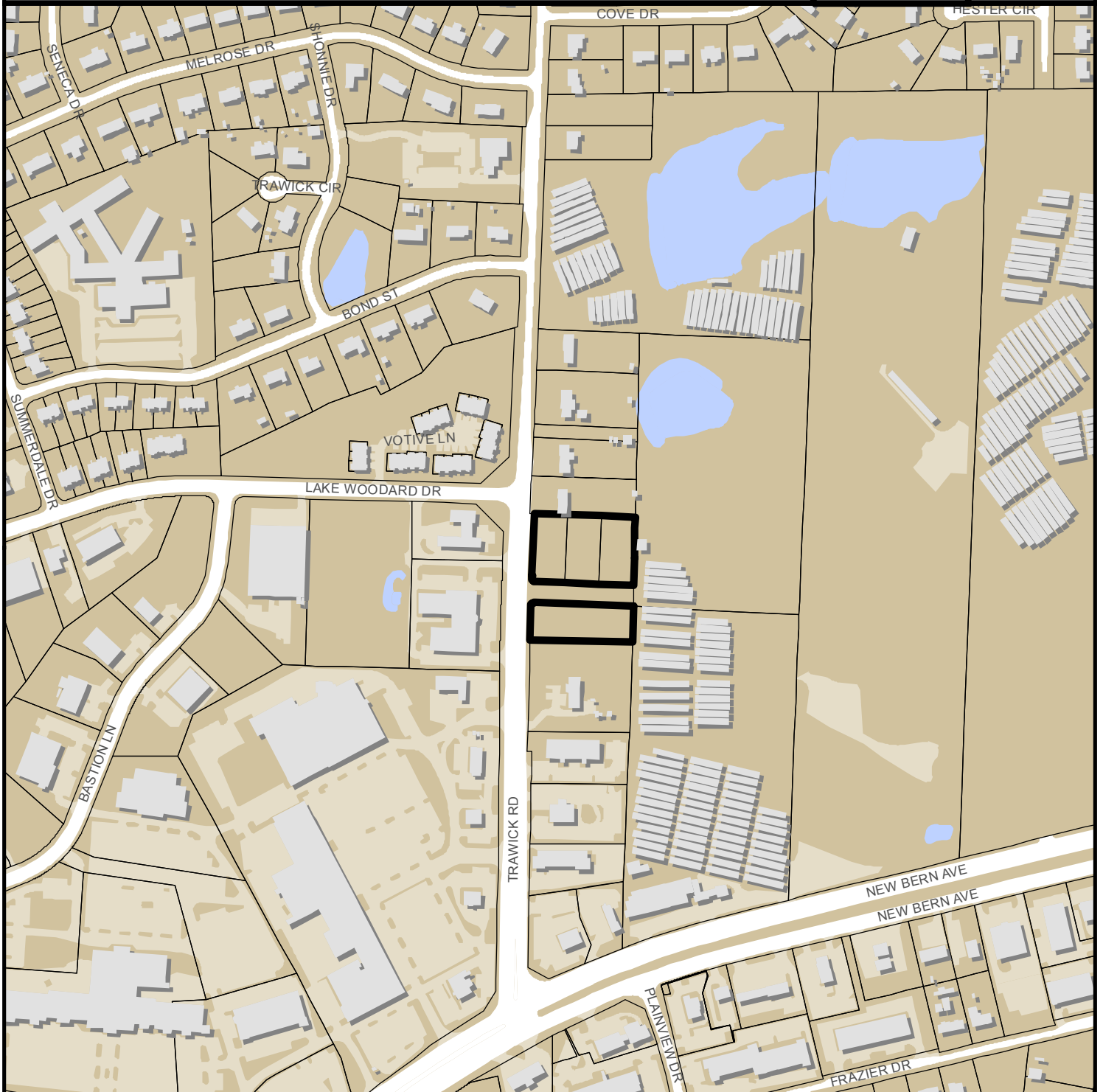


FAMILY DOLLAR - TRAWICK SP-13-2016



0 300 600 1,200 Feet

Zoning: **IND-1 CUD**

CAC: **Northeast**

Drainage Basin: **Marsh Creek**

Acreage: **2.52**

Square Feet: **8,320**

Planner: **Meade Bradshaw**

Phone: **(919) 996-2664**

Applicant: **Stronach, William**

Phone: **(919) 270-1750**





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-13-16 / Family Dollar - Trawick

General Location: Located on the east side of Trawick Road between New Bern Avenue and Lake Woodard Drive, outside the city limits.

Owner: Stronach Properties, Inc.
Designer: John A. Edwards and Associates

CAC: Northeast

Nature of Case: Construction of an 8,320 square foot retail establishment zoned Industrial-1 CUD. This proposal will involve the recombination of 3 parcels (Pin Number 1724563801, 1724564801, 1724565801) into one, 1.36 acre parcel. The lot south of Amber Lane (Pin Number 1724563599) will remain vacant to achieve stormwater compliance. Planning Commission approval is required because this is a retail use within 400' of a residential use.

This plan was submitted prior to February 14, 2016.

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

Design Adjustment: Two Design Adjustments have been approved by the Interim Public Works Director for this project, noted below.

1. A Design Adjustment was approved by the Interim Public Works Director from not meeting 8.3.2.A – Block Perimeters
2. A Design Adjustment was approved by the Interim Public Works Director from not meeting 8.5.1.G – Streetscape Type

Administrative Alternate: N/A



SUBJECT: SP-13-16

**CROSS-
REFERENCE:** Z-111-86

LOCATION: Located on the east side of Trawick Road between New Bern Avenue and Lake Woodard Drive, outside the city limits.

PIN: 1724563801, 1724564801, 1724565801, & 1724563599

REQUEST: Construction of an 8,320 square foot retail establishment zoned Industrial-1 CUD. This proposal will involve the recombination of 3 parcels (1724563801, 1724564801, 1724565801) into one, 1.36 acre parcel. The lot south of Amber Lane (Pin Number 1724563599) will remain vacant to achieve stormwater compliance. Planning Commission approval is required due to this being a retail use within 400' of a residential use.

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 10-2046 and 10-2132.2, Part 10A (Unified Development Ordinance) Articles 8, and 9. This approval is based on a preliminary plan dated 6/7/16, owned by Divine Gospel Mission International, submitted by John A. Edwards & Company.

**ADDITIONAL
NOTES:** This plan was submitted prior to February 14, 2016.

**VARIANCES /
ALTERNATES:**

1. A Design Adjustment was approved by the Interim Public Works Director from not meeting 8.3.2.A – Block Perimeters
2. A Design Adjustment was approved by the Interim Public Works Director from not meeting 8.5.1.G – Streetscape Type

To PC: June 7, 2016

Case History: N/A

Staff Coordinator: Meade Bradshaw

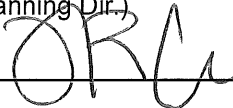
Motion: Swink
Second: Hicke
In Favor: Alcine, Braun, Fluhrer, Hicks, Jeffreys, Lyle, Schuster, Swink and Terando
Opposed: xxxxx

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 6/14/16

date: 6/14/16



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 for approval of Code Section 10-2132.2(d);
- (2) That one U-shaped bicycle rack is installed prior to building permit issuance;
- (3) That a wood, closed fence at least six feet in height along the northern property line from Trawick Road connecting to the building is installed prior to building permit issuance;

Administrative Actions:

Prior to issuance of a grading permit for the site:

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

Prior to approval of a concurrent review of Final Site Review and Infrastructure construction plans, or whichever is applicable:

- (5) That all applicable NCDOT permits and encroachments shall be obtained;
- (6) That a nitrogen offset payment must be made to a qualifying mitigation bank;
- (7) That construction plans for the shared stormwater devices be submitted and approved by the Public Works Department;
- (8) 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 10A Chapter 9 of the Unified Development Ordinance, 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:

- (9) That a surety is required for construction costs of public improvements which are not complete at building permit for site plans. For City-maintained facilities, the surety is 125% of estimated construction costs and 100% for NCDOT-maintained facilities;
- (10) That a recombination map is recorded recombining the three lots into one;

- (11) That Infrastructure Construction Plans are approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan;
- (12) That a 20' minimum radius of right-of-way at the Trawick Road and Amber Lane is dedicated to the City of Raleigh and a copy of the recorded map be provided to the City prior to building permit issuance;

- (13) That 4' of right-of-way along Amber Lane is dedicated, 10' x 30' slope easement, and 5' general utility placement easement is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;
- (14) That a variable width public sidewalk easement be recorded along Trawick Road and the deed be approved by the city prior to recordation;
- (15) That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device is paid to the Public Works Department;(For Subdivisions);
- (16) That an encroachment agreement for the stormwater drainage pipe under Amber Lane that carries private drainage to be located within the public right-of-way is approved by the City Council by separate action. An application for encroachment into the public right of way for the pipe located within the right of way as indicated on the preliminary plan, shall be submitted to the City's Encroachment Coordinator in the Public Works Department for review, and that the City Council approve the encroachment request. Following City Council approval of the encroachment, an encroachment agreement, prepared in accordance with Raleigh City Code Sections 12-1001 and 12-1021(a), shall be filed with the Public Works Department, and the encroachment agreement is to be recorded with the Wake County Register of Deeds. Maintenance of the encroachment shall be the responsibility of the owner;
- (17) That all stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements and the plats shall contain the following note: "All private storm drainage easements & stormwater measures will be maintained by the homeowner association;
- (18) That a street name for this development be approved by the Raleigh City Planning Department and by Wake County;
- (19) 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;
- (20) That a note be shown on all plats for recording that pin number 1724563599 (DB 015084 PG 02338) will have an impervious surface limitation of zero;
- (21) That a restrictive covenant governing the lot on the south side of Amber Lane (Pin Number 1724563599 DB 015084 PG 02338) being utilized for stormwater compliance for the development of the recombined parcel be approved by the City Attorney's office. This covenant shall be enforced by the owner of the recombined parcel and shall not be amended without the written consent of the city's stormwater engineer and the City Attorney;
- (22) That the developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of

constructing all stormwater control facilities shown on the development plans;

Prior to issuance of a certificate of occupancy for either lot:

- (23) That in accordance with Part 10A Section 9.2.2, an impervious surface as-built survey shall be reviewed and accepted by the City prior to final stormwater inspection approval; and
- (24) That in accordance with Part 10A Section 9.2.2, an as-built plan and certification any stormwater control device shall be reviewed and accepted by the City prior to final stormwater inspection approval or certificate;

ZONING:

ZONING DISTRICTS:

Z-111-86 Trawick Road, east side, between US 64 East and Lake Woodard Road Extension, being Parcels 335, 332, 333, 334, 331, 25 and 330, Tax Map 497, rezoned to Industrial-I Conditional Use.

Conditions:

The following uses shall be prohibited on the subject property: All uses prohibited in the Thoroughfare District pursuant to City Code Section 10-2045.1(4).

Code Section 10-2045.1(4) as written in 1986 prohibits the following uses:

- All uses not allowed in Industrial-1 zone
- Mining or quarries
- Open landfills
- Outdoor Rifle Ranges
- Storage yard for wrecked, dismantled or partially dismantled vehicles that are not stored for repair on the premise, or scrap or waste materials that are not an accessory use to a use allowed in this zone.
- Mobile Homes
- Billboards and outdoor advertising structures and signs

SETBACKS / HEIGHT:

This plan conforms to all minimum setback standards. Front yard = 140', rear yard = 54', front / rear aggregate = 194', side yard = 40' & 90', side yard aggregate = 130'. This plan conforms to maximum height standards in this zoning district. Proposed height of the building is 24'

PARKING:

Off-street parking conforms to minimum requirements: 41 spaces required, based on 1 parking space per 200 square feet of retail. 37 spaces are provided. A reduction of 4 (10%) off-street parking spaces for landscape planting area is being utilized.

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. Transitional protective yards are shown in compliance with City standards in the following locations:

<u>Location</u>	<u>Yard type required</u>	<u>Width proposed</u>
Northern Property Line	Type B	30'

TREE CONSERVATION: Tree conservation is not required for this development as the parcel is less than two acres in size, UDO Section 9.1.

DEVELOPMENT INTENSITY: There are no building lot coverage or floor area gross maximums in the Industrial-1 District

PHASING: Not applicable.

UNITY OF DEVELOPMENT: Not applicable.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

STREET PLAN MAP: Dedication of right-of-way and construction of the following streets are required by the Street Plan Map of the Comprehensive Plan. Dedication of right-of-way is not required.

Street Name	Street Classification	Existing R/W	Proposed R/W	Existing B to B	Proposed B to B	Slope Easment
Trawick Road	Avenue, 2-lane divided	80'	N/A	N/A	N/A	N/A
Amber Lane	Avenue, 2-lane undivided	60'	4'	N/A	36'	10' x 30'

A surety for the required improvements shall be provided in accordance with 8.1 of the UDO.

TRANSIT: N/A

COMPREHENSIVE PLAN: This site is located in the Northeast Citizen Advisory Council, in an area designated as community mixed use.

HISTORIC / DISTRICTS: N/A

**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 recommends adding plantings, including large-maturing trees, in the designated permanent open space to the south of Amber Lane	Sourwood and Tulip Trees were added
The Commission recommends adjusting the site layout in order to locate a planting area with a large maturing tree in front of the metal panel portion of the southern elevation	A landscape island was added with the planting of a Japanese Zelkova

**SUBDIVISION
 STANDARDS:**

- LOT LAYOUT:** The minimum lot size in Industrial-1 District is 5,000 square feet. The minimum lot depth in this zoning district is 70 feet. The minimum lot width of an interior lot in this zoning district is 45 feet. Lots in this development conform to these minimum standards.
- 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 to be provided by private contractor.
- CIRCULATION:** Proposed street improvements shall conform to normal City construction standards.
- BLOCKS / LOTS / ACCESS:** A design adjustment was approved by the Public Works Director for not meeting the block perimeter and will not be required to extend a public street through the site.
- STREETSCAPE TYPE:** The applicable streetscape is a commercial. Construction of a 6' wide sidewalk with a Type C2 yard is proposed along Trawick Road. A Design Adjustment was approved by the Public Works Director to not install trees within a 6' planting strip along Trawick Road. Construction of a 6' sidewalk and 6' planting strip is proposed with Amber Lane.
- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A sidewalk is required along both sides of Amber Lane and along the site's frontage of Trawick Road.
- 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 an underground detention system used to meet quantity and a buydown only used to meet quality. All impervious areas associated with the public improvements are addressed by the Family Dollar site (recombined lot). An impervious surface restriction of zero is placed on the parcel south of Amber Lane (pin number 1724563599 DB 015084 PG 02338) due to the construction of Amber Lane. The parcel south of Amber Lane is not allowed any impervious surface areas. The Family Dollar site has a maximum impervious surface area of approximately 1.13 acres.

**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).