Certified Action
of the City of Raleigh Planning Commission

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27601
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www.raleighnc.gov

Case File / Name: **SP-83-07 / Glenwood AAA**

General Location: On the northeast corner of Glenwood Avenue and Munford Road, inside the city limits.

Planning District / CAC: Northwest / Northwest

Nature of Case: Proposed retail development consisting of a 5,209 square foot, 8-bay auto repair shop with office, on .56-acres zoned Shopping Center. This site is located within 400 feet of a residential use or residential zoning and requires Planning Commission approval per §10-2132.2(d.1).

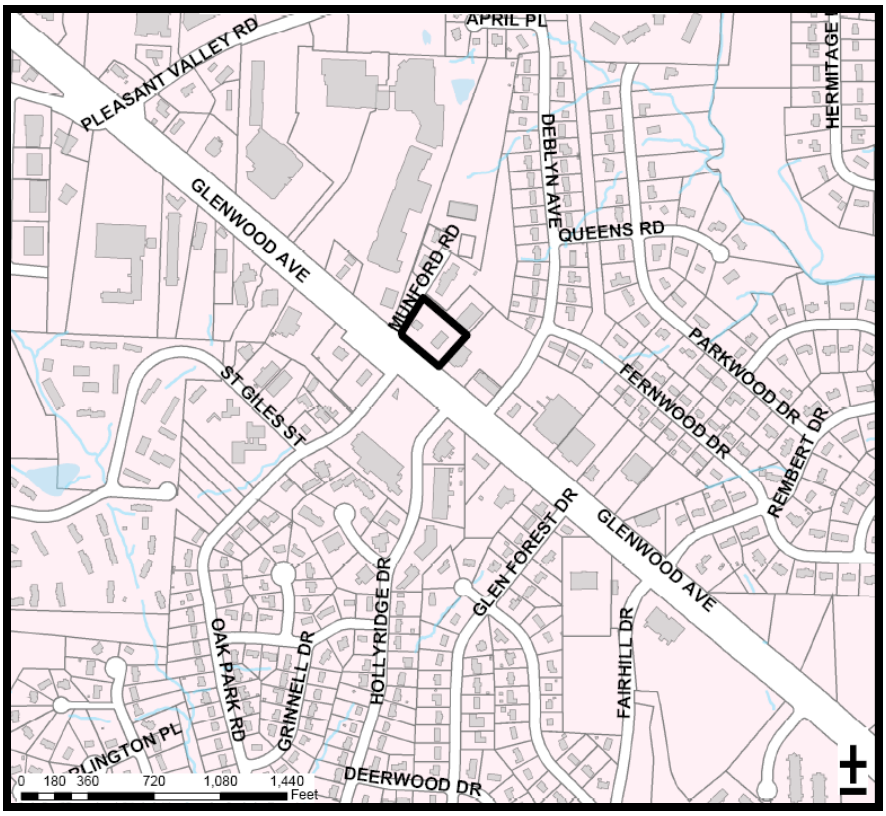
This proposal would demolish the existing 1,680 square foot retail building and replace it with 3,529 square foot retail in the Millbrook/Lynn Road City Focus Area where the total amount of retail space exceeds Comprehensive Plan guidelines for 1.5 million square feet of total retail area. This is an increase of 214% retail on site and a .16% increase within the overall focus area.

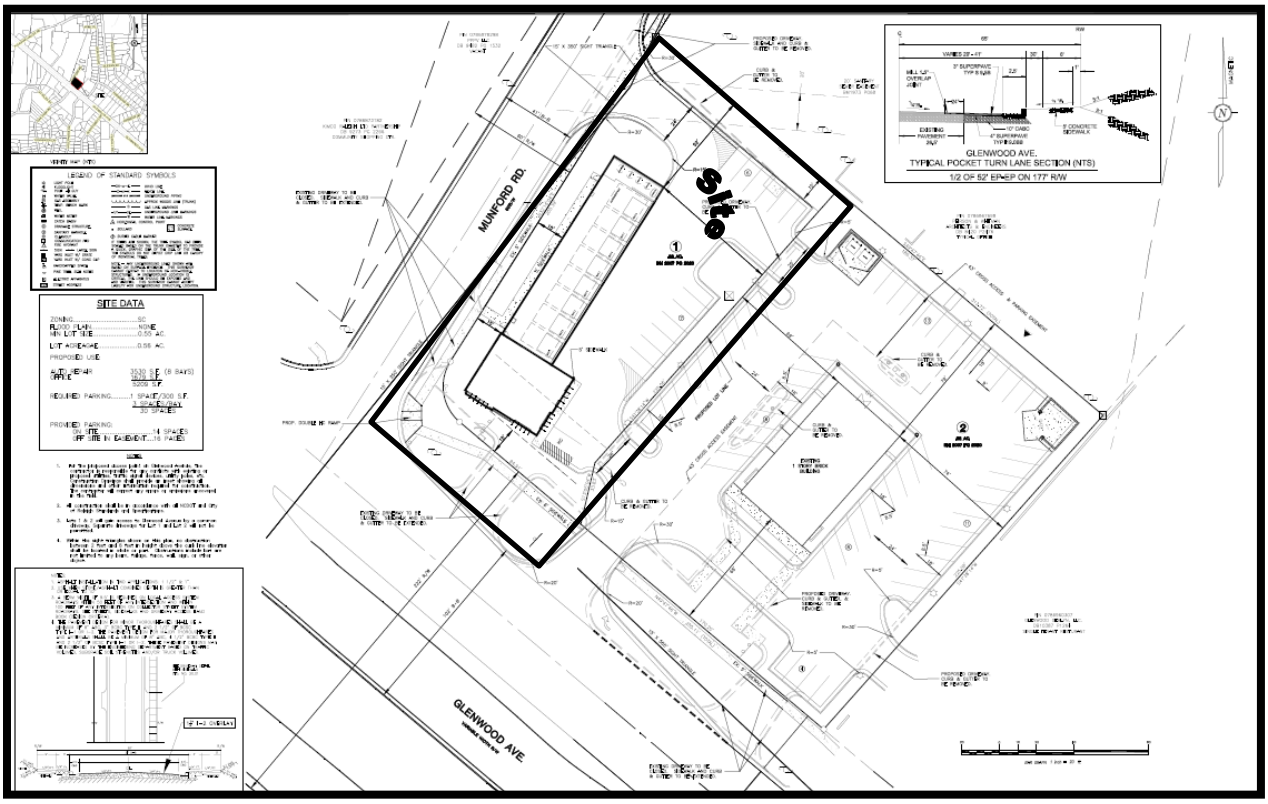
Key Issues:

The proposal would increase the amount of retail space on site by 3,529 square feet, this site plan is nevertheless subject to requirements of Code Section 10-2132.2 (d1) requiring preliminary site plan approval by the Planning Commission as this is within a designated oversized focus area and additional retail is requested.

The Planning Commission is required to make findings that the new retail development addresses additional standards (see page 6 and Urban Form section pages 8 & 9).

Contact: John A Edwards & Company


APRIL PL
PLEASANT VALLEY RD
GLENWOOD AVE
DEBLYN AVE
QUEENS RD
HERMITAGE
MUNFORD RD
PARKWOOD DR
FERNWOOD DR
REMBERT DR
ST GILES ST
GLENWOOD AVE
GLEN FOREST DR
HOLLYRIDGE DR
OAK PARK RD
GRINNELL DR
FAIRHILL DR
DEERWOOD DR
0 180 360 720 1,080 1,440
Feet



SP-83-07 Glenwood AAA

SUBJECT: SP-83-07 / Glenwood AAA

CROSS-REFERENCE: S-40-07

LOCATION: On the northeast corner of Glenwood Avenue and Munford Road, inside the city limits (Lot 1of S-40-07 Munford Subdivision BM 2007 PG 2020).

REQUEST: Proposed retail development consisting of a 5,209 square foot, 8-bay auto repair shop/office, on 56-acres zoned Shopping Center. This site is located within 400 feet of a residential use or residential zoning and requires Planning Commission approval.

This proposal would demolish the existing 1,680 square foot retail building and replace it with 5,209 square feet retail in the Millbrook/Lynn Road City Focus Area where the total amount of retail space exceeds Comprehensive Plan guidelines for 1.5 million square feet of total retail. This is an increase of 214% on site of retail. This demolition/expansion occurs in the Millbrook/Lynn Road City Focus Area where the total amount of retail space exceeds Comprehensive Plan guidelines for 1.5 million square feet of total retail area. While the proposal would increase the amount of retail space on site by 3,529 square feet, this site plan is nevertheless subject to requirements of Code Section 10-2132.2 (d.1) requiring preliminary site plan approval by the Planning Commission as this is a designated oversized focus area and additional retail is requested. The Planning Commission is required to make findings that the new retail development addresses a minimum of six (6) standards representing at least two (2) categories or five (5) standards representing at least three (3) categories of the four categories of Comprehensive Plan goals. The applicant states that this plan addresses five (5) standards representing here (3) categories of Comprehensive Plan goals. In Planning Staff's judgment, five (5) standards representing three (3) categories have been met.

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, Section 10-2041, 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated November 19, 2007, owned by Harris, Murr & Vermillian, LLC, submitted by John A Edwards & Company.

ADDITIONAL NOTES: The lot to the east PIN 0789-96-0307 has an approved subdivision S-80-03 Lazy Boy that required cross access between Lazy Boy and lot 2.

To PC: January 15, 2008
Case History:

Staff Coordinator: Jacque Baker

Motion: Chambliss
Second: Haq
In Favor: Bartholomew, Butler, Chambliss, Davis, Gaylord, Harris Edmisten, Haq, Holt, 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: 1/17/08 date: 1/17/08

Staff Report

RECOMMENDED ACTION: **Approval with Conditions**

CONDITIONS OF APPROVAL: **Planning Commission Actions:**

(1) That the Planning Commission make a finding that a minimum of five standards from the retail use guidelines of the Comprehensive Plan is met in three categories of Raleigh City Code section 10-2132.2(d). The following are the six standards, in at least two categories, that the plan, through conditions, has met for approval. The following are the five (5) standards, in three (3) categories:

1. Environmental category

a. *Standard:* ***Employs stormwater controls to exceed Part 10 Chapter 9 of the City Code or Neuse Basin requirements, including buffers.***
Proposed: *The applicant proposed to decrease impervious by 9.3% Even with a decrease in impervious the applicant has agreed to detain the 2-year storm on site. A 68% reduction in post-development conditions for 2 & 10 and a 65% reduction in pre-development conditions for 2 & 10 year*

2. Transportation Systems/Pedestrian/Transit category

b. *Standard:* ***Is within walking distance or adjacent to transit*** **service**
Proposed: *Transit line for the CAT route #6 Crabtree and the developer will provide a paved sidewalk connection from the public sidewalk along Glenwood Avenue to the existing transit stop located on the north and south side of the subject property*

c. *Standard****:*** **Extends the capacity of infrastructure (road widening)**
Proposed: Developer to add a taper lane on Glenwood Ave.

d. *Standard***: *Limits driveways and turning movement on thoroughfare in excess of minimum City requirements***
*Proposed***:** *Reduced the number of driveways from 3 to 1 on Glenwood Avenue with cross access to the adjacent properties.*

3. **SITE AND BUILDING DESIGN**

e. *Standard:* ***Limits visual clutter through signage limitation on size and placement exceeding City minimum standards***
Proposed: The applicant proposed no ground signs.

Administrative Actions:

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

(2) 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:

(3) That all conditions of S-40-07 have been satisfied;

(4) That cross access agreements between lots 1 and 2 and between lots 1 and 2 and the lot to the east (PIN 0786-96-0307 DB10387 PG 1264 Glenwood Deblyn, LLC) Lazy-Boy are recorded in accordance with the City Code and a recorded copy is returned to the Planning Department within 14-days of recording. If a recorded copy of this document is not provided to the Planning Department within the 14 day period, further plat recordings and building permit authorizations may be withheld;

(5) That shared parking agreements between lots 1 and 2 are provided to the Inspections Department, and a signed statement in conformity with Code Section 10-2081(c)(3) by the owner of Lot 1,and is applicable to his successors and assigns that the owner of Lot 1 understands that the principal use on Lot 1 needs the off-site parking to be in compliance with the Raleigh City Code and the present and future owners of Lot 1 and their tenants agree that the principal use shall be discontinued should the required off-street parking is no longer provide on the off-site parcel or their equivalent;.

(6) That a demolition permit be issued by the Inspections Department.

ZONING:

ZONING DISTRICTS: Shopping Center.

SETBACKS / HEIGHT: This plan conforms to all minimum setback standards. Front yard = 15', rear yard = 52', front / rear aggregate = 67', side yard 15' & 71', side yard aggregate = 86 '. This plan conforms to maximum height standards in this zoning district.

PARKING: Off-street parking conforms to minimum requirements: 30 spaces required, based on 1-parking spaces per 300 sf of office space and 3 parking spaces per bay (8 bays provided). 14 spaces are provided on site and 16 spaces provided off site on lot 2 for a total of 30 parking spaces. Lot 2 has an existing retail use of approximately 3,500 square feet and parking requirements are 1 space per 250 square feet which requires 14 spaces to be provided, 29 spaces are provided on lot 2..

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
East	Type "D"	10'
North	Type "D"	15'

TREE CONSERVATION: The site is less than 2.00-acres and the area along Glenwood Avenue is not wooded. No tree conservation required, and the site is exempt from §10-2082.14.

DEVELOPMENT INTENSITY: Proposed building lot coverage is 21.14%.

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.
Glenwood Avenue	222' existing	taper turn lane	n/a

TRANSIT: No transit easement is required. A connection to the transit stop is provided through a private street sidewalk to the public sidewalk.

URBAN FORM: This site is located in the Northwest Planning District This site is located in the Northwest Planning District along a transitional Gateway Corridor located between the Millbrook/ Lynn and Crabtree City Focus areas. A variety of intense land uses are permitted along Gateway Corridors, where appearance, traffic and access are important design considerations.

The City Council has determined the amount of existing retail development in this focus area exceeds the 1.5 million square foot size guidelines of the Comprehensive Plan. To date the approved square footage for retail in this focus area is **2,101,817 square feet** the total would be **2,105,346square feet**. To date the existing developed retail area is 253.51acres. This equates to a .16% increase in retail square footage within the overall focus area.

Per the standards for approval of additional retail development in this City Focus Area, Code Section 10-2132.2(d1), this plan should address criteria of the four categories of Comprehensive Plan goals and represent a minimum of 6 standards representing at least 2 categories or 5 standards representing at least 3 categories. The applicant states that this plan addresses five (5) standards representing at least three (3) categories. Staff evaluation reveals compliance with 5 standards in 3 categories.

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 blank wall surfaces facing Munford Road; e.g., add upper-wall fenestration, repeat vertical masonry forms from southwest corner of the building northward along the facade, etc.	Applicant will comply
All wall-pack fixtures must be fully shielded.	Applicant will comply

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: Refuse collection shall be provided by means of a private collector.

CIRCULATION: Existing and proposed street improvements shall conform to normal City construction standards.

PEDESTRIAN: Existing sidewalk locations conform to City regulations. A sidewalk is required along both sides of Glenwood Avenue. A private sidewalk connection will be provided from the site to the existing public sidewalk on Glenwood Avenue.

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

STORMWATER MANAGEMENT: The developer is requesting an exemption from the stormwater runoff control provisions under section 10-9023(b). Prior to lot recordation or land disturbance detailed engineering studies shall be submitted to the Conservation Engineer in the Public Works Department to verify that the increase in peak stormwater runoff between pre-development and post-development conditions for the two and ten year storm is ten percent (10%) or less at each point of discharge.

EXEMPTIONS

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 Conservation Engineer in the Public Works Department (before land disturbance or lot recording, whichever comes first) that show

A. The increase in peak stormwater runoff between pre-development and post-development conditions for the two and ten year storm is ten percent (10%) or less at each point of discharge.

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.