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-107-2007 / First Citizen's Bank**

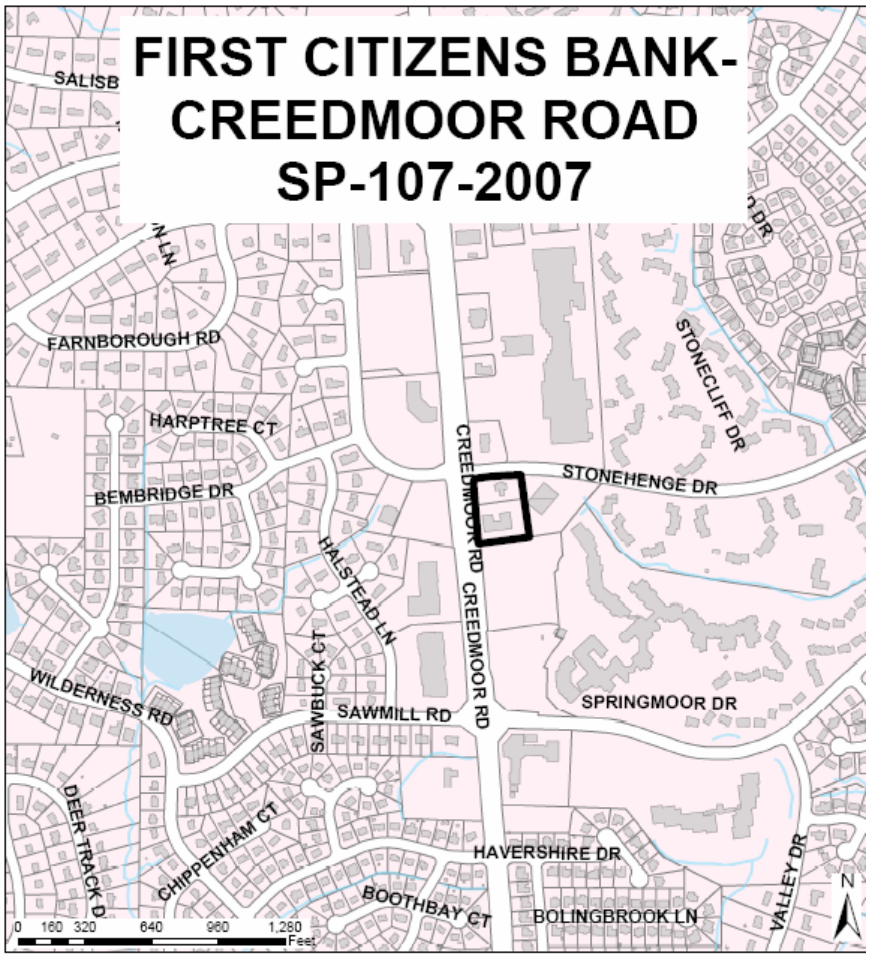
General Location: This site is located on the southeast corner of Creedmoor Road and Stonehenge Drive, inside the city limits.

Planning District / CAC: North / North

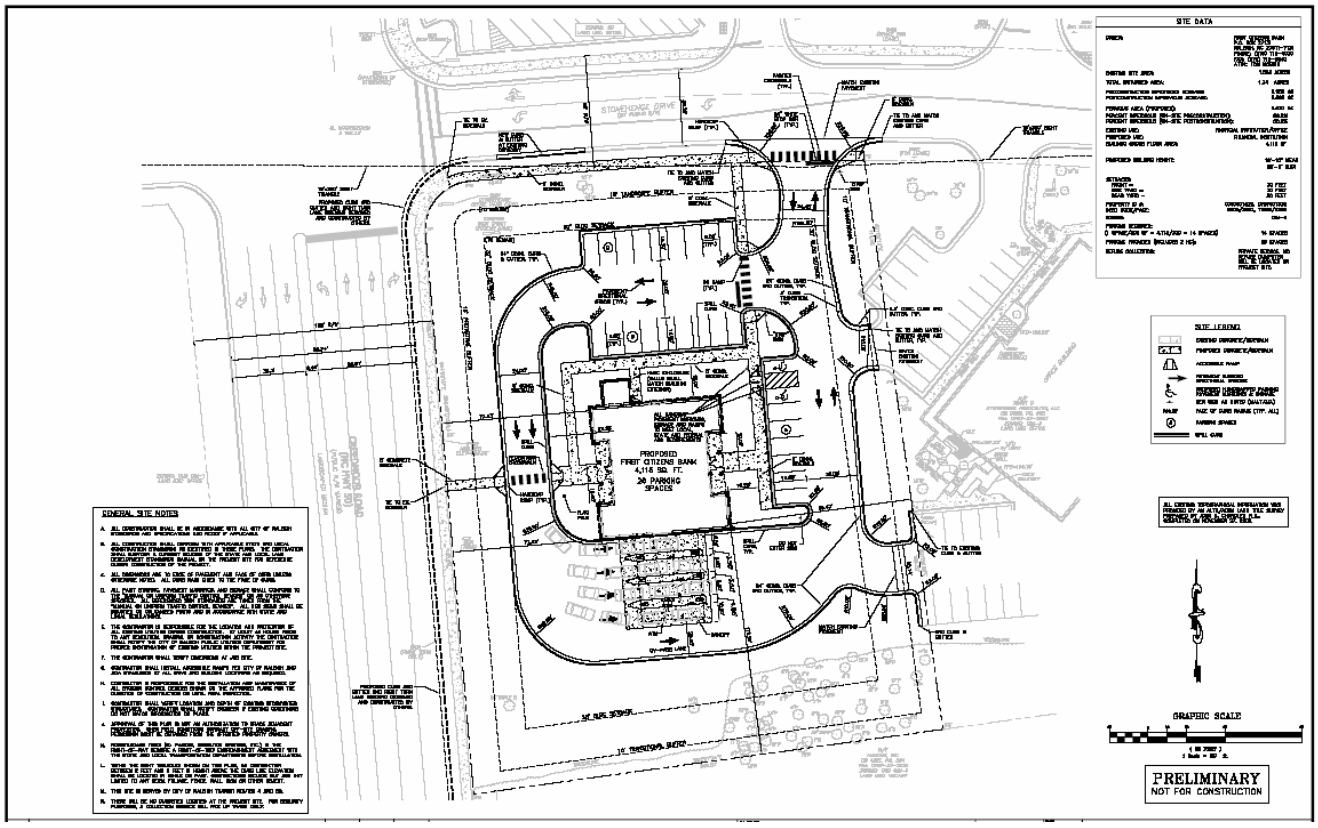
Nature of Case: This request is to approve a 4,115 square foot bank with a drive thru and ATM on 1.698 acres, zoned O&I-3.

Key Issues: Staff finds that this plan as proposed conforms to code requirements and adopted city policy.

Contact: Peter Bishop, Kimley-Horn and Associates



SP-107-07 First Citizen's Bank



SUBJECT:	SP-107-07 / First Citizen's Bank
CROSS-REFERENCE:	n/a
LOCATION:	This site is located on the southeast corner of the Creedmoor Road and Stonehenge Road intersection, inside the City Limits.
REQUEST:	This request is to approve a 4,115 square foot bank with drive thru and ATM on 1.698 acres, zoned O&I-3. This site plan is a bank with a drive-thru and an automated teller machine (detached) located within four hundred feet of a residential zoning district. The site consists of two parcels with one building on each parcel. These parcels will be recombined and the existing buildings will be demolished.
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 following conditions of approval being met, conforms to Chapter 2, Part 10, Section 10-2132.2, Chapter 2, Part 10, Section 10-2037, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 2/7/08, owned by First Citizen's Bank, submitted by Kimley-Horn & Associates.
ADDITIONAL NOTES:	There are no additional notes for this plan.
To PC:	3/25/08
Case History:	
Staff Coordinator:	Bradshaw
Motion:	Anderson
Second:	Haq
In Favor:	Anderson, Bartholomew, Butler, Chambliss, Davis, Gaylord, Haq, Harris Edmisten, 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.) _____ date: 3/27/08

(PC Chair) _____ date: 3/27/08

Staff Report

RECOMMENDED ACTION: **Approval with Conditions**

CONDITIONS OF APPROVAL:

Administrative Actions:

Prior to issuance of land disturbance permits in the Inspections Department:

(1) That prior to the issuance of a grading permit or building permit a tree protection plan is approved by the Site Review Specialist in the Inspections Department for trees located in the southeast corner of the site

Prior to issuance of building permits in the Inspections Department:

(2) That a recombination map be recorded prior to or in conjunction with the recording of lots, recombining the existing lot into a single tract;

(3) That a 15x20 foot transit easement located on Creedmoor 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 deed approved by the City Attorney is recorded with the local County Register of Deeds. That the recorded copy of this transit easement deed be provided to the Planning Department within 14 days of authorization of lot recording. If a recorded copy of this easement deed is not provided to the Planning Department within the 14 day period, further plat recordings and building permits authorization may be withheld;

(4) That cross access agreements and shared parking agreements between the current parcels and the adjacent parcel to the east (Deed Book 9828 Page 923 PIN 0797573463), as currently shown existing on the sites and on the proposed plan, 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 recorded document is not provided to the Planning Department within the 14 day period, further plat recordings and building permits authorization may be withheld.

ZONING:

ZONING DISTRICTS: O&I-3

SETBACKS / HEIGHT: This plan conforms to all minimum setback standards. Front yard = 95', rear yard = 77', front / rear aggregate = 172', corner side yard =120', side yard aggregate = 479'. The proposed height is 19'10".

PARKING: Off-street parking conforms to minimum requirements: 14 spaces required, based on 1 parking space per 300 square feet of floor area gross. 26 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
Eastern property line	10' Type "D"	31'
Southern property line	½ of a type "B" (15')	50'

TREE CONSERVATION: This site is exempt from tree conservation requirements of section 10-2082.14 because it is less than 2 acres in size and there are no wooded areas adjacent to the thoroughfare that meets the basal area of 30.

DEVELOPMENT INTENSITY: Proposed floor area ratio (FAR) of .056 and lot coverage of 5.6% conform to the maximum zoning district standards of .33 FAR and 20% lot coverage.

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

UNITY OF DEVELOPMENT: n/a

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: Sufficient right of way exists adjacent to this site. The development is not required to make any road improvements; however, NCDOT is requiring additional road construction of 2' of asphalt along Creedmoor Road from Sawmill Road to Stonehenge Drive. This construction is not being required of the owners of the subject property. It is being required the adjacent property owner to the south is making off site improvements along this property's frontage on Creedmoor Road.

TRANSIT: This site exists along routes 4 and 8C. The following transit-oriented features of this site are incorporated into the proposed plan: 1 – 15' x 20' easement ~ 240' south of the intersection of Creedmoor Road and Stonehenge Drive.

URBAN FORM: This site is located in the North Planning District. The subject property is located on the non-residential side of a Policy Boundary Line. It lies within an area prescribed by the Creedmoor Road Corridor Plan for office and institution uses, adjacent to a Neighborhood focus area.

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

Comment	Response
1. To address Creedmoor Road better visually, shift the sidewalk/crosswalk at the northwest corner of the building south so that it extends outward from the door in the middle of the west façade to the street sidewalk. Placement of street yard plantings could further reinforce the walkway/street connection.	The sidewalk/crosswalk was shifted south aligning the sidewalk/crosswalk with the entrance facing Creedmoor Road.

SUBDIVISION STANDARDS:

BLOCK LAYOUT: n/a

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: Individual lot serviced to be provided by private contractor.

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

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. There is an existing 5' sidewalk along Creedmoor Road. A 5' sidewalk is required along Stonehenge Drive.

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

STORMWATER MANAGEMENT: The preliminary site plan illustrates a net decrease from 0.955 acres to 0.865 acres in impervious surface coverage on the lot. Therefore, the site is exempt from Part 10, Chapter 9 Stormwater Regulations.

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.