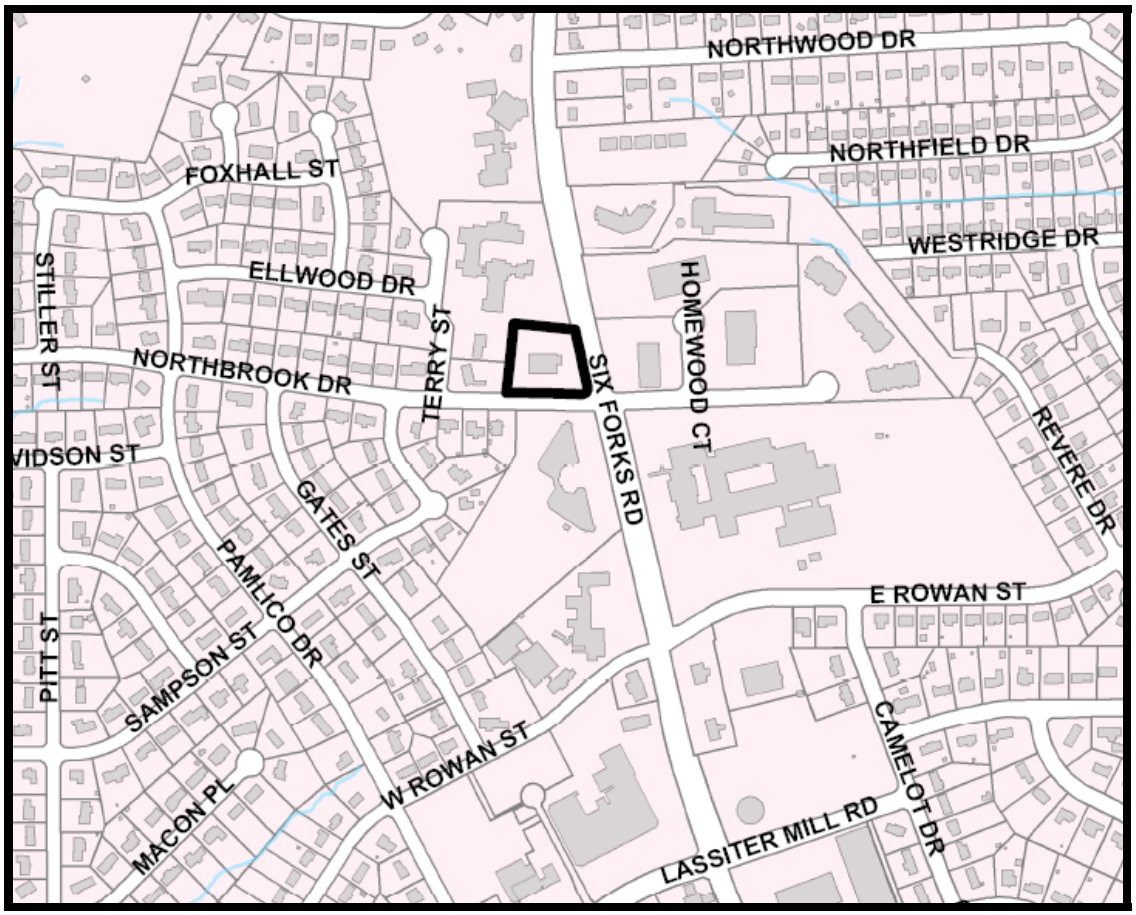
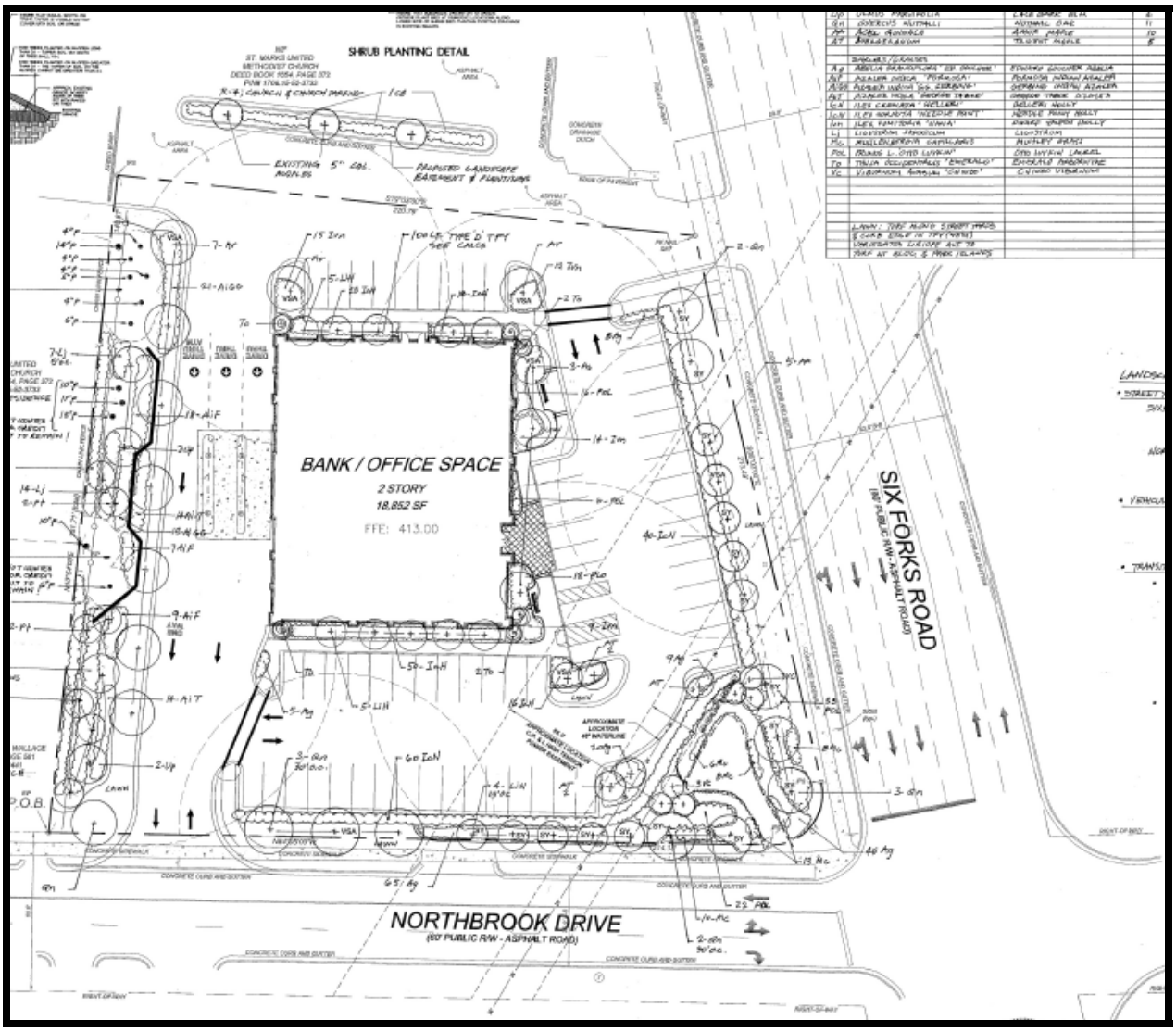
Certified Action
of the City of Raleigh Planning Commission

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

Case File / Name:	**SP-118-07 / Crescent State Bank Center**
General Location:	Northwest corner of the intersection of Six Forks Road and Northbrook Drive
Planning District / CAC:	North Hills / Six Forks
Nature of Case:	An 18,250 square foot bank with drive-thru on a 1.43 acre site zoned Office and Institutional-1 Conditional Use District. As drive-thru/ATM facilities are planned and this site is within 400 feet of a residential use and zoning district, Planning Commission approval is required.
Key Issues:	As presented staff finds that this plan conforms to Code standards and adopted land use policies.
Contact:	Mike Lukus, Commercial Site Solutions



SP-118-07 Crescent State Bank Center – Location Map



SP-118-07 Crescent State Bank Center – Preliminary Site Plan

SUBJECT:	SP-118-07 / Crescent State Bank Center
CROSS-REFERENCE:	Z -19-07
LOCATION:	This site is located on the west side of Six Forks Road, north of its intersection with Northbrook Drive, inside the City Limits.
REQUEST:	This request is to approve an 18,250 square foot bank with drive-thru on a 1.43 acre site, zoned Office and Institution – 1, Conditional Use District. 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, with the conditions of approval being met, conforms to Chapter 2, Part 10, Section 10-2035, 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 2-25-08; owned by Northwest Property Group, LLC, submitted by Commercial Site Solutions, Inc.
ADDITIONAL NOTES:	In keeping with zoning condition #11 of Z-19-07, the property owner notified the specified adjacent properties of the planned preliminary site plan submittal.

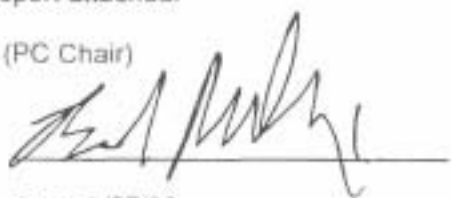
To PC:	3/25/08
Case History:	
Staff Coordinator:	Eric Hodge, AICP
Motion:	Haq
Second:	Davis
In Favor:	Anderson, Bartholomew, Butler, Chambliss, Davis, Gaylord, Haq, Harris Edmisten, Mullins, Smith
Opposed:	
Excused:	Holt

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:

Planning Commission Actions:

(1) That in accordance with code section 10-2082.4 the Planning Commission approves an alternate means of compliance to the requirements of Code Section 10-2082.9 for the required transitional protective yards and finds that the proposed off-site 7' wide Transitional Protective Yard in conjunction with the 5'-25' planting strip along the north side of the building is for the purpose intended, at least the equivalent of the 10' wide Type D Transitional Protective Yard specifically described by the Code in quality, effectiveness, durability, hardiness, and performance;

Administrative Actions:

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

(2) 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;

(3) That the stormwater detention facility and nitrogen reduction facility are to be shown on a recorded plat and a copy of the recorded plat be provided to the Site Review Specialist in the Inspections Department at permit review;

(4) 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 prior to grading or the approval of construction drawings, whichever event comes first;

Prior to issuance of building permits in the Inspections Department:

(5) That all conditions of Z-19-07 have been satisfied;

(6) That a fee in fee-in-lieu of construction for ½ of a 41' b/b street section along Northbrook Drive in an amount determined by the City Engineer, is paid in the Public Works Department;

(7) That 1/2'-110' in width of right of way and a 15' slope easement along Six Forks 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;

(8) That a 15'x20' transit easement located on Six Forks 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 Office. 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 is not provided to the Planning Department within the 14 day period, further plat recordings and building permits authorization may be withheld;

(9) That an offer of cross-access shall be made to the property to the north, owned by St. Mark's United Methodist Church, described in Book 1654 Page 372, Wake County Registry, and that this cross access easement is recorded with the local County Register of Deeds Office. A copy of the recorded offer of cross-access be provided to the Site Review Specialist in the Inspections Department at permit review;

(10) That construction plans for public improvements along Six Forks Road be approved by the Public Works Department;

(11) That the City Attorney approve the off-site landscape easement with St. Mark's United Methodist Church, described in Book 1654 Page 372, Wake County Registry. and that this landscape easement is recorded with the local County Register of Deeds Office. A copy of the easement be provided to the Site Review Specialist in the Inspections Department at permit review;

ZONING:

ZONING DISTRICTS: Office and Institution – 1, Conditional Use District. Ordinance N0 (2007) 238ZC604 Z-19-07; effective 6/5/07.

Z-19-07 – Six Forks Road on the northwest quadrant of the intersection of Six Forks Road and Northbrook Drive, being Wake County PIN 1706524422. Approximately 1.54 acres rezoned to Office & Institution-1 Conditional Use.

Conditions: 05/22/07

1. Right-of-way reimbursement shall be provided at the existing zoning, Residential-4.

2. Buildings shall be limited to three (3) stories, or forty feet (40') in height. Floor area gross square footage shall be limited to a maximum of 29, 700 square feet.

3. Upon development, an offer of cross-access shall be made to the property to the north, owned by St. Mark's United Methodist Church, and further described in Book 1654, Page 372, Wake County Registry.

4. The former access point on Six Forks Road located immediately before the intersection with Northbrook Road shall remain closed.

5. All principal structures for nonresidential development shall have no less than 15% and no greater than 60% of any side of the building devoted to door and window openings, and principal building materials shall be limited to brick, stucco, wood, hardiplank or comparable residential-style siding.

6. All outdoor lighting fixtures shall be cut-off design and directed away from the residential properties. Light levels at the perimeter property line adjacent to residentially developed properties shall be no more than four-tenths (4/10's) of a footcandle.

7. Upon redevelopment or reuse of the property for office use, trash receptacles/dumpsters shall not be permitted on site except during construction of the building.

8. HVAC units shall be fully enclosed in a structure built of material compatible with the principal building so as not to be visible from any existing building.

9. Residential density shall be limited to that permitted under the existing zoning, R-4.

10. Prior to subdivision approval or the issuance of any building permit, whichever shall first occur, the owner of the property shall deed to the City a transit easement measuring twenty feet (20') long adjacent to Six Forks Road by fifteen feet (15') wide to support a bus for transit service in the area. The location of the transit easement shall be approved by the Transit Division of the City and the City Attorney shall approve the transit easement deed prior to recordation.

11. Prior to submitting an application for site plan approval, the property owner shall notify of the planned submittal the adjacent properties as follows: Wake County P1N's 1706 52 1241 as shown in Book 11441, Page 2460, Wake County Registry (Roush); 1706 52 1441 as shown in Book 01850, Page 0561, Wake County Registry (Wallace); 1706 52 2240 as shown in Book 11125, Page 1341, Wake County Registry (DKC Ventures); 1706 52 3733 as shown in Book 01654, Page 0372, Wake County Registry (St. Mark's Church); 1706 52 7463 as shown in Book 06755, Page 0820, Wake County Registry (Highwoods); 1706 52 9739 as shown in Book 06298, Page 0037, Wake County Registry (Highwoods); 1706 61 6906 as shown in Book 01493, Page 0205, Wake County Registry (Wake County Board of Education); and 170651 3889 as shown in Book 12278, Page 0824, Wake County Registry (Sun Life).

SETBACKS / HEIGHT: This plan conforms to all minimum setback standards. Front yard = 76', rear yard = 69', front / rear aggregate = 145', side yard = 45'and 78', side yard aggregate = 123'. This plan conforms to maximum height standards in this zoning district and the 40' maximum height stipulated in zoning condition # 2.

PARKING: Off-street parking conforms to minimum requirements: 61 spaces required, based on one parking space per 300 square feet of building. 63 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 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	40' Type A	30' with fence
North	10' Type D	7' (off-site easement) In conjunction with a 5'-25' wide planting strip

In accordance with 10-2082.9(g)(1)c. and 10-2082.9(g)(3)b., the applicants are using a closed fence or wall and reducing the width of the required western

transitional protective yard by 10 feet down to a 30' wide Type A transitional protective yard. In accordance with 10-2082.4(a), the applicants are proposing an alternate method of requirement for the 10' Type D transitional protective yard adjacent to the church parcel to the north. A 7' landscaping easement is proposed on the property to the north in conjunction with the 5'-25' planting strip along the north side of the building. The two properties share a common driveway off of Six Forks Road. The proposed landscape easement is on the Church's side of the shared driveway.

TREE CONSERVATION: This site is less than 2 acres, along a thoroughfare, and does not contain a basal area of thirty square. 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) of .29 and lot coverage of 16.5% conform to the maximum zoning district standards of .75 FAR and 25% lot coverage.

PHASING: This is a one phase 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.
Six Forks Rd.	½ 110'	N/A	15'
Northbrook Dr.	60' (existing)	Fee-in-lieu for ½ 41' B/B	N/A

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 Six Forks Road. This site is presently served by the existing transit system via CAT Route #8 Northclift.

URBAN FORM: This site is located in the North Hills planning district on a primarily nonresidential thoroughfare. The subject property is also located immediately adjacent to the northern extent of the North Hills City 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

Consider reducing the density of vegetation along the south wall in order to allow more of the building to show, viewed from Northbrook Drive.	We are complying with the recommendation by taking out every other Crape Myrtle along the south building wall. This will leave 3 Crape Myrtles. The Crape Myrtles selected are small growing (10-12' in height) and will provide some verticality between the curb and building and also will provide some "branching" for viewing from inside the building.

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: There is no proposed refuse collection facility, as the majority of the bank's waste is considered personal and confidential. As such, waste materials will be stored inside the building and collected on a regular basis. Refuse collection will be by means of a private contractor.

CIRCULATION: Proposed street improvements shall conform to normal City construction standards. There is one driveway proposed from Northbrook Drive and one driveway proposed from Six Forks Road which is shared with the church parcel to the north and west. That same joint driveway easement (D.B. 1464, Pg. 284) also provides the site access to Terry Street to the west.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. A sidewalk is required along both sides of Six Forks Road and Northbrook Drive and provided for on the preliminary plans. Connections to the public sidewalk system are provided on both Six Forks Road and Northbrook Drive.

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. Site is proposing to meet detention requirements of part 10, chapter 9 through the use of underground pipe detention. Site is proposing to meet nitrogen requirements of part 10, chapter 9 with a sand filter and a one time buydown to NCEEP.

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.