Certified Action
of the City of Raleigh Planning Commission

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27601
(919) 516-2626
www.raleighnc.gov

Case File / Name: **SP-21-07 State Employee Credit Union Computer Drive**

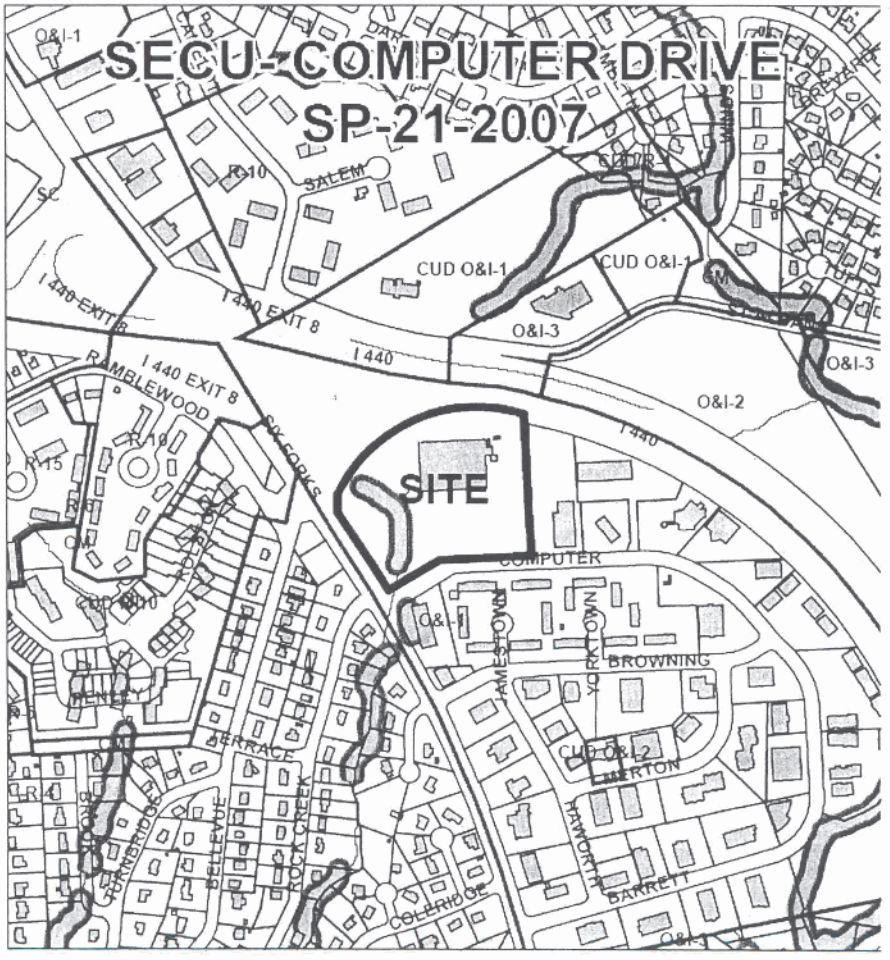
General Location: Intersection of Six Forks Rd. and Computer Drive.

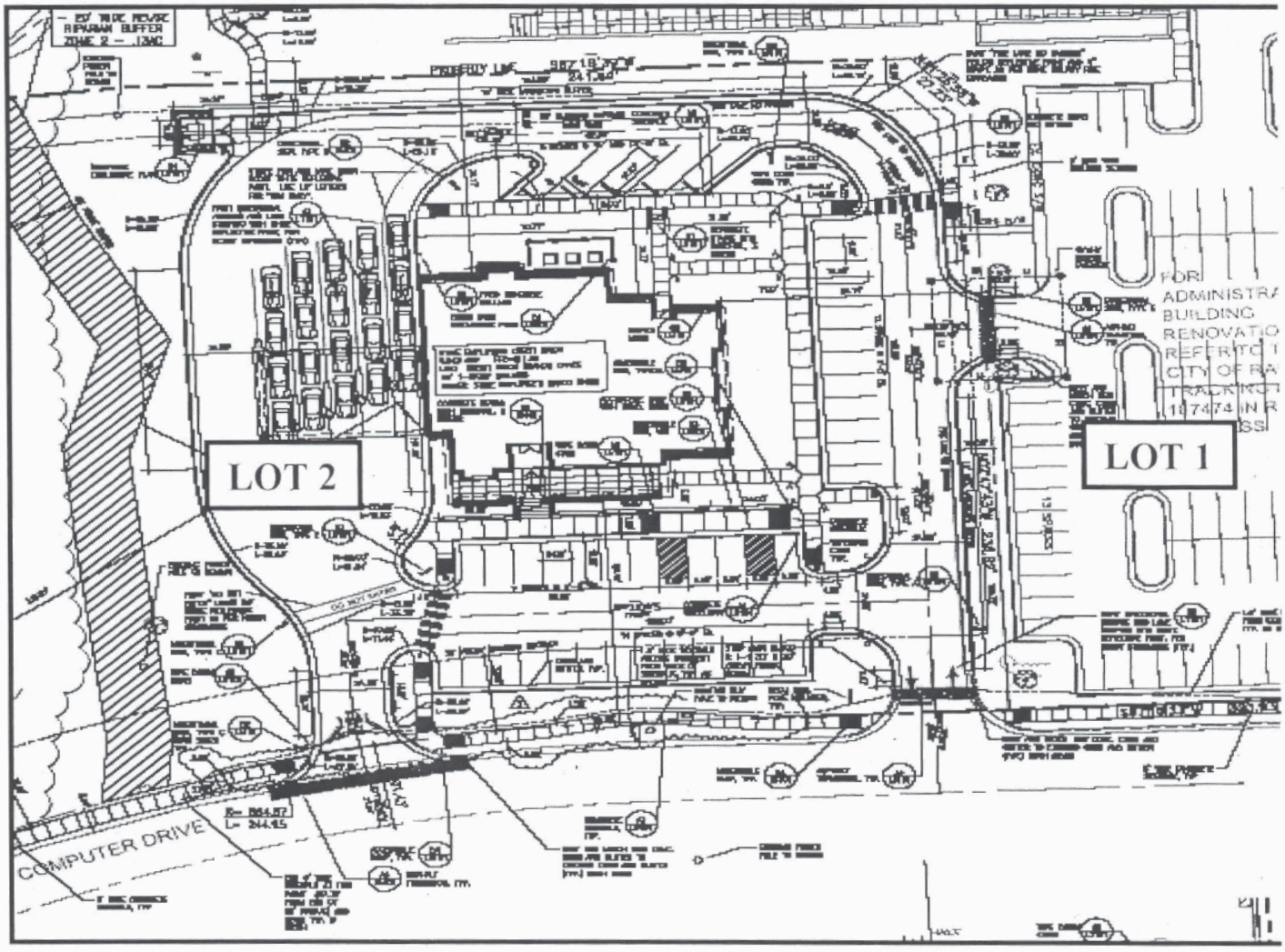
Planning District / CAC: North Hills / Six Forks

Nature of Case: This request is to approve a 6,543 square foot 1-story building on a 3.36 acre site, zoned O&I-1 with SHOD 2. This is considered a retail use located within 400 feet of a residential use or zone.

Key Issues: None

Contact: Jimmy Ashley





Proposed Site Plan

SUBJECT: **SP-21-07 State Employee Credit Union Computer Drive**

CROSS-REFERENCE: S-17-07

LOCATION: This site is located on the North East corner of Computer Drive and Six Forks Rd., inside the City Limits.

REQUEST: This request is to approve a 6,543 square foot 1 story building on a 3.36 acre site, zoned O&I-1 with SHOD 2. This is a retail use located within 400 feet of a residential use or zone.

OFFICIAL ACTION: **Approval with conditions**

CONDITIONS OF APPROVAL: **As noted on the Staff Report, attached**

FINDINGS: The Planning Commission finds that this request, with the conditions of approval below being met, conforms to Chapter 2, Part 10, Sections 2035, 2059 and 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 8/27/07, owned by State Employee's Credit Union, submitted by O'Brien Atkins.

ADDITIONAL NOTES: There are no additional notes for this plan.

To PC: 9/25/07
Case History:

Staff Coordinator: James Marapoti

Motion: Holt
Second: Davis
In Favor: Anderson, Bartholomew, Butler, Chambliss, Davis, Gaylord, Harris Edmisten, Haq, Holt, Mullins, Smith
Opposed:
Excused:

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the Staff Report attached.

Signatures: (Planning Dir.) (PC Chair)

for mitchell silver

date: 9/27/07 date: 9/27/07

Staff Report

RECOMMENDED ACTION: **Approval with Conditions**

CONDITIONS OF APPROVAL:

Planning Commission Actions:

(1) That the Planning Commission approves the alternate location of shrubs in the SHOD yard along Six Forks Road. The existing SHOD area is wooded, and instead of locating shrubs in the SHOD and disturbing the roots of the existing trees, the shrubs will be located around the mechanical devices at the intersection of Six Forks Rd. and Computer Dr. and installed at 36" in height.

Administrative Actions:

Prior to issuance of a land disturbing permit for the site:

(2) That prior to the issuance of a grading permit, the final tree conservation plan must be approved by the Forestry Specialist in the Inspections Department. The plan must show metes and bounds descriptions of all tree conservation areas, and tree protection fence around all tree conservation areas. Tree protection fence must be located in the field and inspected by the Inspections Department. A copy of the approved plan is placed on file in the Planning Department;

Prior to Planning Department authorization to record lots:

(3) That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas prior, to building permits or in conjunction with the recording of lots whichever comes first Tree conservation shall be in compliance with Code section 10-2082.14;

(4) That a vehicular cross access easement between lots 1 and 2 (of S-17-07) be recorded in the Wake County Registry, and that a recorded copy of this cross access easement be returned to the Planning Department within 14-days of recording. If a copy of this recorded cross access easement is not provided to the Planning Department within the 14 day period, further plat recordings and building permits authorization may be withheld;

(5) That 1/2'-110' in width of right of way and a 25' slope easement along Six Forks Rd. be dedicated to the City of Raleigh, and a copy of the recorded plat be provided to the Site Review Specialist in the Inspections Department at permit review;

Prior to issuance of building permits in the Inspections Department:

(6) That all conditions of S-17-07 have been satisfied;

(7) That the chain link fence along Six Forks Rd. be removed or screened with evergreen vegetation;

(8) That if the chain link fence remains, that an application for an encroachment agreement for landscaping located within the public right-of-way, as indicated on the preliminary plan, is submitted to the City's Encroachment Coordinator in the Inspections Department for review and that the encroachment agreement within the public right-of-way is approved by the City Council by separate action. Following City Council approval of the encroachment, an encroachment agreement, prepared in accordance with Raleigh City Code Section 12-1001 and 12-1021(a), shall be filed with the Inspection Department, and the encroachment agreement is to be recorded with the Wake County Register of Deeds.

ZONING:

ZONING DISTRICTS: O&I-1 SHOD 2

SETBACKS / HEIGHT: This plan conforms to all minimum setback standards. Front yard = 30', rear yard = 20', front / rear aggregate = 50', side yard = 5', side yard aggregate = 10'. The proposed plan: Front yard = 90', rear = 76' side yard = 80' side yard side yard aggregate = 315'. This plan conforms to maximum height standards in this zoning district, proposed height is 34'.

PARKING: Off-street parking conforms to minimum requirements: 22 spaces required, based on 1 parking space per 300 square feet for office. 42 spaces are provided. Drive-through facility contains stacking for vehicles, in compliance with Section 10-2081.

LANDSCAPING: Street yard landscaping in conformity with Section 10-2082.5 is shown along Six Forks Rd. through the use of existing trees and along Computer Drive with proposed plantings. Vehicular surface area landscaping in conformity with Section 10-2082.6 is shown. Since the 200' portion of the SHOD 2 along Six Forks Rd. is heavily wooded and meets code requirements for existing vegetation, this site plan will not be required to provide the canopy and understory tree requirements, however the shrubs will be required at ½ the number quantity and will be planted as an alternate means of compliance around the mechanical devices at the intersection of Six Forks Rd. and Computer Dr. rather than planting the shrubs where existing trees exist. This is a medium impact use under Section 10-2082.9. Transitional protective yards are shown in compliance with City standards in the following locations:

Location	Yard type required	Width proposed
North	Type D	10'
East	Type D	10'

TREE CONSERVATION: Tree Conservation required for this site 3.36 acres at 10% = .336 acres. This site is contains .410 acres of tree conservation areas, which all lie within primary tree conservation areas to the west of the site plan.

DEVELOPMENT INTENSITY: Proposed floor area ratio (FAR) of .04 and lot coverage of .04 conform to the maximum zoning district standards of .75 FAR and .25 lot coverage.

UNITY OF DEVELOPMENT: Unity of development and sign criteria are not required in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: Dedication of right-of-way and construction of the following streets are required by the Thoroughfare and Collector Street Plan:

Street	ROW	Construct	Slope Esmt.
Six Forks Rd.	½ 110'	N/A	25'

This plan is also required to construct a 6' sidewalk the entire length of Computer Drive.

TRANSIT: No transit requirements.

URBAN FORM: This site is located within the North Hills Planning District and office and institutional uses are recommended in the Wake Forest Road small area plan.

APPEARANCE COMMISSION: The Appearance Commission had no comments for this project.

SUBDIVISION STANDARDS:

BLOCK LAYOUT: The proposed street layout conforms to City Code, providing for efficient circulation of traffic within the entire neighborhood area. The maximum block length in this development meets the 1500-foot standard as noted in the Streets, Sidewalks and Driveway Access Handbook. No dead end street in this development exceeds 800 feet in length.

PUBLIC UTILITIES: City water and sewer services are available. The developer is responsible for installation of all lines necessary to provide service to this site.

SOLID WASTE: Individual lot serviced to be provided by private contractor.

CIRCULATION: Proposed street improvements shall conform to normal City construction standards. This project will require a cross-access agreement between Lot 1 and 2 pursuant to S-17-07 subdivision approval.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. A 6' sidewalk is required along Computer Drive.

FLOOD HAZARD: There are no flood hazard areas on this site.

STORMWATER MANAGEMENT: Preliminary site plan illustrates a net decrease in impervious surface coverage on the lot. Therefore, the site is exempt from Part 10, Chapter 9 Stormwater Regulations.

WETLANDS / RIPARIAN BUFFERS: Wetland areas or Neuse River riparian buffers are present on this site.

OTHER REGULATIONS: Developer shall meet all City requirements, including underground utility service (§10-3059), flood protection measures (Part 10, Chapter 4), and the soil erosion ordinance (Part 10, Chapter 5), unless specifically varied by this approval.