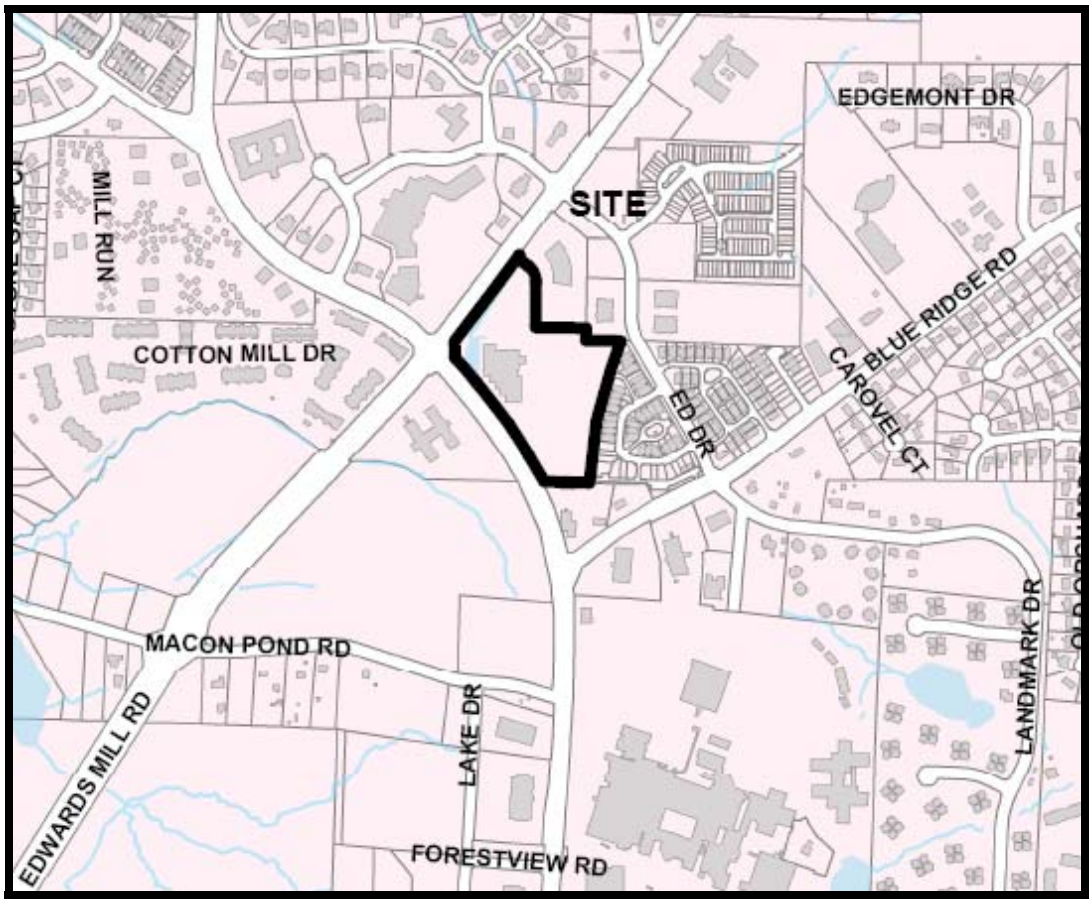
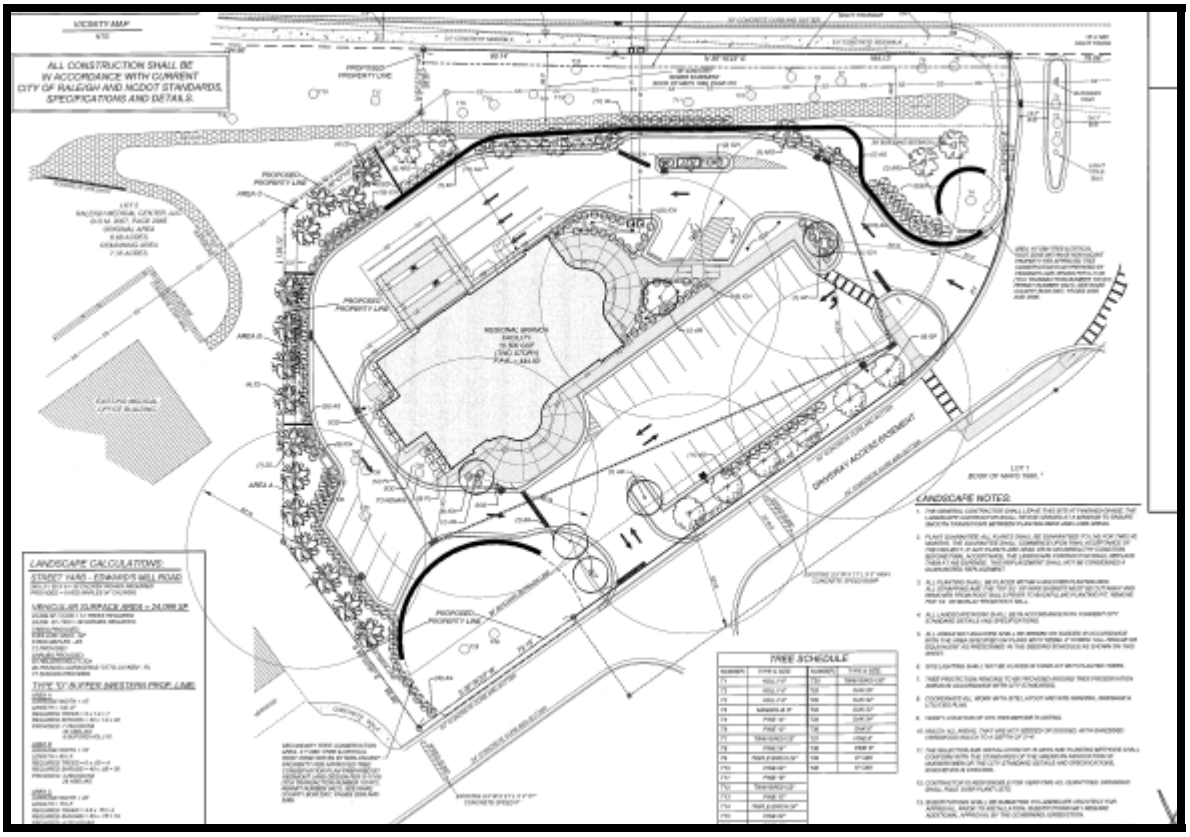
Certified Action
of the City of Raleigh Planning Commission

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27601
(919) 516-2626
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Case File / Name:	**SP-34-2007 / Southern Community Bank**
General Location:	Edwards Mill Road east of its intersection with Duraleigh Road
Planning District / CAC:	Northwest / Northwest
Nature of Case:	A 10,500 square foot bank with a drive-thru on a 1.33 acre site zoned Office and Institutional-1 Conditional Use District. As drive-thru/ATM facilities are planned and this site is within 400 feet of a residential use and zoning district, Planning Commission approval is required.
Key Issues:	As presented staff finds that this plan conforms to Code standards and adopted land use policies.
Contact:	Chris Clayton, Commercial Site Design



SP-34-07 / Southern Community Bank – Location Map



SP-34-07 / Southern Community Bank – Preliminary Site Plan

SUBJECT:	SP-34-07 / Southern Community Bank
CROSS-REFERENCE:	S-17-06, S-30-07
LOCATION:	This site is located on the south side of Edwards Mill Road, east of its intersection with Duraleigh Road, inside the City Limits.
REQUEST:	This request is to approve a 10,500 square foot bank with drive-thru on a 1.33 acre site, zoned Office & Institutional -1 Conditional Use District. 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 conditions of approval below being met, this request conforms to Chapter 2, Part 10, Sections 10-2035, 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 1/9/2008, owned by Southern Community Bank and Trust, submitted by Commercial Site Design.
ADDITIONAL NOTES:	The location of this proposed development is on a proposed 1.33 acre lot to be created with a subdivision plan currently under administrative review (S-30-07).
To PC:	1/29/08
Case History:	
Staff Coordinator:	Eric Hodge
Motion:	Smith
Second:	Bartholomew
In Favor:	Anderson, Bartholomew, Butler, Chambliss, Davis, Gaylord, Haq, Harris Edmisten, 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: 1/31/08	date: 1/31/08

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. A copy of the approved plan is placed on file in the Planning 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 Stormwater Engineer;

(3) That a stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10 Chapter 9, including the designation of buffer areas and open space areas for stormwater purposes 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 permits or in conjunction with the recording of lots whichever comes first. Tree conservation shall be in compliance with Code section 10-2082.14;

(5) That 1/2'-110' from the centerline of Duraleigh Road right of way along Duraleigh Road 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;

(6) That the preliminary subdivision to create the proposed parcel for this development (S-30-07) be approved and recorded and that all conditions of subdivision approval are met prior to issuance of building permits;

ZONING:

ZONING DISTRICTS: Office and Institutional – 1 Conditional Use District. Ordinance (1989) 326 ZC 247 Effective 3/7/89.

Z-12-89 Edwards Mill Road, south side, at its southeast intersection with Duraleigh Road, being Parcels 2, 3 and 308, Tax Map 462, rezoned to Office and Institution-1 Conditional Use District.

Conditions:

1) With the exception of parapets, any penthouse, and mechanical equipment, the height of any building constructed upon the property will not exceed 50 feet.

2) No driveway shall be located within 400 feet of the intersection of Duraleigh and Edwards Mill Roads.

3) Development of the property will be in compliance with Certified Recommendation 7107 of the Raleigh Planning Commission.

4) The building or buildings constructed upon the property (with the exception of parking structures) will not exceed 230,000 gross square feet of floor area.

5) The maximum building lot coverage shall be fifteen percent (15%) for all buildings (with the exception of parking structures) constructed upon the property.

6) Along the boundary of the property adjoining tax map parcels 462/16, 462/4, 433/190 and 433/76 there will be maintained a protective yard a minimum of fifty (50) feet in width. Along the boundary of the property adjoining tax map parcels 433/74 and 433/68 there will be maintained a protective yard a minimum of thirty (30) feet in width, which may be utilized for stormwater retention.

Proposed Site Plan's Adherence to Zoning Conditons:

1) The maximum building height is 50'.
2) No new driveways onto public streets are proposed in association with this site plan.
3) This plan is meeting the Stormwater Regulations set forth in the City Code.
4) Prior to this site plan, only 141,434 SF has been constructed within these parcels.
5) This project's proposed lot coverage is only 9%.
6) This proposed parcel doesn't border those adjoining tax map parcels.

SETBACKS / HEIGHT: This plan conforms to all minimum setback standards. Front yard = 77', rear yard = 72', front / rear aggregate = 149', side yard = 38', side yard aggregate = 182'. This plan conforms to maximum height standards in this zoning district.

PARKING: Off-street parking conforms to minimum requirements: 35 spaces required, based on 1 parking space per 300 SF of gross floor area and 3 storage spaces for vehicles at each drive in window or ATM. 35 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. Vehicular surface area landscaping in conformity with Section 10-2082.6 is shown. 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

	Western Property Line	10' Type D	10' Type D

TREE CONSERVATION: A preliminary tree conservation plan in accordance with Code Section 10-2082.14 was included with a prior subdivision of the parent tract and has been approved by the Forestry Specialist in the Inspections Department (6% or .09 acres of tree conservation is provided on this proposed lot). A final tree conservation plan with a metes and bounds description of all tree conservation areas shall be shown and labeled on any plat for recording.

DEVELOPMENT INTENSITY: Proposed floor area ratio (FAR) of .18 and lot coverage of 9% conform to the maximum zoning district standards of .75 FAR and 25% lot coverage.

PHASING: There is one phase in this development.

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 is required by the Thoroughfare and Collector Street Plan:

Street	ROW	Construct	Slope Esmt.
Edwards Mill	½ 110'	N/A	N/A

Additional 5' of right-of-way is being dedicated and is reimbursable under the facility fees program.

TRANSIT: No transit-oriented features of this site are incorporated into the proposed plan as the existing sanitary sewer easement running along Edwards Mill Road prevents the ability to provide a transit easement along Edwards Mill Road. This site is presently served by the existing transit system via Cat Route #4/Rex Hospital.

URBAN FORM: This site is located in the Northwest Planning District within the limits of a designated neighborhood focus area at the intersection of Duraleigh road and Edward Mills road, where office, institutional, and medium density residential uses are recommended. The more detailed Blue Ridge Road/ Lake Boone Trail Small Area Plan for this area recommend office uses for this site.

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

Comment	Response
Given site topography, minimize glare from site lighting by installing full-	We plan on installing cut-off fixtures to minimize glare.

cutoff fixtures on poles a maximum of 20 feet tall.	
Explore options for screening vehicular surface areas along Edwards Mill Road; e.g., install plant materials at the base of the retaining wall, of a habit of growth which will allow them to grow sufficiently to screen both the wall and the parked cars.	Our current landscape plan was revised to now show Nellie Stevens Hollys at the base of the wall to allow for additional VSA screening. These shrubs should achieve an acceptable growth height to accomplish the intended screening.
If there is insufficient room for plant materials in front of the wall, break up the retaining wall's height and mass through horizontal courses, coloring, and/or recesses/projections.	We plan on providing visual interest in the wall design to break up the wall's height and mass by using horizontal courses, coloring, or some combination thereof.

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: There is no proposed refuse collection facility, as the majority of the bank's waste is considered personal and confidential. As such, waste materials will be stored inside the building and collected on a regular basis. Refuse collection will be by means of a private contractor. Should an external collection facility be needed in the future, it will have to be screened and meet the standards set forth in the City's Solid Waste Design Manual.

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

PEDESTRIAN: Existing and proposed sidewalk locations conform to City regulations. A sidewalk is required along both sides of Edwards Mill Road. There is a connection being provided from the site out to the public sidewalk along Edwards Mill Road.

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

STORMWATER MANAGEMENT: This site is subject to stormwater management controls in accordance with Chapter 9 of Part 10 of the Raleigh City Code. Proposed stormwater control measures are shown in accordance with the Raleigh Stormwater Control and Watercourse Buffer Manual. The applicant's preliminary plans include the use of a grass swale and underground detention for compliance with Chapter 9 of Part 10 of the Raleigh City Code.

This project has chosen to offset a portion of nitrogen load limitations by paying monies to the North Carolina Department of Environment and Natural Resources fund. [10-9022(c)].

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.