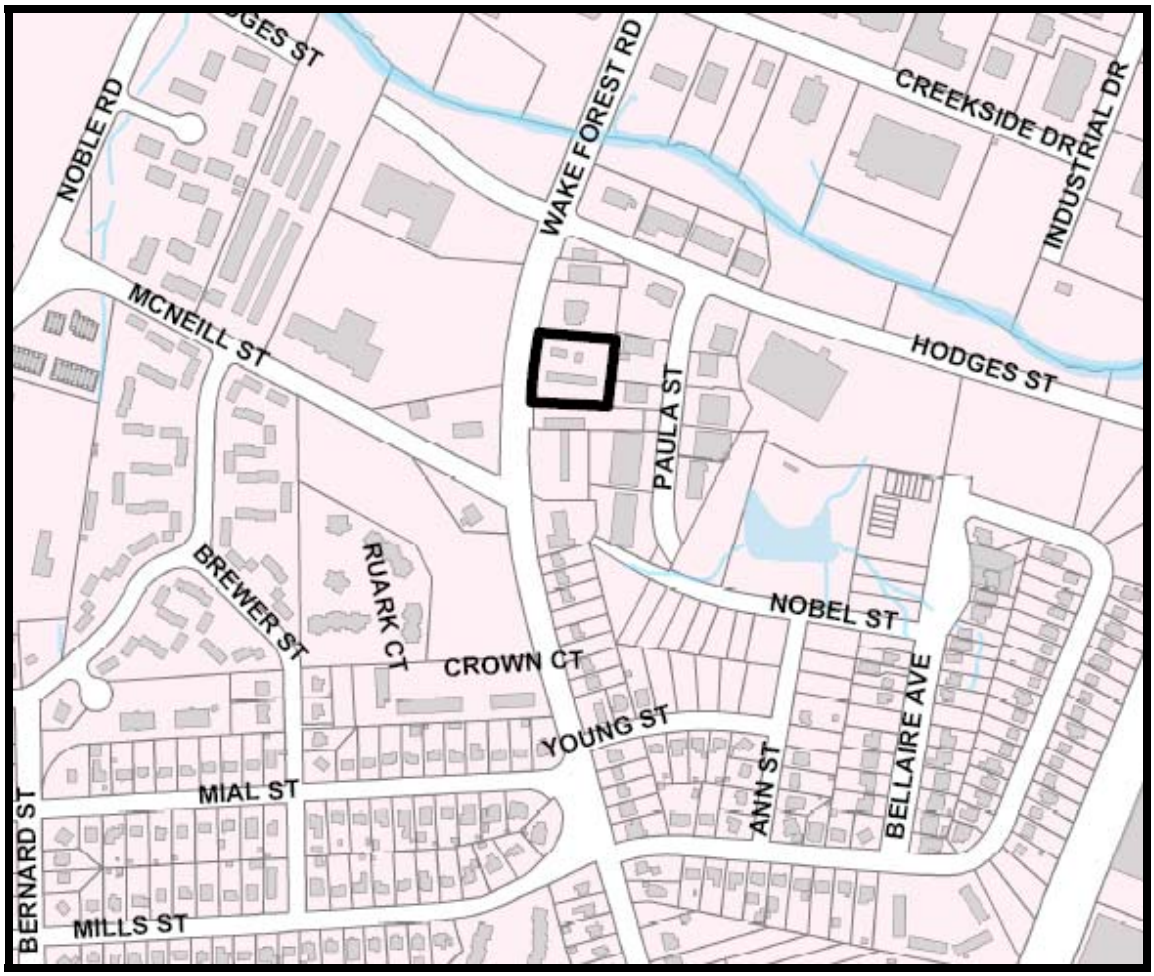
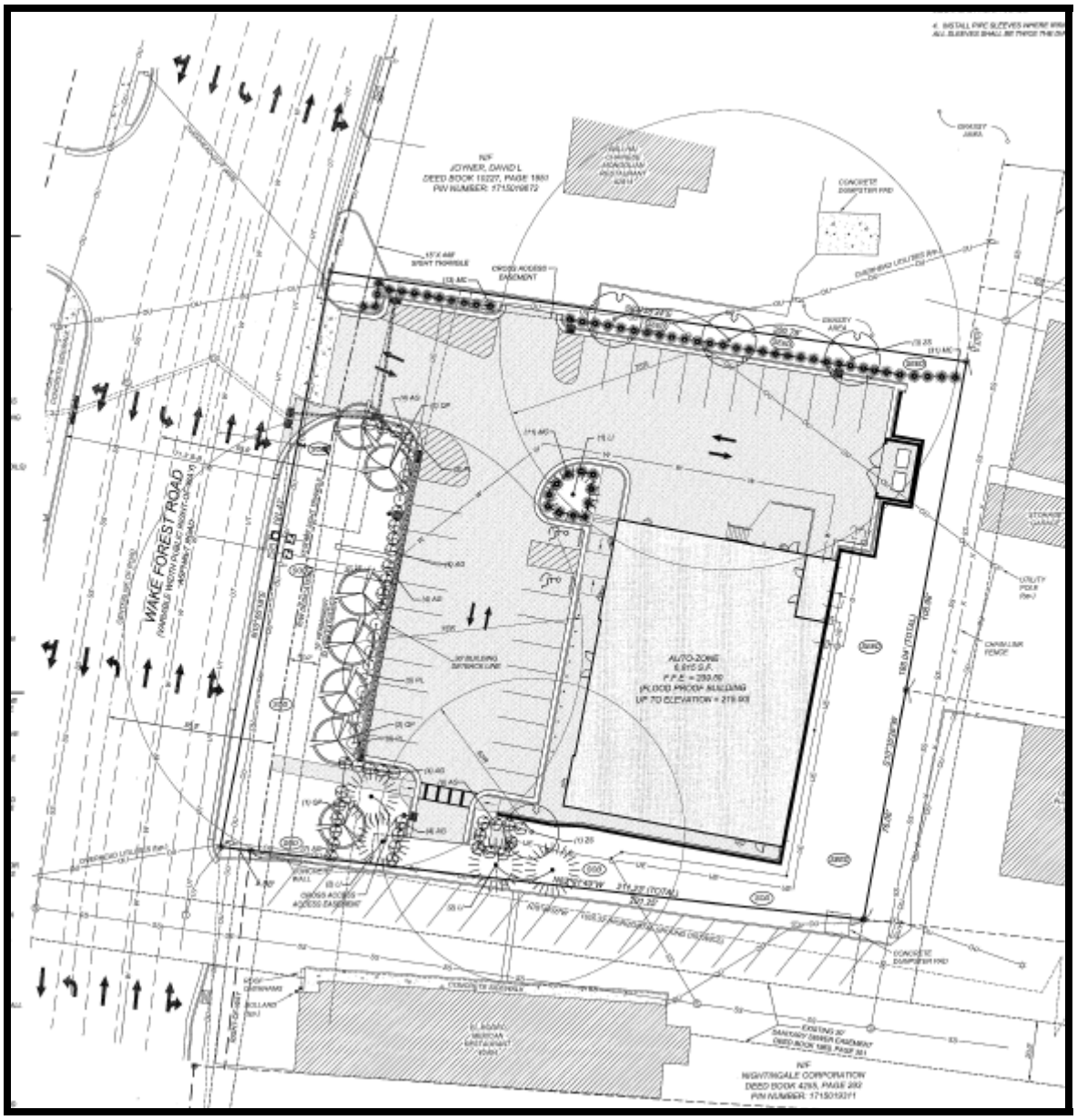
Certified Action
of the City of Raleigh Planning Commission

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

Case File / Name:	**SP-67-07 / Autozone on Wake Forest Road**
General Location:	East side of Wake Forest Road south of its intersection with Hodges Street
Planning District / CAC:	University / Five Points
Nature of Case:	A 6,815 square foot retail building on a vacant .91 acre site zoned Neighborhood Business. As this site is within 400' of a residential use or zone and a retail use is proposed, Planning Commission approval is required.
Key Issues:	This plan conforms to Code standards and adopted land use policies.
Contact:	Michael Hicks, Commercial Site Design



SP-67-07 / Autozone on Wake Forest Road – Location Map



SP-67-07 / Autozone on Wake Forest Road - Preliminary Site Plan

SUBJECT:	SP-67-07 / Autozone on Wake Forest Road
CROSS-REFERENCE:	N/A
LOCATION:	This site is located on the east side of Wake Forest Road, south of its intersection with Hodges Street, inside the City Limits.
REQUEST:	This request is to approve a 6,815 square foot retail building on a .91 acre site, zoned Neighborhood Business. 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 this request conforms to Chapter 2, Part 10, Section 10-2042, 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 11/8/07, owned by Northwest Property Group, submitted by Commercial Site Design.
ADDITIONAL NOTES:	There are no additional notes for this plan.
To PC:	12/11/07
Case History:	
Staff Coordinator:	Eric Hodge
Motion:	Chambliss
Second:	Haq
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: 12/13/07 date: 12/13/07

Staff Report

RECOMMENDED ACTION: **Approval with Conditions**

CONDITIONS OF APPROVAL:

Planning Commission Actions:

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

(1) That free-standing signage be limited to one low-profile ground sign;

Administrative Actions:

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

(2) That the Stormwater Engineer in the Public Works Department determines that a negative net impervious surface change takes place on site **or** the applicant submit a final stormwater control plan for stormwater runoff control and nitrogen reduction, including a stormwater operations and maintenance manual and budget, showing compliance with Part 10 chapter 9;

(3) That as the developer is requesting an exemption from the stormwater runoff control provisions under 10-9023(b), detailed engineering studies shall be submitted to the Stormwater Engineer in the Public Works Department (before land disturbance or lot recording, whichever comes first) that shows the increase in peak stormwater runoff between pre-development and post-development conditions for the two-year storm is ten percent 10% or less at each point of discharge;

Prior to issuance of building permits in the Inspections Department:

(4) That a 10-foot permanent slope easement and half of 110' of right of way as measured from the centerline of Wake Forest 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;

(5) That flood prone areas, as approved by the City Stormwater Engineer, are shown on the preliminary plan and shall be shown on all maps for recording;

(6) That construction plans for public improvements be approved by the Public Utilities Department and the Public Works Department;

(7) That an offer of cross access to the property to the south (D.B. 4255 Pg. 293) and to the north (D.B. 10227 Pg. 1951) be recorded in the Wake County Registry, and that a recorded copy of these offers of cross access easement be returned to the Planning Department within 14-days of recording. If a copy of this recorded offer of cross access is not provided to the Planning Department within the 14 day period, further plat recordings and building permits authorization may be withheld;

(8) That a 15x20 foot transit easement located on Wake Forest Road be approved by the Transit Planner in the Public Works Transportation Department, be shown on all maps for recording, and that a transit easement approved by the City Attorney is recorded with the local County Register of Deeds. That the recorded copy of this transit easement be provided to the Planning Department within 14 days of recording. If a recorded copy of this easement is not provided to the Planning Department within the 14 day period, further plat recordings and building permits authorization may be withheld;

(9) That a fee in fee-in-lieu of construction for ½ of a 5' sidewalk along Wake Forest Road in an amount determined by the City Engineer, is paid in the Public Works Department;

ZONING:

ZONING DISTRICTS: Neighborhood Business

SETBACKS / HEIGHT: This plan conforms to all minimum setback standards. Front yard = 96', rear yard = 29', front / rear aggregate = 125', side yard = 16', side yard aggregate = 83'. This plan conforms to maximum height standards in this zoning district with a proposed height of 35'.

PARKING: Off-street parking conforms to minimum requirements: 34 spaces required, based on one parking space per 200 square feet of floor area. 33 spaces are provided. A reduction of 1 off-street parking space for landscape planting area is being utilized.

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. No transitional protective yards are required given the proposed and adjacent land uses.

TREE CONSERVATION: This site is less than 2 acres, along a thoroughfare, and does not contain a basal area of thirty square feet. Therefore, tree conservation is not required pursuant to either section 10-2082.14 or section 10-2132.2(c)(1)j.

DEVELOPMENT INTENSITY: Proposed floor area ratio (FAR) is .17 and lot coverage is 17%.

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 and construction of the following streets are required by the Thoroughfare and Collector Street Plan:

Street	ROW	Construct	Slope Esmt.
Wake Forest Rd.	½ of a 110'	N/A	10'

An additional 10'-13' of right-of-way is being dedicated with this plan. Additional right-of-way dedication in excess of ½ of a 60' right-of-way as measured from the center-line is reimbursable under the facility fees program.

TRANSIT: The following transit-oriented features of this site are incorporated into the proposed plan: a 15'x20' transit easement on Wake Forest Road. This site is presently served by the existing transit system.

URBAN FORM: This site is located in the University Planning District along a Primarily Nonresidential Thoroughfare and within an Employment Area. Commercial and institutional uses are recommended for the area.

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

Comment	Response
Break up broad expanses of brick by increasing the degree of detailing/articulation; e.g., create more pronounced banding, cornices, framed panels, bring front glazed section forward from façade, etc	Added 4' wide CMU Pilaster's (4" projection) Color Beige to break up the broad expanses of brick. Raised the front entrance and added decorative cornice around building.
Extend glazing lower, substituting a shutter system to meet FEMA flood requirements	Did not lower glazing with a shutter system due to high impact of cost.
Install canopy or awnings above doors/glazing to enhance pedestrian access and shield windows from western sun	Enhanced pedestrian entrance by raising the front entrance. AutoZone provides evergreen glazing to shield from the western sun.
Explore opportunities for adding fenestration on the north and south facades, to break up massing further	Added 4' wide CMU Pilaster's (4" projection) Color Beige to break up the broad expanses of brick. Added decorative cornice around building.
Given the prominence of the building-mounted signage and proposed streetyard trees, install low-profile ground-mounted sign rather than that proposed	"We would like to respectfully request your consideration with our proposal of the sign as specified on our Site Plan".
Confirm that all wall-mounted light fixtures are shielded	The wall-mounted light fixtures are shielded. See cut sheet.
Substitute a more heat-tolerant tree species (i.e., zelkova) for the	Zelkovas have been substituted for the Red Maples.

proposed red maples

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: The proposed refuse collection facility is located within the rear of the parking area. Refuse collection will be by means of a private contractor. The collection facility will 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: A sidewalk is required along both sides of Wake Forest Road. The Public Works Department has requested a fee-in-lieu be paid for the ½ - 5' sidewalk along Wake Forest Road in the amount of $2,707.22.

FLOOD HAZARD: There are flood hazard areas on this site. It is located in the AE zone as defined by the FEMA F.I.R.M Community Panel # 3720171500 J with a preliminary date of May 2, 2006.

STORMWATER MANAGEMENT: The preliminary calculations show a reduction in impervious coverage on site. As such, the site is not subject to the stormwater and nitrogen reduction requirements of Part 10 Chapter 9. The applicants will need to provide complete calculations at the time of grading permit application to demonstrate that a negative net impervious change takes place in order to gain this exemption.

As the developer is requesting an exemption from the stormwater runoff control provisions under 10-9023(b), detailed engineering studies shall be submitted to the Conservation Engineer in the Public Works Department (before land disturbance or lot recording, whichever comes first) that show the maximum impervious surface coverage of the development, including any existing impervious surfaces, is no more than fifteen (15%) and the remaining pervious portions of the lot are utilized to convey and control the stormwater runoff of the lot to the maximum extent practical, in accordance with the allocation of impervious surface limits among multiple lots shown on the preliminary plan.

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.