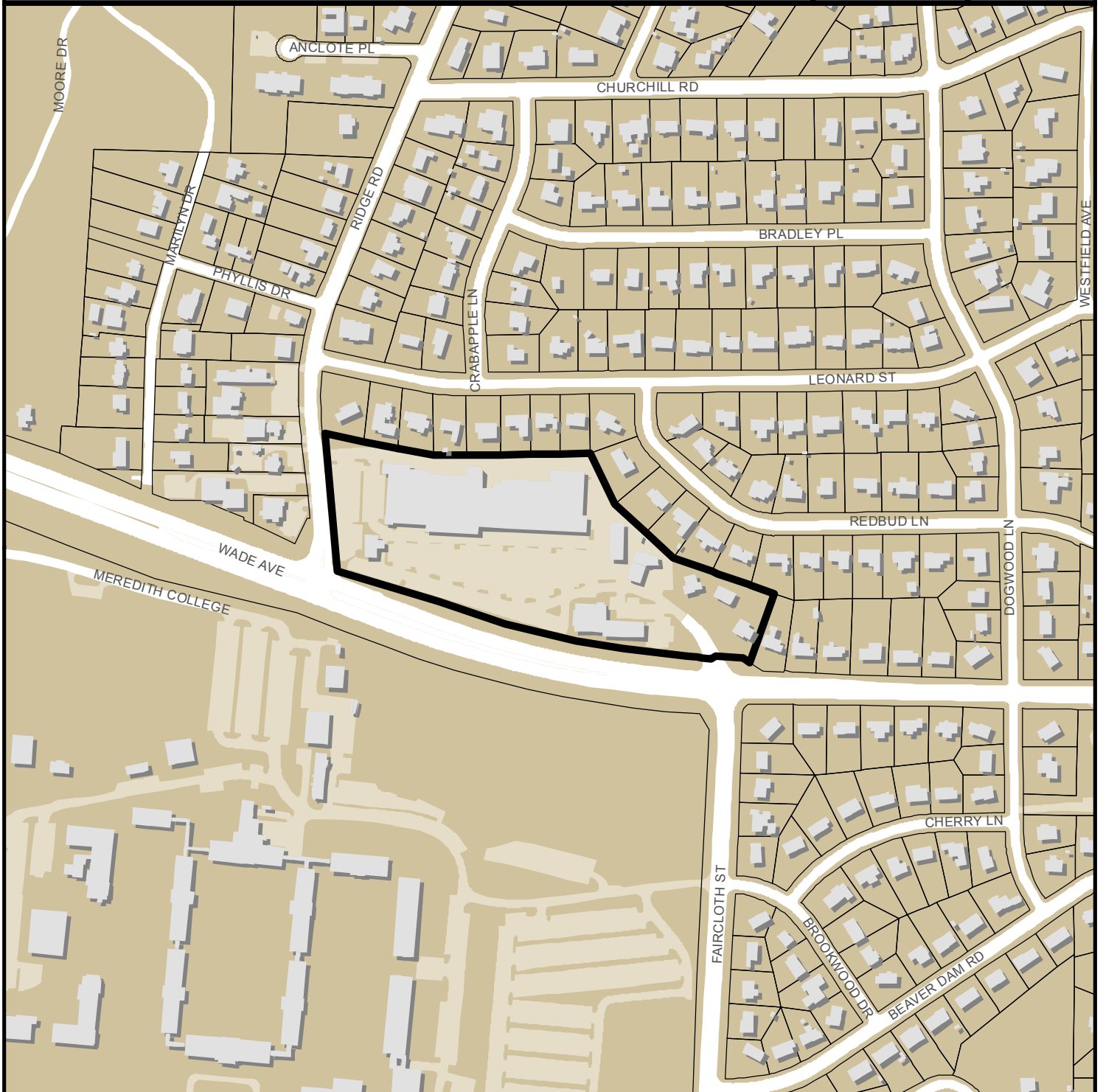


RIDGEWOOD SHOPPING CENTER SP-12-2016



0 300 600 Feet

Zoning: **SC & SC CUD**
CAC: **Glenwood**
Drainage Basin: **Beaverdam Creek**
Acreage: **9.85**
Square Feet: **111,828**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **Ridgewood
Shopping Center**
Phone: **(919) 787-2599**





**Certified Action
of the City of Raleigh Planning Commission**

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

Case File / Name: SP-12-16 / Ridgewood Shopping Center

General Location: This site is located on the north side of Wade Avenue, between Faircloth Street and Ridge Road.

Owner: Ridgewood Shopping Center, LLC

Designer: John A Edwards & Company

CAC: Glenwood

Nature of Case: An expansion to an existing shopping center to include demolition of a 2,680 square foot building and construction of a new mixed use building consisting of 14 structured parking spaces, 10,037 square feet of retail space, and 11,122 square feet of office space. The site is 9.86 acres and zoned Shopping Center and Shopping Center Conditional Use District. The site is located within 400 feet of a residential use. This plan was submitted prior to February 14, 2016 and is subject to the regulations of the legacy Part 10 code.

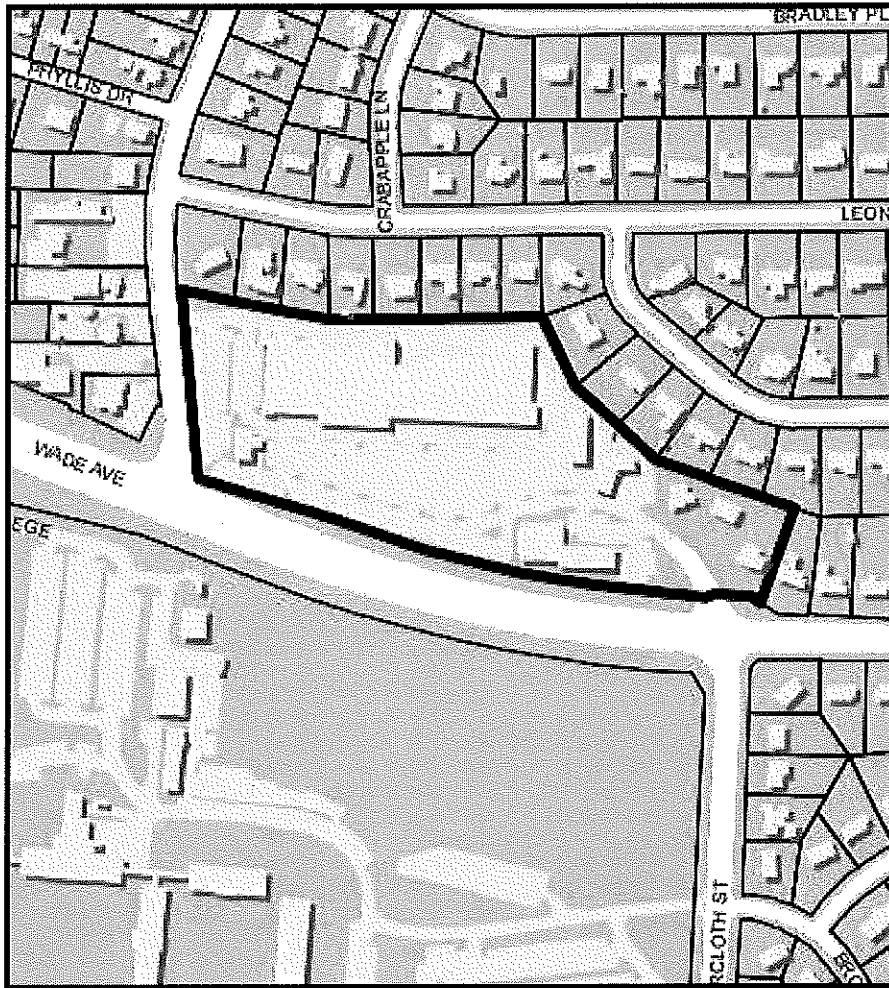
Key Issues: As presented, staff finds that this plan conforms to Code standards and adopted land use policies. Planning Commission has authority to approve the proposed new building setbacks (35' at closest to the rear property line) per Code Section 10-2041(d)(2).

Contact: Johnny Edwards

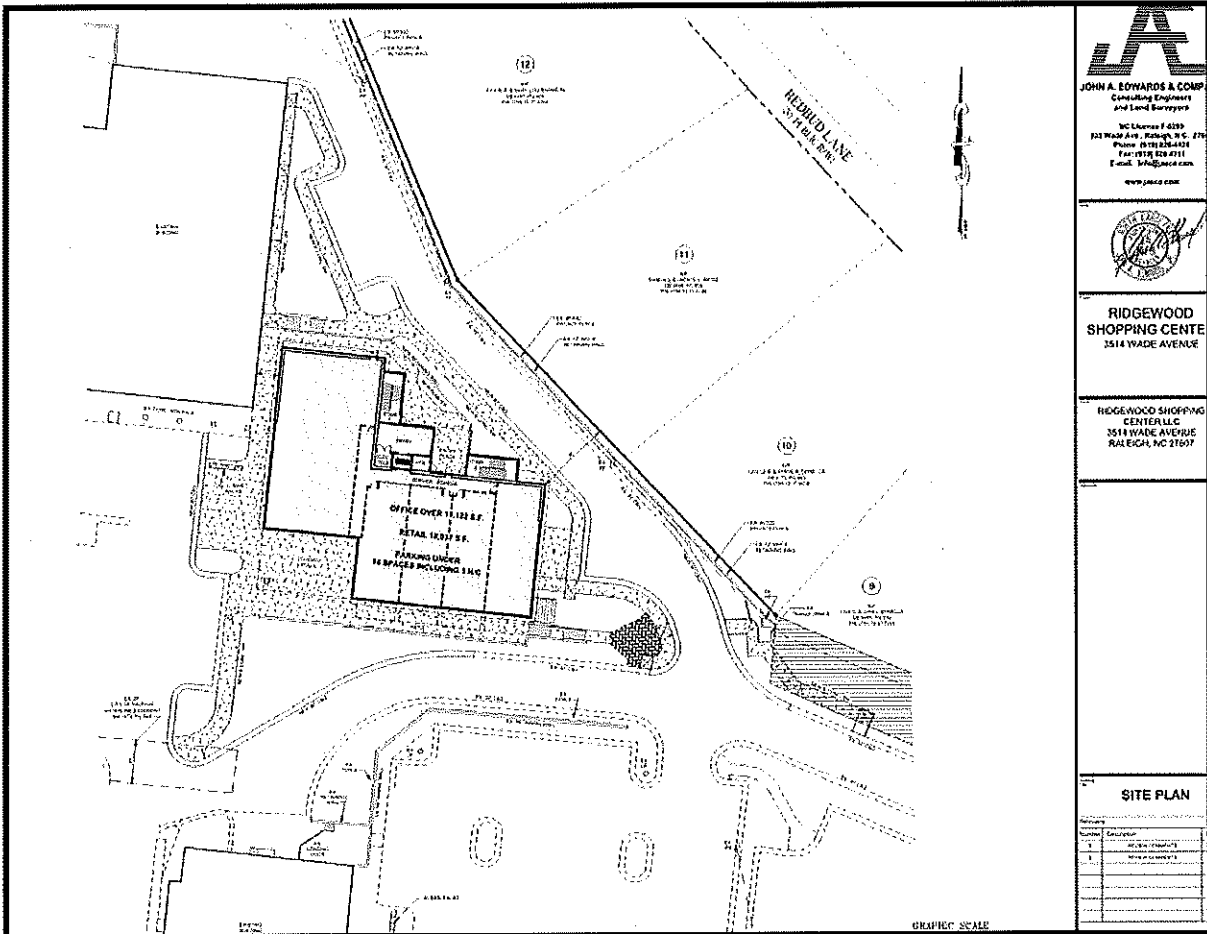
Design Adjustment: A Design Adjustment has been approved by the Engineering Services Director for this project for an alternate streetscape along Ridge Road.

**Administrative
Alternate:**

An Administrative Alternate has been approved by the Planning Director for an alternate streetscape along Wade Avenue.



SP-12-16 Location Map



JOHN A. EDWARDS & COMPANY
 Consulting Engineers
 and Land Surveyors
 NC License # 4239
 101 Wade Ave., Raleigh, NC 27601
 Phone: (919) 226-6400
 Fax: (919) 226-4711
 E-mail: info@jaec.com
 www.jaec.com

RIDGEWOOD SHOPPING CENTER
 1514 WADE AVENUE
 RALEIGH, NC 27607

SITE PLAN

NO.	DESCRIPTION
1	EXISTING BUILDING
2	NEW BUILDING
3	EXISTING PARKING
4	NEW PARKING
5	EXISTING DRIVEWAYS
6	NEW DRIVEWAYS
7	EXISTING UTILITIES
8	NEW UTILITIES
9	EXISTING LANDSCAPE
10	NEW LANDSCAPE

SP-12-16 Preliminary Site Plan

SUBJECT: SP-12-16 / Ridgewood Shopping Center

**CROSS-
REFERENCE:** N/A

LOCATION: This site is located on the north side of Wade Avenue, between Faircloth Street and Ridge Road., inside the City Limits.

PIN: 0794372031

REQUEST: This request is to approve a 21,159 square foot mixed use building with 14 structured parking spaces on a 9.86 acre site, split zoned Shopping Center (SC) and Shopping Center Conditional Use District (SC CUD). 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 with the following conditions of approval this request conforms to Part 10, Chapter 2, Sections 10-2041 and 10-2132.2, Part 10A (Unified Development Ordinance) Articles 8, and 9. This approval is based on a preliminary plan dated 11/17/16, owned by Ridgewood Shopping Center, LLC, submitted by John A Edwards & Company.

**ADDITIONAL
NOTES:** This application was filed prior to February 14, 2016. The applicant has requested the site plan be reviewed under the legacy Part 10 code.

**VARIANCES /
ALTERNATES:** A Design Adjustment for streetscape on Ridge Road and Administrative Alternate for streetscape along Wade Avenue have been approved for this project (see attached).

To PC: 12/13/16


Case History: xxxxx

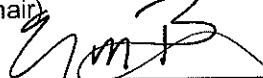
Staff Coordinator: Justin Rametta

Motion: xxxxx
Second: xxxxx
In Favor: xxxxx
Opposed: xxxxx

Excused: xxxxx

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: 1/10/17

date: 1/10/17





Staff Report

**RECOMMENDED
ACTION:** Approval with Conditions

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

- (1) That the Planning Commission finds that this site plan meets the standards of Code section 10-2132.2(d);
- (2) That the Planning Commission approves the proposed building setbacks for the proposed construction as shown on the preliminary plan in accordance with Code section 10-2041(d)(2);

Administrative Actions:

Prior to issuance of a grading permit for the site:

- (3) That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

Prior to issuance of building permits:

- (4) That ½ of the required right of way for Ridge Road is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;
 - (5) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees on Ridge Road, is paid to the Engineering Services Department;
 - (6) That a demolition permit be issued for any existing structures to be removed from the site;
 - (7) That a tree impact permit is obtained for street tree plantings in the public right-of-way;
 - (8) That a fee-in-lieu of construction is paid for 1' of sidewalk along the property's Wade Avenue frontage.
-

ZONING:

ZONING DISTRICTS: Shopping Center and Shopping Center Conditional Use District. Ordinance 787ZC651 Effective 9/2/10. The following conditions apply to only the eastern most portion of the lot (approximately .9 acres) as shown on the zoning map. The improvements to the site are proposed in the non-CUD areas.

Z-16-10 Conditional Use – Wade Avenue - located on the north side, at its intersection with Faircloth Street, being Wake County PIN 0794-36-6962, 0794-36-7848 and 0794-36-8823. Approximately 0.9 acre rezoned to Shopping Center Conditional Use District.

As used herein, the "Property" refers to those certain tracts or parcels of land containing approximately 0.9 acres located on the north side of Wade Avenue at its intersection with Faircloth Street in Raleigh, North Carolina, having Wake County PIN 0794-36-6962 (Bk 1879, Pg 30, Wake County Registry), 0794-36-7848(Bk 10178, Pg 1190) and 0794-36-8823 (Bk 12166, Pg 2138).

(a) Unless otherwise indicated, terms used herein shall have the meaning proscribed for them in City Code Section 10-2002.

(b) Permitted Uses. Only the following uses shall be permitted upon the Property:

- all uses permitted in the Residential-4 district;
- parking facility - principal use - parking lot (not including any parking decks);
- access drives and associated features, including sidewalks, curb and gutter, utility lines, and related improvements

(c) Site Lighting. All outdoor pole-mounted light fixtures shall be "Full Cut-Off" design and directed away from residential properties. Light level at the perimeter property line adjacent to residential-use property shall be no more than four-tenths (4/10's) of a foot candle.

(d) Trash. No trash or recycling storage facility (dumpster, roll-out carts, etc.) shall be permitted on the Property. Notwithstanding the foregoing, convenience or courtesy trash receptacles with a maximum capacity of 20 gallons shall be allowed.

(e) Sidewalk. Prior to the recordation of a subdivision plat or issuance of certificate of occupancy for any zoning or building permit, whichever event shall first occur, the owner shall construct and install a minimum five feet (5') wide sidewalk which will connect Ridgewood Shopping Center (Wake County Deed Book 10806, Page 1802, Wake County Registry) to the Wade Avenue right-of-way.

(f) Transitional Protective Yard (TPY) Buffer. As used in this condition, "Adjacent Residential Properties" shall mean and refer to the tracts of land located at 3439 Redbud Lane (having Wake County Parcel Identification Number 0794-37-7004; and described in Deed Book 6465, Page 542 of the Wake County Registry), 3431 Redbud Lane PIN 0794-37-7090; DB 10322, PG 1330) and 3429 Redbud Lane (PIN 0794-36-8997; DB 9232, PG 679). At the common boundary of the Property and the Adjacent Residential Properties, there shall be installed and maintained a Transitional Protective Yard including the following minimum elements:

1. At least fifty percent (50%) of all City Code required TPY trees shall be increased at time of installation from 2" caliper /8' height (minimum) to 3.5" caliper/14' height. If multi-stem trees are utilized, the minimum caliper shall be waived, and only the 14' height standard provided.
2. At least fifty percent (50%) of all City Code required TPY shrubs shall be increased size at time of installation from 18" height (minimum) to 30" height.
3. The composition of trees located in this Transitional Protective Yard(s) shall be no less than fifty percent (50%) evergreen species.
4. No more than thirty percent (30%) of City Code required TPY trees may be multi-stem trees, and no City Code required TPY trees may be crape myrtles.

(g) Access to Wade Avenue. Upon redevelopment, access to the Property from Wade Avenue shall be limited to a single curb cut.

(h) Building Height. The maximum height for any structures built upon the Property shall be as provided in the Residential-4 district, except if a more restrictive standard is required by the Shopping Center district.

(i) Residential Density. No more than four (4) dwelling units per acre shall be permitted upon the Property,

(j) Fence Along Northern Boundary. Prior to the issuance of any certificate of occupancy or zoning compliance for the Property, the owner shall construct and install on the Property a six (6') foot high solid wood or vinyl fence within five (5') feet of the common property lines along those portions of the Property adjacent to and abutting the following parcels: (1) 3429 Redbud Lane; (2) 3431 Redbud Lane and (3) 3439 Redbud Lane.

(k) Site Signage.

1. *Ground high profile signs* (as defined by Section 10-2002 of the City Code) shall be prohibited upon the Property.

2. Subject to the provisions of subsection (k)1. hereof; any sign permitted upon the Property shall only identify the shopping center (with no tenant names, unless the shopping center bears a tenant name). It is not the intent of this condition that only tract identification signs (as described in Section 10-2083.2) be permitted upon the Property,

(l) Site Plan Approval by Planning Commission. Any site plan for nonresidential use(s) or use(s) accessory to a nonresidential use shall be reviewed by the Planning Commission in accordance with the provisions of Section 10-2132.2(c) of the City Code (unless the City Code requires approval by the City Council, in which case the City Council shall review in accordance with the provisions of Section 10-2132.2 (b)).

**SETBACKS /
HEIGHT:**

The minimum setbacks in the Shopping Center District are determined at the time of Planning Commission site plan approval. The proposed building is 35' from the nearest (eastern) property line. Proposed height of the building is 30'.

PARKING:

Off-street parking conforms to minimum requirements: 449 spaces required for the overall shopping center, based on 1 parking space per 250 square feet of gross floor area. 493 vehicular spaces are provided along with 23 bicycle parking spaces.

LANDSCAPING:

Vehicular surface area landscaping in conformity with Section 10-2082.6 is shown. This is a medium impact use under Section 10-2082.9. As this expansion is less than 25% of the floor area on the property, no new transitional protective yards are required for this project. Existing square footage is 93,349 square feet. Proposed net increase is 18,479 square feet, or 19.8%. Existing transitional protective yards on site shall remain.

**TREE
CONSERVATION:**

This site is subject to Article 9.1, Tree Conservation; however, no qualifying tree conservation areas exist on the site.

PHASING:

Not applicable.

**UNITY OF
DEVELOPMENT:**

This development will be subject to the existing Unity of Development guidelines for the shopping center.

**COMPREHENSIVE
PLAN:**

GREENWAY:

There is no greenway on this site.

**STREET
PLAN MAP:**

Dedication of right-of-way for the following streets is required by the Street Plan Map of the Comprehensive Plan.

Street Name	Designation	Existing R/W	Proposed R/W	Existing B to B	Proposed B to B	Slope Easement
Wade Avenue	Avenue 6-Lane, Undivided	Variable	Variable	Variable	Variable	N/A
Ridge Road	Avenue 2-Lane, Undivided	60'	½ 64'	Variable	Variable	N/A

TRANSIT:

This site is presently served by the existing transit system. This area is served by GoRaleigh Route 4, Rex Hospital. There is an existing bus stop on Ridge Road.

**COMPREHENSIVE
PLAN:**

This site is located in the Glenwood Citizen Advisory Council, in an area designated for Neighborhood Mixed Use development.

**HISTORIC /
DISTRICTS:**

The existing building is not a designated Historic Structure. This site is not located in or adjacent to a designated Historic District.

**APPEARANCE
COMMISSION:**

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

<u>Comment</u>	<u>Response</u>
The Commission applauds the applicant for providing a good addition to the existing shopping center.	We appreciate the guidance that the Appearance Commission provided.
The Commission commends the applicant for integrating vertical mixed use into the design.	We appreciate the guidance that the Appearance Commission provided.
The Commission recommends using a living wall type of green screen for the proposed green screen shown on the south elevation.	The revised plans incorporate green screen in response to the recommendation.
The Commission recommends using a high quality material for the proposed stone type veneer shown on the elevations.	The material selection will reflect the recommendation.

**SUBDIVISION
STANDARDS:**

LOT LAYOUT: This proposal is on an existing 9.86 acre lot. No new lots are proposed with this development.

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 service by private contractor to be provided.

**BLOCKS / LOTS /
ACCESS:**

Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO. No new streets are proposed with this development.

**STREETSCAPE
TYPE:**

The applicable streetscape is commercial. A fee in lieu for 1' of sidewalk along Wade Avenue is required to supplement the existing 5' sidewalk. As Wade Avenue is an NCDOT street, a 15' Type C2 street yard would typically be required. The Planning Director has approved an Administrative Alternate to this requirement to allow a combination of existing trees and plantings to meet the

street tree requirement. Construction of a 6' sidewalk is proposed along Ridge Road. A Design Adjustment has been approved by the Engineering Services Director to allow a reduced planting strip size (4') with understory trees to meet the street tree requirement.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. A 5' sidewalk currently exists on Wade Avenue. A 6' sidewalk is being constructed along the property's Ridge Road frontage.

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

**STORMWATER
MANAGEMENT:** This site is subject to stormwater management controls in accordance with Article 9 chapter 2 of the Unified Development Ordinance. This project is proposing a net reduction of impervious surface therefore no additional stormwater or nitrogen reduction controls are required.

**WETLANDS
/ RIPARIAN
BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.

**OTHER
REGULATIONS:** Developer shall meet all other applicable City requirements of Code Part 10 and 10A (Unified Development Ordinance).



Planning and Development Director Action

Administrative Alternate Findings:

UDO Sec. 7.2.3. Administrative Alternate Findings (Landscaping and Screening)

The Planning and Development Officer may in accordance with Sec. 10.2.17, may approve an administrative alternate subject to all of the following findings:

1. The approved administrative alternate meets the intent of the landscaping and screening regulations;

Staff response: The proposed planting plan along Wade Avenue is a meaningful and well-designed alternative that provides screening and buffering and integrates new planting material into the existing context. The proposed alternate planting does not interfere with safe vehicular and pedestrian circulation on the site.

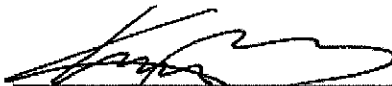
2. The approved administrative alternate conforms with the Comprehensive Plan and adopted City plans;

Staff response: The proposed administrative alternate conforms to several Comprehensive Plan policies, including LU 5.6 Buffering Requirements, T 2.9 Curb Cuts, and UD 1.8 Tree Planting and Preservation.

3. The approved administrative alternate is considered equal or better to the standard;

Staff response: With the preservation of the existing screening and buffering and the additional proposed planting material, the proposed administrative alternate is considered equal or better to the standards of the Type C2 Street Protective Yard.

Decision The Planning and Development Director finds that the requested alternate generally meets the findings enumerated in the Unified Development Ordinance



Signature

11 - 15 - 2016

Date



Planning & Development

Public Works
Transportation Field Services
One Exchange Plaza
Suite 300
Raleigh, NC 27602
www.raleighnc.gov

Public Works Design Adjustment Application

The purpose of this request is to seek a design adjustment from the Public Works Director for a specific project only and if granted may be given with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 of the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sections 8.3.6 and 8.4.1.E of the UDO.

Project	Project Name RIDGEWOOD SHOPPING CENTER EXPANSION	
	Case Number SP-12-16	Transaction Number 461992

Owner	Name RIDGEWOOD SHOPPING CENTER, LLC (attn: ANDREW TECHET)	
	Address P. O. BOX 18726	City RALEIGH
	State NORTH CAROLINA	Zip Code 27619-9726
		Phone 919.787.2599

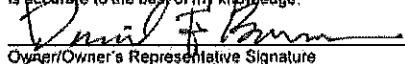
Applicant	Name DAVID BROWN		Firm WITHERSRAVENEL
	Address 131 1/2 SOUTH WILMINGTON STREET		City RALEIGH
	State NORTH CAROLINA	Zip Code 27601	Phone 919.535.5201

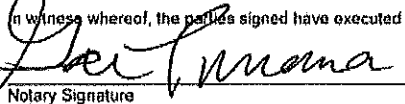
*Applicant must be a Licensed Professional (Engineer, Architect, Surveyor, or Contractor)

Design Adjustment Request	Code Section Referenced ARTICLE 8.5 "EXISTING STREETS": REQUEST REDUCTION FOR EX. STREET TREE LAWN DIMENSION
	Justification
	<p>The location of the plantings in the proposed four foot (4') tree lawn allow for the voluntary construction of a sidewalk in the Ridge Road public R/W. Due to the Duke Energy restrictions for tree height/species, a small-scale tree is required for this location. The reduced dimension for the tree lawn is compatible with the size of tree (1.5" Caliper, Minimum) that will be planted under the 3-phase overhead electric.</p> <p>The reduced tree lawn and proposed plantings proposed for Design Adjustment conform to the Comprehensive Plan and adopted city plans. We believe the adjustment request is compatible with the following policies in the 2030 Comprehensive Plan:</p> <ul style="list-style-type: none"> • Policy EP 5.3 (Canopy Restoration) • Policy EP 5.4 (Tree Selection) • Action 5.4 (Utility Coordination)

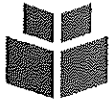
*Please include any additional supportive documents (Plan sheets, aerials, etc.) along with this application. It is the applicant's responsibility to provide all pertinent information required for consideration.

By signing this document I hereby acknowledge the information on this application is accurate to the best of my knowledge.


 Owner/Owner's Representative Signature 2016-11-30
 Date

In witness whereof, the parties signed have executed this document on this date.

 Notary Signature 11/30/16
 Date

GINA TIMMERMAN NOTARY PUBLIC WAKE COUNTY, NC My Commission Expires 9-27-2021



WithersRavenel

Our People. Your Success.

November 28, 2016

Mr. Justin Rametta, Planner
Development Services Department
City of Raleigh
P.O. Box 590
Raleigh, North Carolina 27602

RE: RIDGEWOOD SHOPPING CENTER – 8 STANDARDS (SP-12-16)

Justin:

We have prepared the following response to the City of Raleigh's 8 Site Plan Standards for the Planning Commission review of the above referenced project:

City of Raleigh 8 Site Plan Standards:

- (1) The site plan protects the public from unsafe or inefficient vehicular circulation, parking, and loading/unloading operations. The site plan considers, among other things:**
 - a. The physical character of adjacent and surrounding roads;
There are no changes to perimeter features resulting from the proposed expansion of the shopping center. The proposed plan will improve upon the existing conditions of the site layout.**
 - b. Nearby median openings or intersections and stub streets;
There are no changes to the location or type of driveway serving the property. The plan proposes to widen the existing Ridge Road driveway to facilitate vehicle stacking and improve the turning movement for vehicles entering and leaving the property.**
 - c. The classification of streets and plans for future improvements;
The proposed expansion of the shopping center does not involve any changes to street typology or street improvements. The right-of-way dimensions for both adjacent streets is compliant with current City of Raleigh standards.**
 - d. Proximity to pedestrian generators such as schools, transit stops and facilities, parks and greenways;
The property is immediately adjacent to the House Creek Trail Greenway, along with sidewalks in the Wade Avenue and Ridge Road right-of-way. Transit service is available on both Wade and Ridge. Two public schools are located within one mile of the property.**
 - e. The accident experience near the site;
The vehicular accident data does not reveal any unusual accident crash data for the types of street adjacent to the property, traffic volumes and posted speed limits.**

- f. **Bicycle, pedestrian and transit access and circulation;**
The property is immediately adjacent to the House Creek Trail Greenway, along with sidewalks in the Wade Avenue and Ridge Road right-of-way. Transit service is available on both Wade and Ridge.
 - g. **Traffic volumes existing and projected from approved site plans;**
It is our opinion that the proposed expansion has no significant impact on traffic volumes for both Wade Avenue and Ridge Road. The City of Raleigh did not request a Traffic Impact Analysis.
 - h. **Interference with any other driveway;**
There are no changes to the location of the two existing driveways serving the property, and it is our opinion that these driveways do not interfere with other driveways.
 - i. **Response time of nearby emergency services such as fire and hospital;**
There are three nearby City of Raleigh Fire Stations within easy access of the property. Rex Hospital is located approximately two (2) miles from the subject property.
 - j. **The character of the traffic to be generated from the site; and**
The character of traffic generated by the expansion is similar in nature to the existing land use on the subject property.
 - k. **Opportunities to enhance street, parking lot and sidewalk connectivity.**
The proposed project will provide a missing segment of sidewalk along the Ridge Road frontage. This leg of sidewalk will complete the sidewalk along the east-side of Ridge Road, and provide a connection to the Wade Avenue sidewalk.
- (2) The site plan is in accordance with the general plans for the physical development of the City as embodied in the Comprehensive Plan, Redevelopment Plans, Streetscape Plans, manuals, handbooks or other *City Council* - adopted plans and standards.
It is our opinion that the proposed expansion is compliant with the major components of the 2030 Comprehensive Plan. The layout of the expansion is consistent with the City of Raleigh Street Design Manual and the Raleigh Bike Plan Update.
- (3) The site plan contains adequate measures to protect the development and other properties, including public corridors and facilities, from adverse effects expected from the proposed development or expansions to the existing development, including without limitation those associated with:
- a. **Stormwater;**
Active Stormwater Management device is operating on the subject property. The proposed layout provides a net reduction of impervious area compared to existing condition.
 - b. **Air or water pollutant discharges,**
Active Stormwater Management device is operating on the subject property. The proposed land use is not associated with air or water pollutant discharges.

- c. Noise, light and odor;**
The proposed layout accommodates concerns of adjacent neighbors by placing parking under the building to minimize surface parking. The layout of the building places office use on the 2nd floor, and incorporates reduced window glazing on the north elevation adjacent to single family dwellings. The existing trash facility located near the Bruegger's Bagel shop will also serve the proposed building expansion.
 - d. Access to air and light;**
The proposed building will have generous access to air and light, and will not restrict air and light access for adjacent neighbors.
 - e. On and off-street parking;**
No on-street parking is currently allowed along the street frontages adjacent to the property. Off-street parking is in conformance with City of Raleigh standards.
 - f. Dust, smoke and vibration;**
The proposed land use does not generate dust, smoke, or vibration.
 - g. Hours of operation; and**
The hours of operation for the building expansion match the existing shopping center operation.
 - h. Site conditions that may foster unsafe or unlawful activities.**
The layout of the site expansion does not foster unsafe or unlawful activities. The recent parking expansion and modification to the Wade Avenue driveway greatly enhanced pedestrian and vehicle safety through the site.
- 4) The site plan contains adequate measures to mitigate the impact of the development on nearby residential neighborhoods from incompatible characteristics such as:**
- a. Building scale;**
The proposed building expansion is limited to a small footprint and only two (2) story height.
 - b. Architectural character;**
The architectural character of the expansion is compatible to the on-going renovation of the entire shopping center.
 - c. Landscaping;**
Landscaping of the expansion is compatible with the master landscape plan developed for the parking area expansion. The Appearance Commission recommended approval of the landscape plan associated with the proposed expansion.
 - d. Amount and placement of impervious surfaces;**
The proposed site layout provides a net reduction to impervious surface area. An existing stormwater management facility will continue operation.

- e. **Placement of structures and vehicular surface areas; and**
Existing parking areas and access driveways have been retained; proposed building expansion has been carefully sited in response to those existing site features.
 - f. **Orientation of uses and entranceways.**
The building facades have been carefully planned, retail entrances and storefronts are in line with the existing shopping center and face Wade Avenue. The proposed building has direct access to the existing sidewalk system.
- (5) The site plan coordinates with existing and planned public facilities such as:
- a. **Stormwater drainage structures;**
The existing stormwater management system will continue to operate, the proposed expansion provides a direct reduction to impervious surface area – no issues noted.
 - b. **Public utilities;**
The proposed building expansion will utilize existing public water and sewer services – no issues noted.
 - c. **Streets, sidewalks and on-street parking;**
As previously mentioned, the proposed project will connect to existing sidewalks and greenway trails adjacent to the property. The proposed project will provide a missing segment of sidewalk in the Ridge Road right-of-way.
 - d. **Parks, greenways and recreational facilities;**
The property is adjacent to the House Creek Greenway Trail, and Hymettus Woods Park is located approximately one-half (1/2) mile to the east of the subject property.
 - e. **Fire stations and community service facilities;**
As previously discussed, adequate fire station access is provided by existing City of Raleigh facilities.
 - f. **Schools;**
Two public schools are located approximately one (1) mile from the subject property.
 - g. **Trash collection; and**
Trash collection for the proposed expansion is provided by an existing facility located away from adjacent properties.
 - h. **Transit stops and facilities.**
Transit stops are located adjacent to the subject property on both Ridge Road and Wade Avenue.

- (6) The site plan provides for a unified development within the site and with adjoining properties when such properties are either:
- a. Under similar ownership as the site,
The proposed expansion of the shopping center is located on the same, single parcel of the overall Ridgewood Shopping Center.
 - b. Are being developed in a coordinated manner with the site, or,
The proposed expansion is carefully planned to be compatible with the entire Ridgewood Shopping Center complex.
 - c. The site shares a common relationship with surrounding properties, where establishing similar architectural elements, landscaping, shared access street connectivity or signage will promote good order, convenience and safety.
The proposed site layout is oriented toward Wade Avenue, orienting the public face of the buildings toward the major street.

Situations a, b, and c may consist, among other things, of shared driveways, definitive streetscape character or block face, similar topography, both properties are located within a previously approved concept or master plan or within the same conditional use zoning ordinance.

- (7) The site plan complies with all street, sidewalk, open space, drainage, greenway, transit, utility and other public facility dedication and improvement requirements of Part 10, chapter 3 and applicable conditional use zoning ordinances.

It is our opinion that the proposed development is compliant with all City of Raleigh development standards.

- (8) The site plan conforms to previously approved subdivision plans for the site. The site plan meets all applicable Code requirements, and if there are conflicts between Code provisions the more restrictive shall be met.

It is our opinion that the proposed development is consistent with the approved subdivision for the subject property.

Sincerely,
WithersRavenel



David F. Brown, PLA, LEED AP
Director of Planning

Cc: Andrew Techet; Ted Van Dyke; Johnny Edwards