Certified Recommendation
of the City of Raleigh Planning Commission

City of Raleigh
Development Plans Review Center
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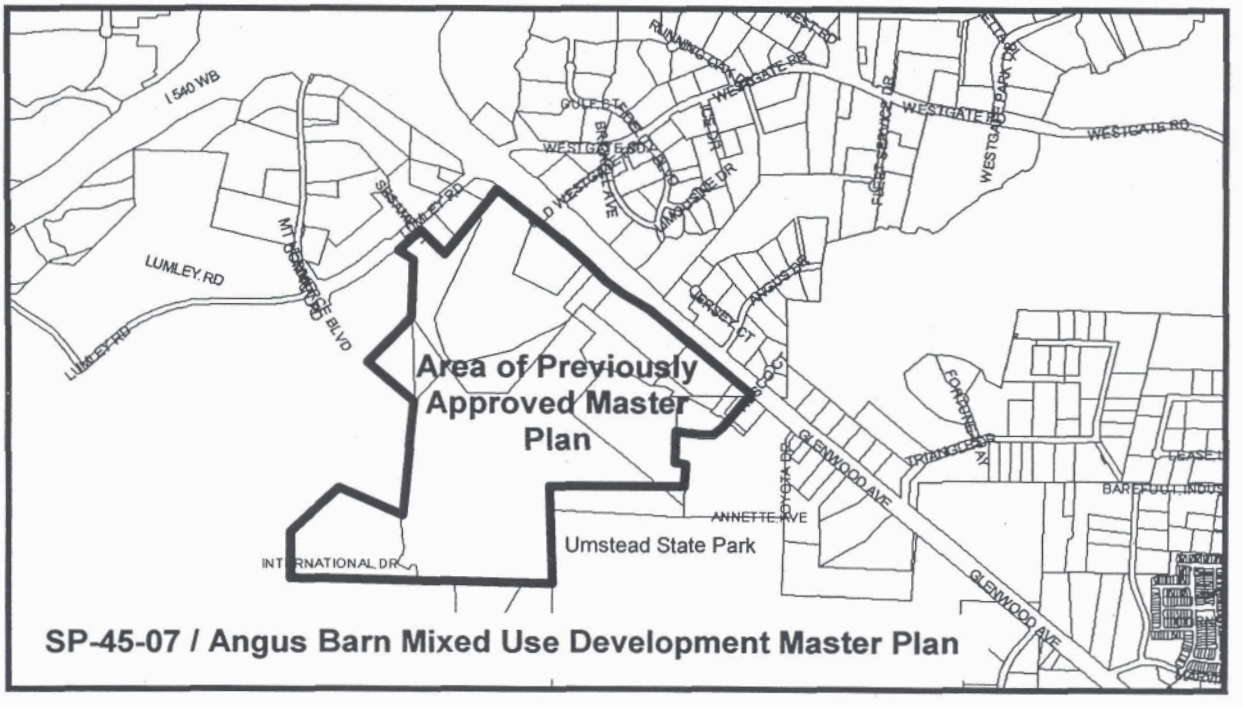
Case File / Name: **SP-45-07 / Angus Barn Mixed Use Development Master Plan (amendment)**

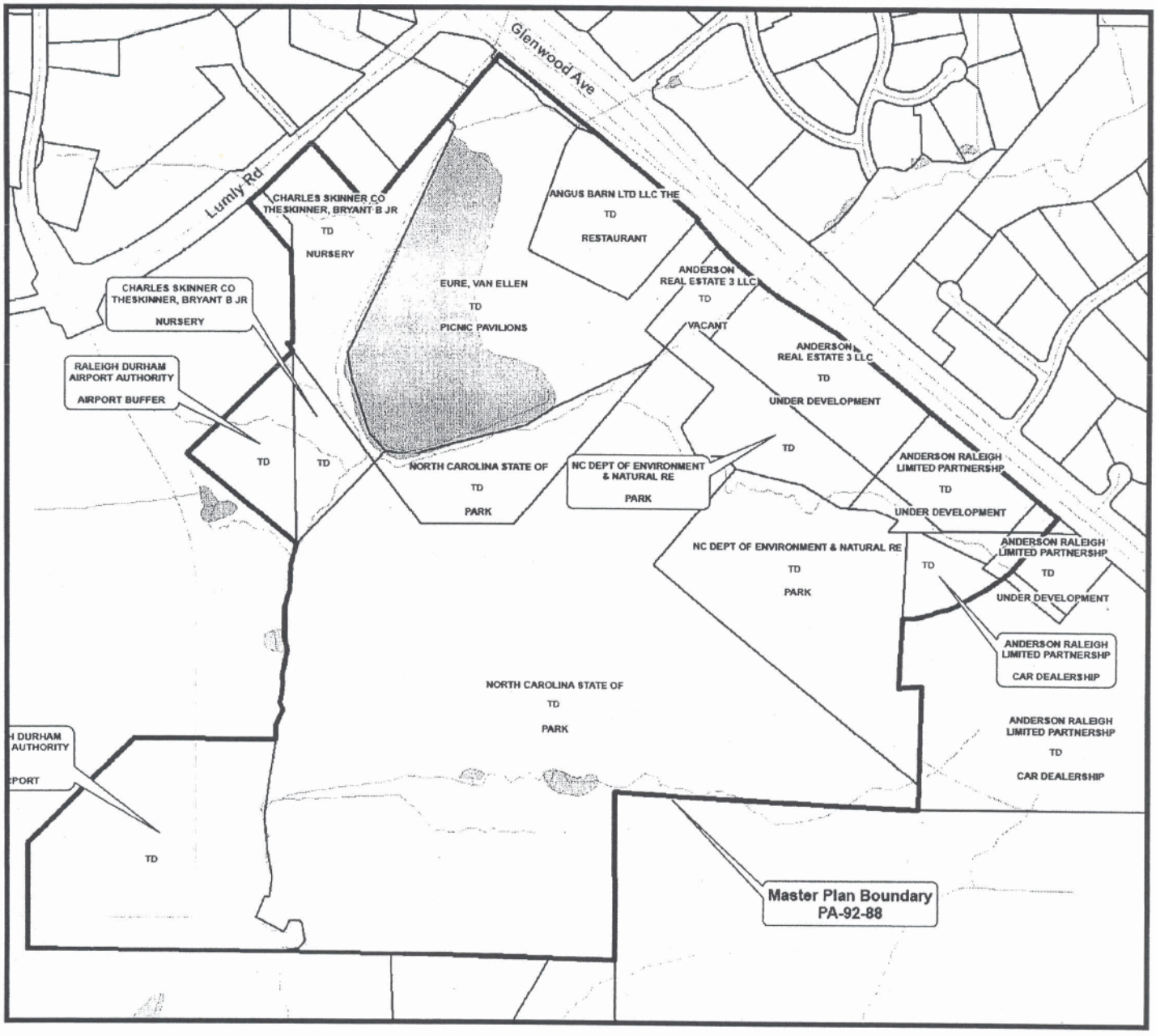
General Location: South side of Glenwood Avenue, east of Lumley Road intersection

Planning District / CAC: Umstead / Northwest

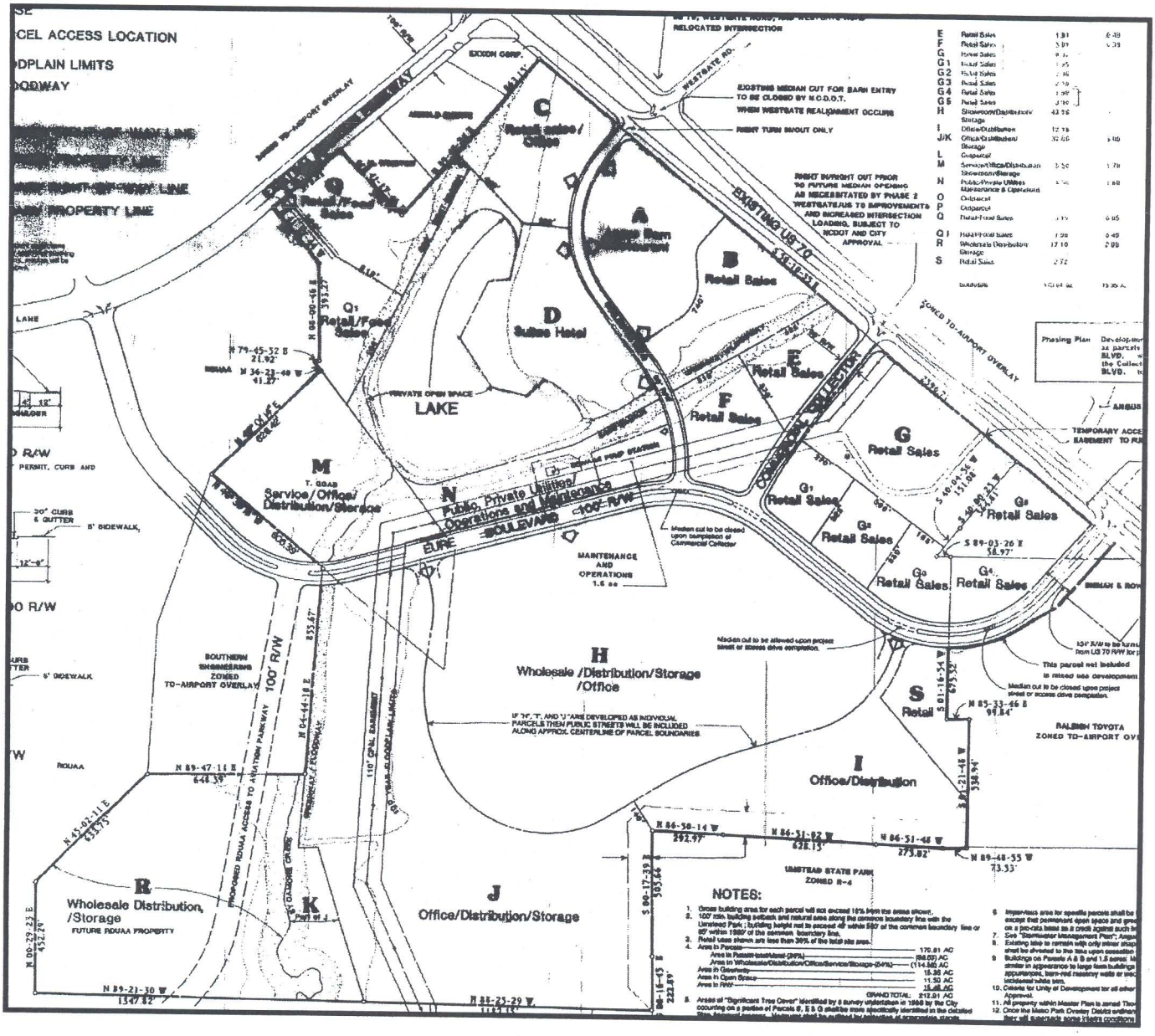
Nature of Case: Amendment of a mixed use development master plan applicable to 212 acres and approved in 1988. This amendment will remove land use allocations and limitations, unity of development, and requirements for internal street layout, effectively nullifying the plan. Since 1988 the majority of the property has been transferred to William B. Umstead State Park and the Raleigh Durham Airport Authority with little development on the remaining tracts. Development in accordance with the approved plan is not possible given the property transfers. Upon amendment of the master plan subsequent development must conform to the zoning requirements of the Thoroughfare, Metro Park Overlay, and Airport Overlay Districts as well as conditions of approval noted in the attached staff report. Note this master plan was approved under a previous code provision (Section 10-2121) that enabled City Council approval of master plans with no expiration date.

Contact: Amanda Powell, ETd





Map of Current Property Ownership



Original Master Plan (PA-92-88) showing allocation of land uses

SUBJECT:	SP-45-07 / Angus Barn Mixed Use Development Master Plan (amendment)
CROSS-REFERENCE:	PA-92-88; S-83-88
LOCATION:	This site is located on the south side of Glenwood Avenue, east of its intersection with Lumley Road. A significant portion of the site is outside the City Limits.
REQUEST:	This request is to approve the amendment of a mixed use development master plan with modifications applicable to 212 acres and approved in 1988. This amendment will remove land use allocations and limitations, unity of development among parcels, and current requirements for an internal street layout, effectively nullifying the plan. This master plan was approved under Code Section 10-2121, case PA-92-88. Since 1988 the majority of the property has been transferred to William B. Umstead State Park and the Raleigh Durham Airport Authority with little development on the remaining tracts. Development in accordance with the approved plan is not possible given the property transfers. Upon amendment of the master plan subsequent development must conform to the zoning requirements of the Thoroughfare, Metro Park Overlay, and Airport Overlay Districts as well as conditions of approval noted in the attached staff report. (Note these conditions apply to tracts outside Umstead Park and the RDU Airport). Existing uses conform to the zoning on the site. The mixed use development master plan for the 212 acre area approved with PA-92-88 allocated 26% of the acreage to retail and hotel uses; 55% to distribution/wholesale/office/service/storage uses; and the remainder for open space, greenways, and public road rights-of-way.
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 10-2045, 10-2050, 10-2053, 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. Approval of this request to amend the previously approved mixed use development master plan (PA-92-88 approved under code section 10-2121) is based on a preliminary plan dated 7/19/07, prepared by ETd and submitted on behalf of the property owners within the plan area: Angus Barn Ltd., State of North Carolina, Van Ellen Eure, et. al., Raleigh Durham Airport Authority, Skinner Nursery, Inc., Fred Anderson Toyota.
ADDITIONAL NOTES:	There are no additional notes for this plan.

To PC: 8/14/07

Case History:

To CC: 9/5/07 **City Council Status:** _____

Staff Coordinator: Stacy Barbour

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

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:_____ date: 8/16/07

Staff Report

RECOMMENDED ACTION: **Approval with Conditions**

CONDITIONS OF APPROVAL:

City Council Actions:

(1) That prior to building permit issuance the applicant initiates an application for a Comprehensive Plan amendment to the Department of City Planning for amendment to the US 70 corridor plan;

(2) That no additional public or private access points on US 70 be permitted until an internal circulation plan is submitted for review and approved as part of a Comprehensive Plan amendment or site plan development plan process;

(3) That greenway thru the tracts outside Umstead Park and the RDU Airport is dedicated as originally proposed in PA-92-88 and S-83-88 and approved by the Raleigh Parks and Recreation Department.

ZONING

ZONING DISTRICTS: The entirety of the plan is within the Thoroughfare District and Airport Overlay Districts. A portion is within the Metro Park Overlay District.

SETBACKS / HEIGHT: New development must conform to the zoning district standards for the parcels and above noted conditions of approval

PARKING: Off-street parking shall conform with Code Section 10-2081.

LANDSCAPING: Landscaping shall conform with Code Sections 10-2045, 10-2053, and 10-2082.

TREE CONSERVATION: Development of this property is subject to tree conservation requirements of Code Section 10-2082.14.

DEVELOPMENT INTENSITY: Development shall conform to the limitations of the zoning district standards for the parcels.

PHASING: No phasing plan is proposed.

UNITY OF DEVELOPMENT: Not applicable to this case.

COMPREHENSIVE PLAN:

GREENWAY: Portions of two greenway corridors (Sycamore Creek and Sycamore Creek Tributary A) lie on this site. Future development will require dedication of greenway easements per code requirements. The minimum width of the greenway on Sycamore Creek is 75' on each side of the water course measured from the top of bank. The minimum width of the greenway on Trib. A of Sycamore is 50' on each side of the creek.

THOROUGHFARE / COLLECTOR PLAN: The Thoroughfare and Collector Street Plan currently shows two collector streets through this site which were originally incorporated into the Comprehensive Plan after adoption of the original master plan, PA-92-88. This street network was incorporated into the US 70 Collector Street Plan. Subsequent changes in property ownership and use, namely the transfer of significant acreage to the Raleigh-Durham Airport Authority and to William B. Umstead State Park, preclude the ability to construct the streets as originally proposed. Staff recommends amendment of the Comprehensive Plan to remove these streets from the plan and determine if an alternate street network should be considered.

TRANSIT: Transit applicability will be evaluated at the time or redevelopment or building permit issuance.

URBAN FORM: This site is located in the Umstead Planning District, within the limits of the Triangle Regional Center. The Triangle Regional Center Plan recommends mixed uses for this site. The site is also within the Airport Overlay Districts where height restrictions apply and residential uses are prohibited.

APPEARANCE COMMISSION: Not applicable to this plan

SUBDIVISION STANDARDS:

BLOCK LAYOUT: Not applicable to this plan.

PUBLIC UTILITIES: The developer is responsible for installation of all lines necessary to provide service to this site.

SOLID WASTE: Future service shall conform to City standards.

CIRCULATION: A circulation plan is required to be submitted in conjunction with the evaluation of a Comprehensive Plan amendment.

PEDESTRIAN: Not applicable to this plan.

FLOOD HAZARD: Limits flood hazard areas on this site have not been determined.

STORMWATER MANAGEMENT: Future development of this site is subject to stormwater regulations in accordance with Chapter 9 of Part 10 of the Raleigh City Code.

WETLANDS / RIPARIAN BUFFERS: Wetland areas or Neuse River riparian buffers shall be preserved in accordance with City, State, and Federal regulations.

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.