# 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-112-07 / Auto Bell Car Wash Capital Blvd**

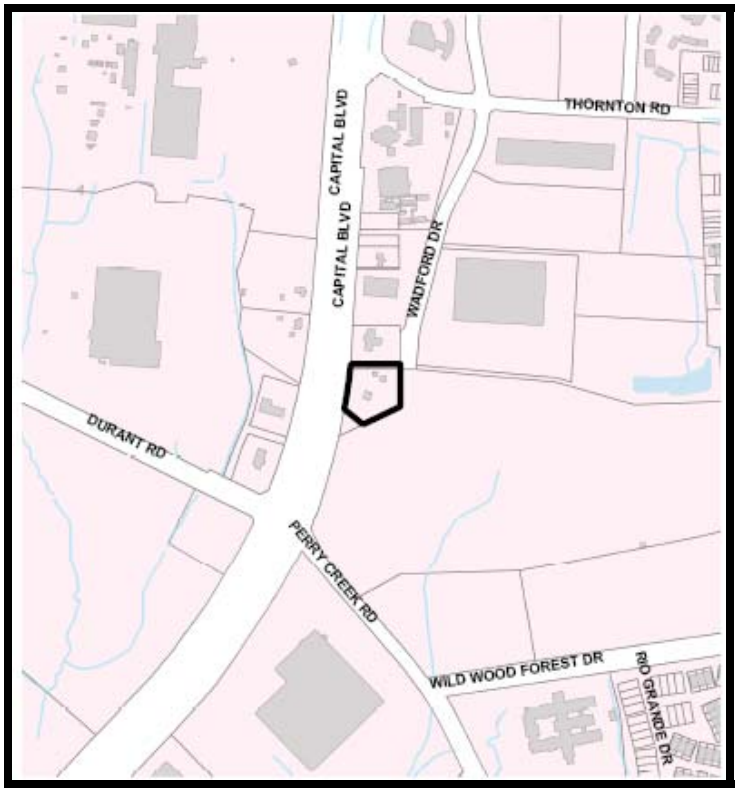
**General Location:** On the northeast side of Capital Blvd, north of Perry Creek Road, outside the city limits.

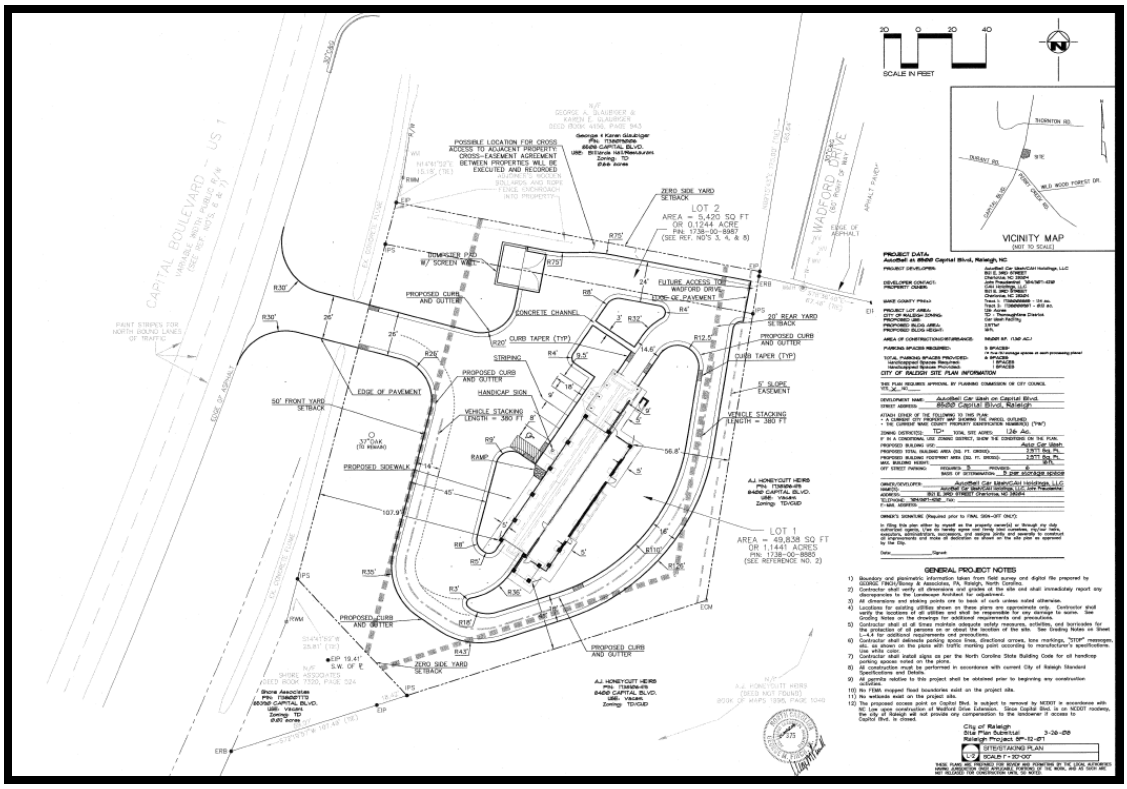
**Planning District / CAC:** Northeast / Northeast

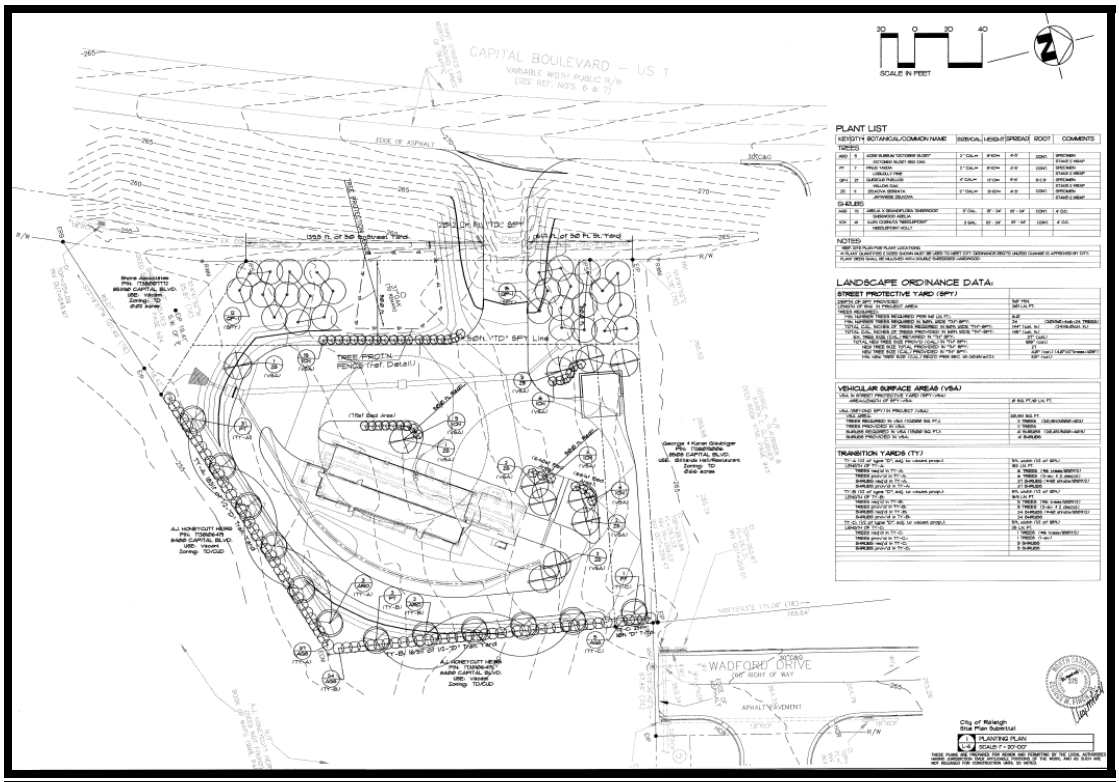
**Nature of Case:** Construction of a 2,977 square foot automatic car wash facility on a 1.26-acre tract zoned Thoroughfare District. This is a staffed facility with personnel continuously on site during all hours of operation. This site (two existing lots) is located within 400 feet of a residential zone with a residential use (approximately 210-feet) and therefore requires Planning Commission approval.

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

**Contact:** George Finch/Boney and Associates, PA




CAPITAL BOULEVARD – US 1
VARIABLE WIDTH PUBLIC R/W
WADFORD DRIVE
(60' RIGHT OF WAY)
SCALE IN FEET
VICINITY MAP
(NOT TO SCALE)
PROJECT DATA:
Autobell at 8540 Capital Blvd, Raleigh, NC
LOT 2
AREA = 5,420 SQ FT
OR 0.1244 ACRE
PIN: 1738-00-9987
(SEE REF. NO'S 3, 4, & 5)
LOT 1
AREA = 49,838 SQ FT
OR 1.1441 ACRES
PIN: 1738-00-8985
(SEE REFERENCE NO. 2)
GENERAL PROJECT NOTES
CITY OF RALEIGH SITE PLAN INFORMATION
City of Raleigh
Site Plan Submittal
3-26-08
Raleigh Project SP-112-07
SITE/GRADING PLAN
SCALE 1" = 20'-0"


CAPITAL BOULEVARD – US 1
VARIABLE WIDTH PUBLIC R/W
WADFORD DRIVE
(60' RIGHT OF WAY)
SCALE IN FEET
PLANT LIST
LANDSCAPE ORDINANCE DATA:
STREET PROTECTIVE YARD (SPY)
VEHICULAR SURFACE AREAS (VSA)
TRANSITION YARDS (TY)
City of Raleigh
Site Plan Submittal
PLANTING PLAN
SCALE 1" = 20'-0"

| | |
|---|---|
| **SUBJECT:** | SP-112-07 / Auto Bell Car Wash-Capital Blvd |
| **CROSS-REFERENCE:** | N/A |
| **LOCATION:** | On the northeast side of Capital Blvd, north of Perry Creek Road, outside the city limits. |
| **REQUEST:** | Construction of a 2,977 square foot automatic car wash facility on a 1.26-acre tract zoned Thoroughfare District. This is a continuously staffed facility with personnel on site during all hours of operation. This site is located (two existing lots) within 400 feet of a residential zone with a residential use (approximately 210-feet) and therefore requires Planning Commission approval. |
| **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 and 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated April 15, 2008, owned by Auto Bell Car Wash/CAH Holdings, LLC submitted by George Finch/Boney and Associates. |
| **ADDITIONAL NOTES:** | See SP-3-07 Neuse Crossings approval of adjoin land use approval. |
| **To PC:** | May 13, 2008 |
| **Case History:** | |
| **Staff Coordinator:** | Jacque Baker |
| **Motion:** | Haq |
| **Second:** | Butler |
| **In Favor:** | 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.) | (PC Chair) |
|---|---|---|
| | | |
| | date: 5/15/08 | date: 5/15/08 |

# Staff Report

**RECOMMENDED ACTION:** **Approval with Conditions**

**CONDITIONS OF APPROVAL:**

**Administrative Actions:**

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

(1) 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;

(2) That a stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10 Chapter 9, including the designation of buffer areas and open space areas for stormwater purposes prior to grading or the approval of construction drawings, whichever event comes first;

***Prior to issuance of building permits in the Inspections Department:***

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

(4) That an offer of cross access agreement to the property located to the north owned by George & Karen Glaublger (Deed 12900 Page 2156 BM1925 PG 39) and Lot 1 (Auto Bell Car Wash) 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;

(5) That a petition for annexation into the City limits be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property;

(6) That a fee in fee-in-lieu of construction for ½ of a 5 ‘ sidewalk along Capital Blvd in an amount determined by the City Engineer, is paid in the Public Works Department;

(7) That a demolition permit be issued by the Inspections Department and this building permit number be shown on all maps for recording;

(8) That the following note be shown on all maps for recording: That the proposed access point on Capital Blvd is temporary and is subject to removal by NCDOT upon construction of Wadford Drive extension. The City of Raleigh will not provide any compensation to the landowner when access to Capital Blvd is closed;

(9) That a 5-foot permanent slope easement along the eastern property line for the future Wadford Drive extension be dedicated prior to or in conjunction with the recording of any map;

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**ZONING:**

**ZONING DISTRICTS:** Thoroughfare District

**SETBACKS / HEIGHT:** This plan conforms to all minimum setback standards as required by the Thoroughfare District. Front yard = 50', rear yard =20 ', front / rear aggregate =50'-180'', side yard = 20', side yard aggregate = 40'.

**PARKING:** Off-street parking conforms to minimum requirements: 5 spaces required, based on five (5) parking spaces per automatic wash bay. 6 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. Within the 50' wide natural protective yard being preserved along Capital Blvd, a major thoroughfare, is a 37" caliper Oak that is being preserved, along with supplemental tree plantings in accordance with 10-2132.2(c)(1)j.

This is a high impact use under Section 10-2082.9. The property to the north is constructed as a Billiards Hall/ Restaurant and this is a high impact use thus a Transitional protective yard is not required. The property to the east and south is, zoned Thoroughfare CUD and is currently vacant. A type "A "or 40' Transitional protective yard is required along the southern property line and eastern most property line. Wadford Drive is on the Comprehensive Plan to be extended along the eastern property line upon development or building permit issuance on the A.J. Honeycutt property zoned Thoroughfare.

The entire right of way and construction of Wadford Drive will be on the A.J. Honeycutt property. Upon the construction of Wadford Drive along the eastern property line the Auto Bell property will install a street tree yard which can be no less than 5' and no more than 25' in width, containing 6 shade trees (min 3.5 caliper) evenly spaced, meeting the quantity caliper and spacing requirements for the street yard trees. Shrub plantings shown on the plans will be maintained to address the vehicular surface areas screening. SP-3-07 Neuse Crossings located on the A.J. Honeycutt property was approved by City Council on May 1, 2001. This plan indicates that the property will be developed as a mixed use master plan. The approved plan shows retail adjacent to the site. Transitional protective yards are shown in compliance with City standards in the following locations:

| Location | Yard type required | Width proposed |
|---|---|---|
| Southern Property | 40' Type A | 5' ½ of type "D" |
| Eastern Property | 40' Type A | 5' ½ of type "D" |
| Northern Property | not required high against high | n/a |

**TREE CONSERVATION:** The site is less than 2-acres and located along a major thoroughfare and does not contain an existing stand of trees of at least a basal area of 30 DBH.

**DEVELOPMENT INTENSITY:** Proposed floor area ratio (FAR) is .08 and lot coverage is 28%.

**PHASING:** There is one (1) phase in this development.

**UNITY OF DEVELOPMENT:** Unity of development and sign criteria is not required in this development.

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**COMPREHENSIVE PLAN:**

**GREENWAY:** There is no greenway on this site.

**THOROUGHFARE / COLLECTOR PLAN:** All required dedication of right-of-way and construction exist along Capital Blvd.

**TRANSIT:** No transit facilities are required by the transit plan or shown on this proposal.

**URBAN FORM:** This site is located in the Northeast Planning District within the limits of the Capital Boulevard/Perry Creek Community Focus Area. The Capital Boulevard Corridor Plan specifically recommends retail uses for this site.

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

| Comment | Response |
|---|---|
| 1. Ensure that the siding of the building is brick, with minimal EFIS or materials. | Has complied |
| 2. Reduce intensity and number of bright colors. | Has complied |
| 3. Assess parking and site accommodation for outdoor vehicle-drying operations. | Has complied |
| 4. Construct the ridge and valley roof from over the bell rather than the frame only. | Has complied |

**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 disposal will be by private contractor. Location and design of collection facilities shall meet the standards in the Solid Waste Design Manual.

**CIRCULATION:** Existing street improvements conform to normal City construction standards.

**PEDESTRIAN:** Fee in lieu for ½ of a 5' sidewalk on Capital Blvd.

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

**STORMWATER MANAGEMENT:** This site is subject to stormwater management controls in accordance with Chapter 9 of Part 10 of the Raleigh City Code. Proposed stormwater control measures are shown in accordance with the Raleigh Stormwater Control and Watercourse Buffer Manual.

**PAYMENT TO NCDENR**

This project has chosen to offset a portion of nitrogen load limitations by paying monies to the North Carolina Department of Environment and Natural Resources fund. [10-9022(c)].

**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.