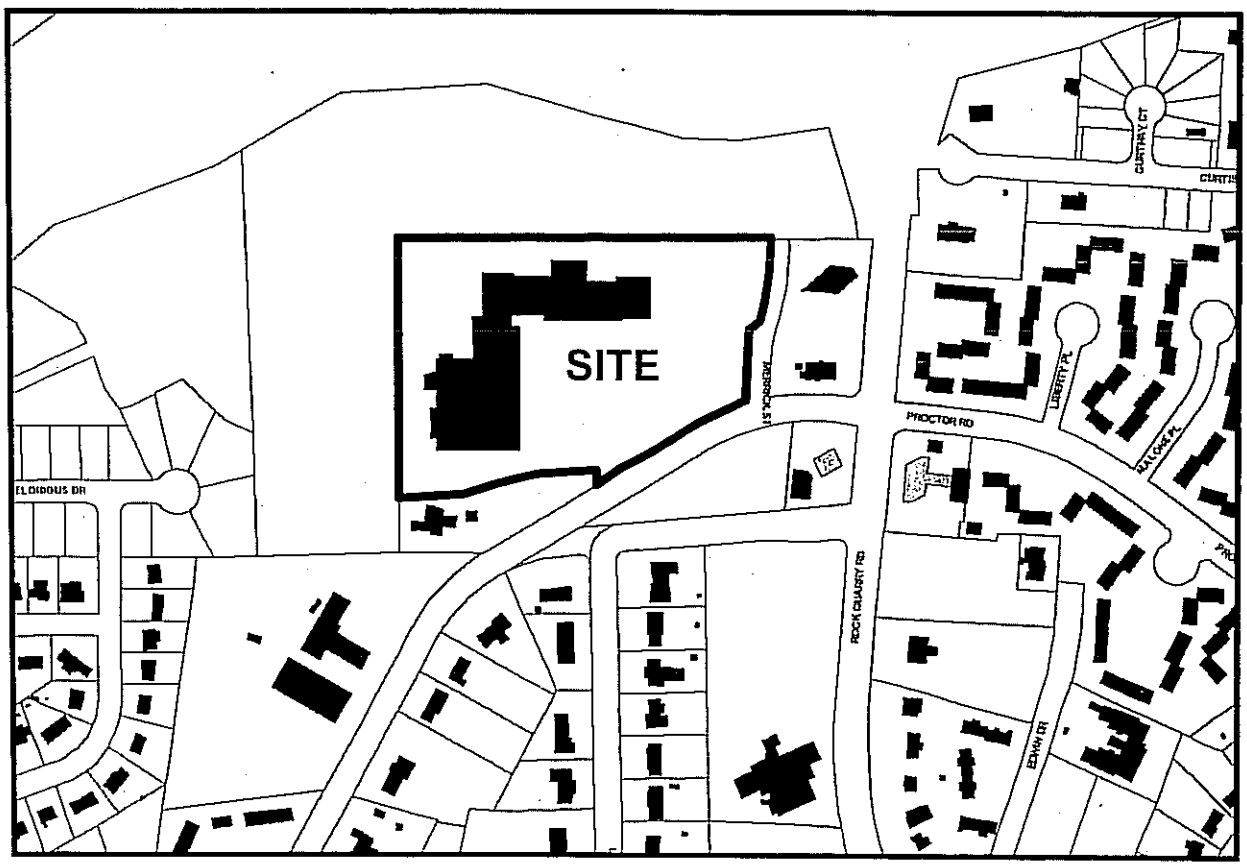
CA# 1093
Case File: SP-27-07

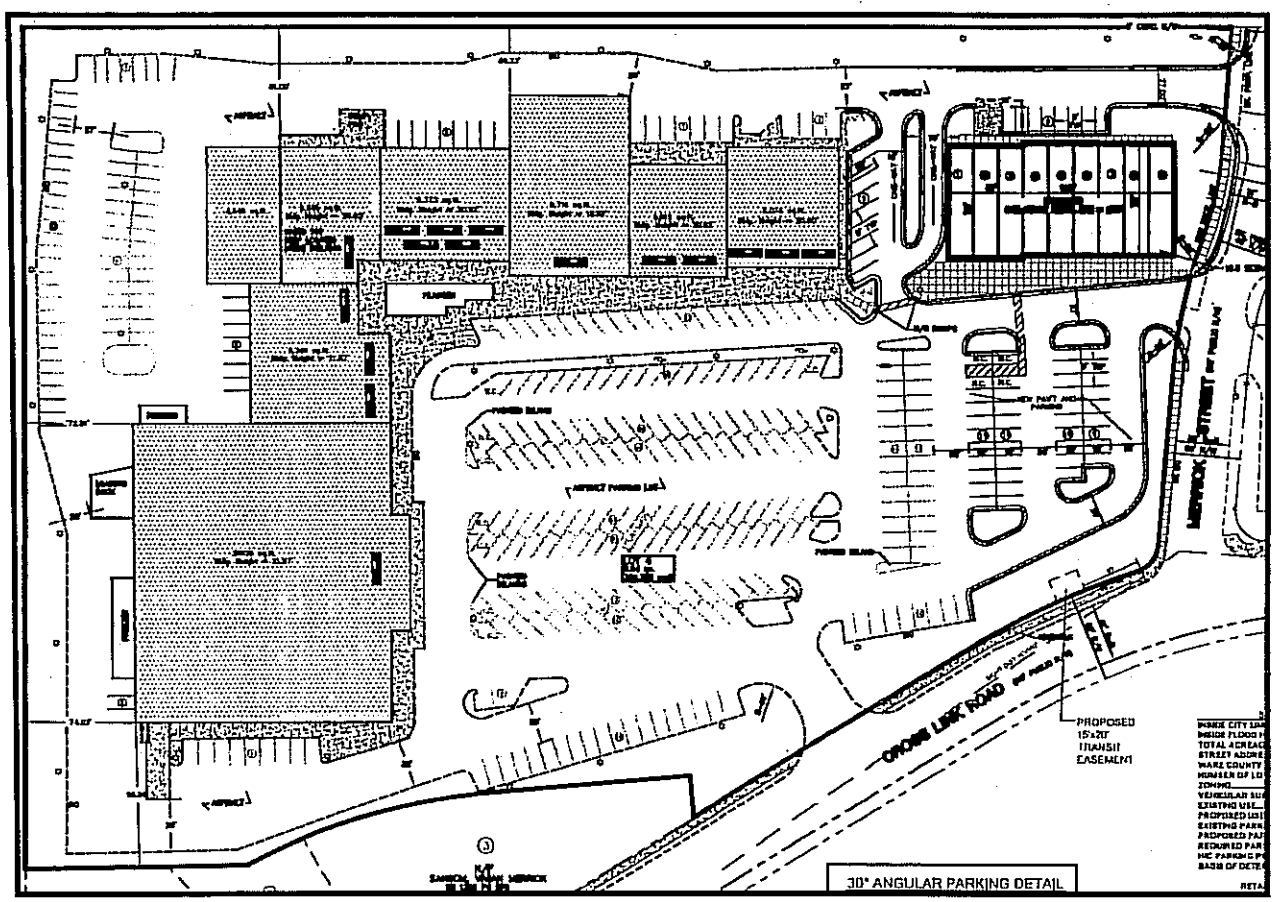
Certified Action
of the City of Raleigh Planning Commission

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

Case File / Name:	**SP-27-07 / Southgate Shopping Center Addition**
General Location:	North side of Crosslink Road, west of Rock Quarry Road intersection
Planning District / CAC:	Southeast / South
Nature of Case:	11,470 square foot addition to an existing 81,854 square foot shopping center on an 8.94 acre site zoned Shopping Center and Special Highway Overlay District-1. This site is located within 400 feet of a residential use or zone.
Key Issues:	none
Contact:	John A. Edwards & Company



SP-27-07 / Southgate Shopping Center – Location Map



SP-27-07 / Southgate Shopping Center – Site Plan

SUBJECT: SP-27-07 / Southgate Shopping Center Addition

CROSS-REFERENCE: n/a

LOCATION: This site is located on the north side of Crosslink Road, west of the Rock Quarry Road intersection, inside the City Limits.

REQUEST: This request is to approve an 11,470 square foot addition to an existing 81,854 square foot shopping center on an 8.94 acre site zoned Shopping Center and Special Highway Overlay District-1. This site is 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 with the following conditions this request conforms to Chapter 2, Part 10, Sections 10-2041, 10-2058, 10-2124, 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 5/2/07, owned by York Properties, submitted by John A. Edwards & Company.

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

To PC: June 12, 2007
Case History:

Staff Coordinator: Stacy Barbour

Motion: Davis
Second: Bartholomew
In Favor: Baker, Bartholomew, Chambliss, Davis, Everett, Haq, 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)

date: 6/14/07 date: 6/14/07

Staff Report

RECOMMENDED ACTION: **Approval with Conditions**

CONDITIONS OF APPROVAL: **Administrative Actions:**

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

(1) 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;

(2) That as the developer has chosen to offset a portion of nitrogen export load limitation by paying monies to the North Carolina Ecosystem Enhancement Program (NCEEP); in accordance with Nitrogen reduction requirements of Section 10-9022, this payment shall be made to NCEEP and verification of the amount of payment shall be provided to the City of Raleigh Conservation Engineer;

(3) That the Conservation Engineer in the Public Works Department approves a final stormwater management plan, including a stormwater operations and maintenance manual and budget, and a map showing both BMP locations and open space, that conforms to Part 10 Chapter 9, of the City Code for stormwater nitrogen reduction and runoff control prior to grading or the approval of construction drawings, whichever event comes first;

Prior to issuance of building permits in the Inspections Department:

(4) That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas prior to building permit issuance. Tree conservation shall be in compliance with Code section 10-2082.14;

(5) That construction plans be approved by the Public Works Department;

(6) That the location of the proposed transit easement along Cross Link Road (15' x 20' size) be approved by the City's Transit Technician, and that the City Attorney approve the transit easement deed prior to its recordation. The proposed easement shall be shown with a metes and bounds description on all plats for recording and a copy must be returned to the Planning Department;

(7) That the proposed internal transit easement deed for bus access thru the site be approved by the City Attorney and the Transit Technician. A recorded copy of the transit easement deed must be must be returned to the Planning Department;

(8) That 10' in width of right-of-way along Merrick Street be dedicated to the City of Raleigh and a copy of the recorded map be returned to the Planning Department;

(9) That a final landscape plan be approved by the Site Review Specialist in the Inspections Department;

(10) That the final building elevations be approved by the Site Review Specialist in the Inspections Department to show conformance with the approved unity of development guidelines for this development.

ZONING:

ZONING DISTRICTS: Shopping Center and Special Highway Overlay District-1.

SETBACKS / HEIGHT: This plan conforms to all minimum setback standards. Front yard = 230', rear yard = 45', front / rear aggregate = 275', side yard = 40', corner side yard = 15', side yard aggregate = 55'. This plan conforms to maximum height standards in this zoning district. The proposed building height is approximately 17'.

PARKING: Off-street parking conforms to minimum requirements: 373 spaces required, based on one parking space per 250 square feet of building space. 373 spaces are provided.

LANDSCAPING: Street yard landscaping in conformity with Section 10-2082.5 is shown. Vehicular surface area landscaping in conformity with Section 10-2082.6 is shown. This is a high 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 side adjacent new bldg.	½ of 40' Type A	20'

TREE CONSERVATION: This site does not contain any trees within primary tree conservation areas. The preliminary plan shows secondary tree conservation areas covering approximately 0.18 acres or 2% of the site. Approval of a final tree conservation plan and permit and recordation of designated tree conservation areas shall be required prior to building permit issuance.

DEVELOPMENT INTENSITY: not applicable to this plan.

PHASING: This plan shows construction in one phase of development.

UNITY OF DEVELOPMENT: Unity of development and sign criteria have already been established for this shopping center and the proposed construction shall adhere to these criteria.

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.
Merrick Street	10'	31' b-b	n/a

Additional right-of-way to be dedicated and proposed street construction are not reimbursable.

TRANSIT: This site is presently served by CAT routes 5 and 7C. The proposal includes dedication of a 15'x20' transit shelter easement adjacent Cross Link Road as well as recordation of an internal access agreement for buses currently serving the site.

URBAN FORM: This site of the proposed development is in the Southeast planning district, and is a part of the Crosslink Small Area Plan. It is designated as part of the core of a Neighborhood Focus Area. The proposal conforms to plan recommendations.

APPEARANCE COMMISSION: The Appearance Commission has made the following comments on this preliminary plan. Shown below are comments and applicant responses:

Comment	Response
Extend streetyard plantings along Merrick Street.	Landscape plan revised to show requested plantings and conform to code requirements.
consider using integral finish masonry on rear of building	Agreed- building elevations revised.

SUBDIVISION STANDARDS:

BLOCK LAYOUT: The proposed street layout conforms to City Code, providing for efficient circulation of traffic within the entire neighborhood area.

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: This site will be served by private contractors and waste facilities shall conform to adopted city standards.

CIRCULATION: Proposed street improvements shall conform to normal City construction standards.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. A sidewalk is required along the west side of Merrick Street in conformance with City standards. The

preliminary plan shows an adequate pedestrian system on-site to provide safe access directly to the public sidewalk system.

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

STORMWATER MANAGEMENT:

The preliminary site plan meets the provisions of Part 10, Chapter 9 of the Raleigh City Code. Stormwater quality control will be met through the use of an undergound sand filter, and a buydown to the NCEEP. The site will comply with stormwater quantity control provisions under 10-9023(a) because the increase in peak stormwater runoff will be detained to less than pre-development conditions for the two and ten-year storm using an oversized underground pipe. There is no floodplain or buffers located on the property.

WETLANDS / RIPARIAN BUFFERS: No wetland areas or Neuse River riparian buffers are required 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.