Certified Recommendation
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-75-07 / Fred Anderson Toyota Parking Expansion**

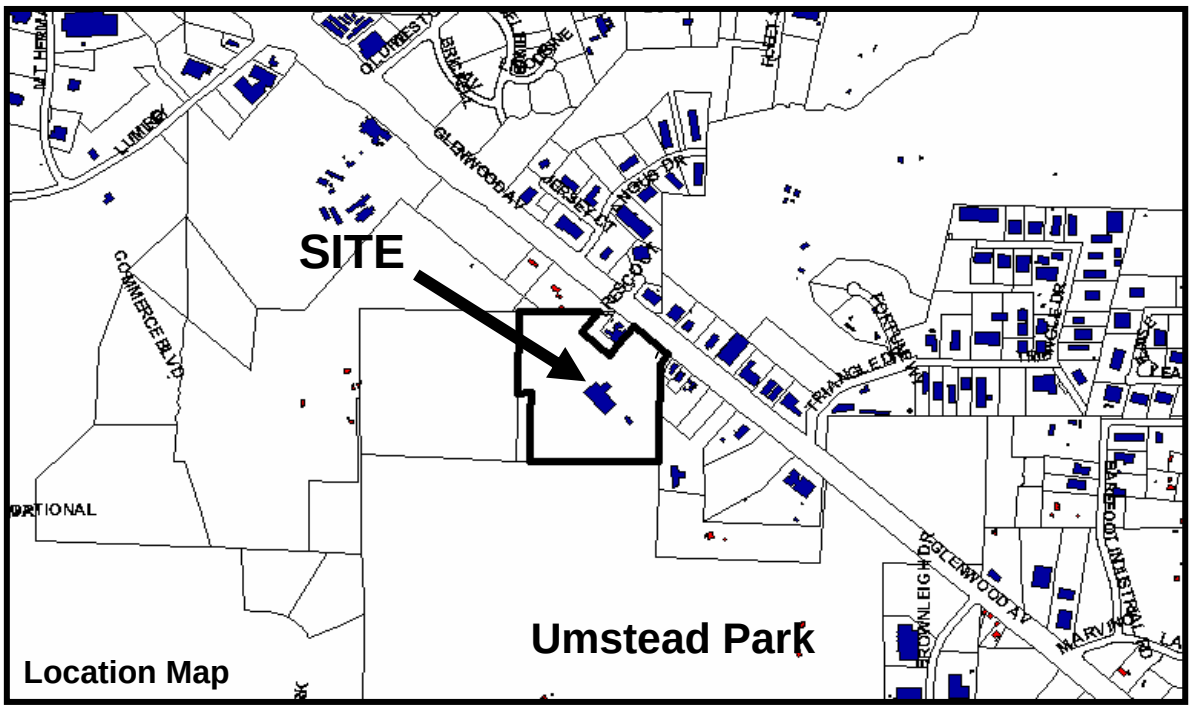
General Location: South side of Glenwood Avenue between Westgate Road and Ebenezer Church Road adjacent the north side of Umstead State Park

Planning District / CAC: Umstead / Northwest

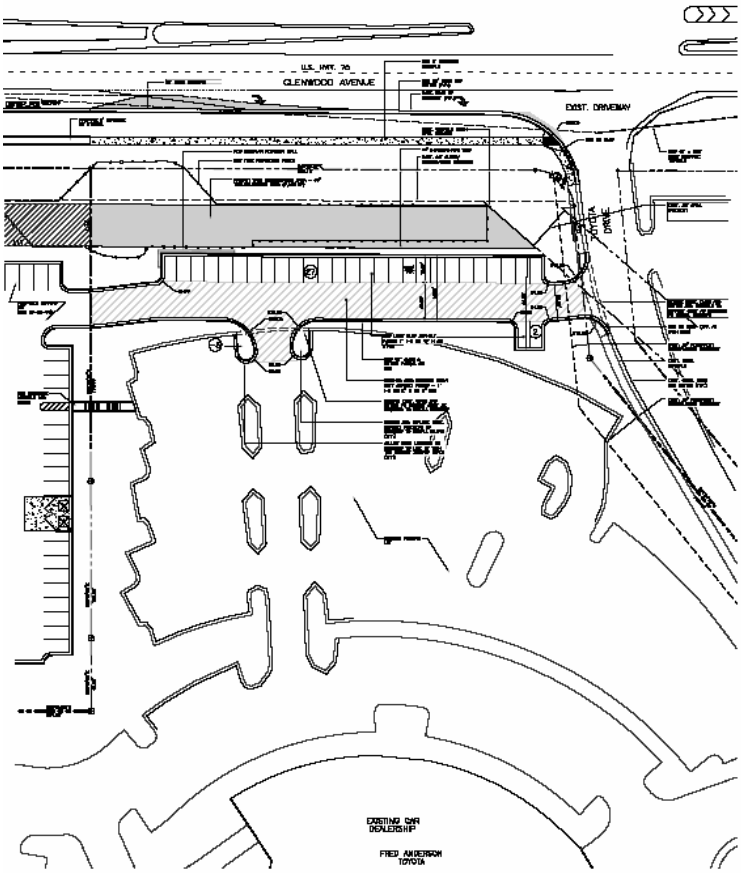
Nature of Case: This request is to approve a display lot expansion of 24 parking spaces on a 21.22 acre site, zoned Thoroughfare District, Metro-Park Protection Overlay, and Airport Overlay zoning Districts. This plan requires approval pursuant to 10-2132.2 (2) a.2, as this improvement is located within a previously approved 90' natural protective yard (SP-108-01 Fred Anderson Toyota Expansion).

Key Issues: As presented, staff finds that this plan conforms to Code standards and adopted land use policies.

Contact: Ron Hendricks



SP-75-07 - Fred Anderson Toyota Parking Expansion – Location Map



SP-75-07 Fred Anderson Toyota Parking Expansion – Proposed Site Plan

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SUBJECT: **SP-75-07 / Fred Anderson Toyota Parking Expansion**

CROSS-REFERENCE: SP-108-01, S-20-02.

LOCATION: This site is located on the south side of Glenwood Avenue, east of its intersection with Westgate Road, inside the City Limits and adjacent the north side of Umstead State Park.

REQUEST: This request is to approve a display lot expansion of 24 parking spaces (12,701 square feet) on a 21.22 acre site, zoned Thoroughfare District, Metro-Park Protection Overlay, and Airport Overlay zoning Districts. This plan requires approval pursuant to 10-2132.2 (2) a.2, as this improvement is located within a previously approved 90' natural protective yard (SP-108-01 Fred Anderson Toyota Expansion).

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, and 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 3/31/08, owned by Anderson Raleigh, Limited Partnership, submitted by Piedmont Land Design, LLP.

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

To PC: 4/22/08

Case History:
To CC: 5/6/08 **City Council Status:** _____

Staff Coordinator: James Marapoti

Motion: Haq
Second: Anderson
In Favor: Anderson, Bartholomew, 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: _____ date: 4/25/08

Staff Report

RECOMMENDED ACTION: **Approval with Conditions**

CONDITIONS OF APPROVAL:

City Council Actions:

(1) That City Council approve this plan pursuant to 10-2132.2 (2) a.2, as this improvement is located within a previously approved 90' natural protective yard;

Administrative Actions:

Prior to issuance of a grading 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.

(3) 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;

(4) 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;

Prior to issuance of building permits in the Inspections Department:

(5) That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Code section10-2082.14;

ZONING:

ZONING DISTRICTS: This site is in the Thoroughfare District, Metro-Park Protection Overlay, and Airport Overlay zoning districts.

SETBACKS / HEIGHT: Not applicable for this site plan.

PARKING: This project is adding 24 parking spaces for display lot parking. Existing use conforms to minimum off-street parking requirements: Total existing parking is 1,110 spaces.

LANDSCAPING: Street yard landscaping in conformity with Section 10-2082.5 and 10-2045 for a 50' wide undisturbed Thoroughfare protective yard along US-70 is shown. This project was previously approved (SP-108-01) with a 90' protective yard; the current plan is seeking to reduce the 90' thoroughfare yard to a 50' thoroughfare yard and providing the code required plantings allowed in Section 10-2045. This project is providing vehicular surface area landscaping in conformity with Section 10-2082.6. 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
West	½ 40' Type A Buffer	20' min.

TREE CONSERVATION: Project is providing at total of 1.84 acres of tree conservation areas or 8.7% of the site. However, given the developed conditions on site, this is the maximum amount of areas that qualify for tree conservation.

METRO PARK PROTECTION OVERLAY DISTRICT: The total site is 18.84 acres, the existing impervious within the MPOD was 475,570 square feet or 57.96%, the proposed impervious with this site plan is 12,701 square feet for a total of 488,271 square feet or 59.50%. A tree inventory pursuant to 10-2053(e)4 is not required since an alternate means of compliance was approved with the previously approved site plan (SP-108-01), a 1.46 acre conservation easement was dedicated (BOM 2002 Page 1249) as an alternate to these requirements.

PHASING: This plan is to be constructed in one phase.

UNITY OF DEVELOPMENT: Not applicable.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: This project has construction approval on 2/15/08 for a 12' lane widening and 5' sidewalk along Glenwood Ave.

TRANSIT: No transit requirements necessary.

URBAN FORM: The site is located in the Umstead Planning District and within the US-70 Corridor Plan. The site is within Character Area B where low-rise services are recommended, but not at the exclusion of other low intensity uses.

APPEARANCE COMMISSION: The Appearance Commission had no comments.

SUBDIVISION STANDARDS:

BLOCK LAYOUT: Not applicable.

PUBLIC UTILITIES: No public infrastructure requirements necessary for this project.

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

CIRCULATION: Proposed street improvements shall conform to normal City construction standards. Construction drawings have been approved for the construction in the right of way.

PEDESTRIAN: Sidewalk construction is required along the public street frontage. 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 nitrogen (quality) will be taken care of through a buydown and the additional impervious area does not generate greater than a 10% increase, therefore no detention is required.

WETLANDS / RIPARIAN BUFFERS: Fifty foot Neuse River riparian buffers are required on this site in accordance with State of N.C. regulations and are shown on the preliminary plan. Overlapping Metro Park Protection Overlay District watercourse buffers (Code Section 10-9040) are not required because the watercourse does not drain into Umstead Park.

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.