



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-15-09 / NC Real Estate Commission - Addition

Owner: North Carolina Real Estate Commission
Designer: Hager Smith Design / Jimmy Thiem

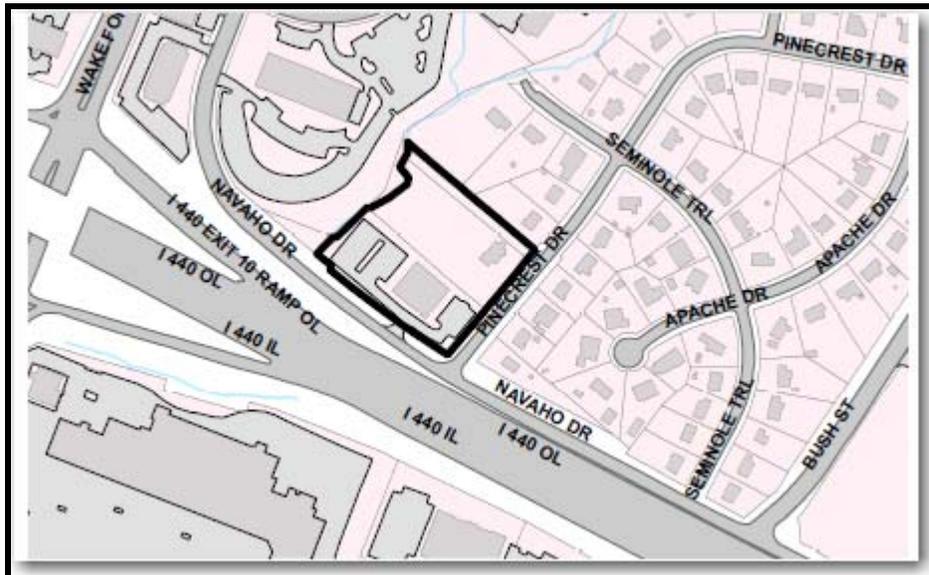
General Location: On the northwest corner of Pinecrest Drive and Navaho Drive

**Planning District
/ CAC:** North Hills / Falls of Neuse

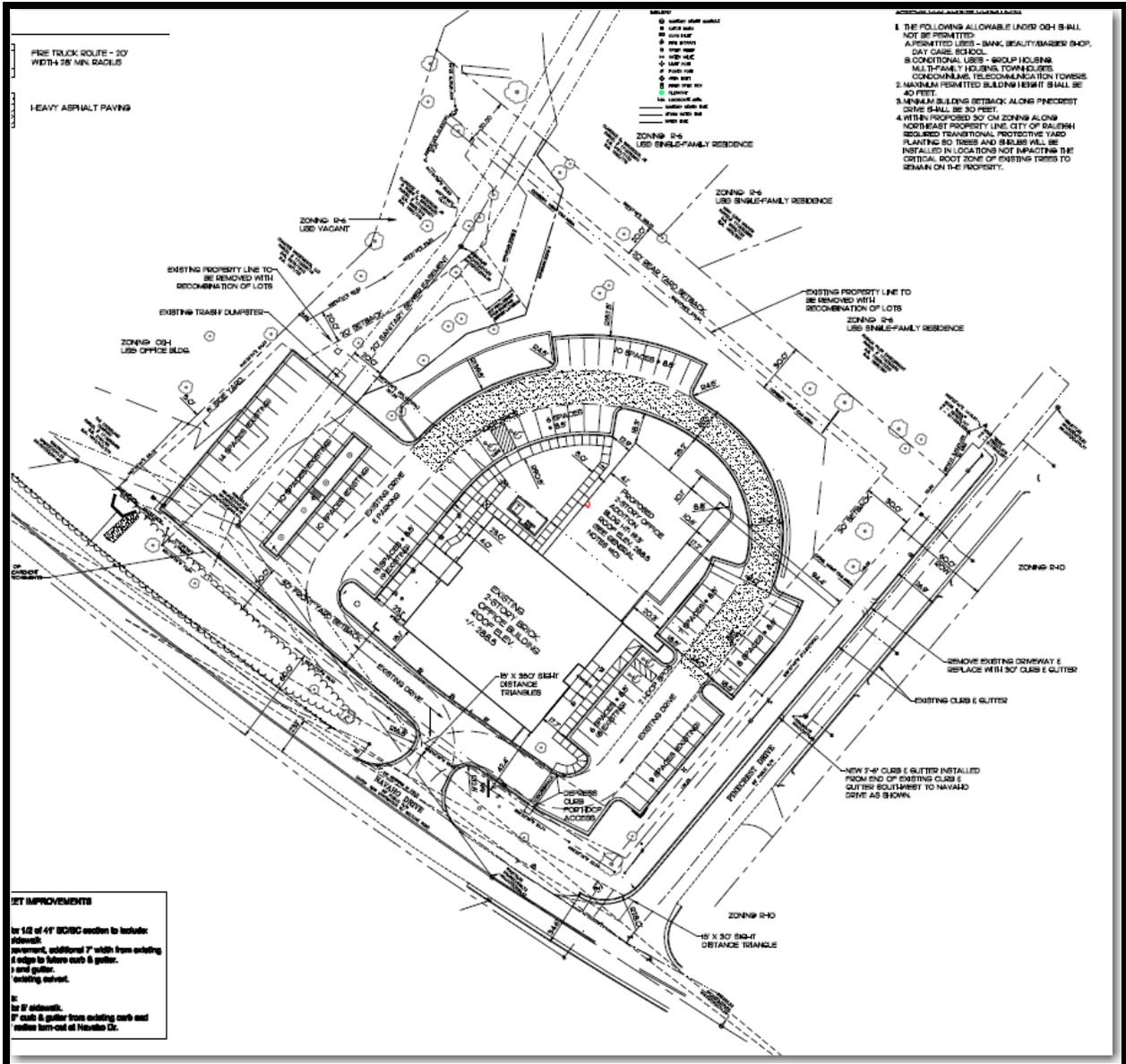
Nature of Case: Approval of an 11,306 square feet addition to an existing 17,454 square foot office building on 2.72-acres. Upon the completion of the expansion the size of the building on site will be 28,760 square feet. The property is zoned O&I-1 CUD, SHOD-2 and Conservation Management. As this proposed development is within 400' 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: HagerSmith Design, PA/Jimmy Thiem



Site location- NC Real Estate Commission -addition



SP-15-09 NC Real Estate Commission-addition

SUBJECT: SP-15-09 / NC Real Estate Commission - Addition

CROSS-REFERENCE: Z-49-08 & PA-5-87

LOCATION: This site is located on the northwest corner of Pinecrest Drive and Navaho Drive inside the City Limits.

REQUEST: Approval of an 11,306 square feet addition to an existing 17,454 square foot office building on 2.72-acres. Upon the completion of the expansion the size of the building on site will be 28,760 square feet. The property is zoned O&I-1 CUD, SHOD-2 and Conservation Management. The site is currently composed of three parcels to be recombined into one tract. This site is located within 400 feet of a residential use and zone and exceeds 25,000 square feet in size.

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 10-2030, 10-2035, 10-2059 and 10-2132.2, Chapter 3, Part 10, and Sections 10-3001-3059. This approval is based on a preliminary plan dated 4/28/09, owned by North Carolina Real Estate Commission, submitted by HagerSmith Design/Jimmy Thiem.

ADDITIONAL NOTES: There are no additional notes for this plan.

VARIANCES / ALTERNATES: N/A

To PC: June 9, 2009
Case History:

Staff Coordinator: Jacque Baker

Motion: Holt
Second: Haq
In Favor: Anderson, Bartholomew, Butler, Chambliss, Fleming, Gaylord, Haq, Harris Edmisten, Holt, Mullins, Smith, Vance

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: 6/10/09



date: 6/10/09



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 prior to the issuance of a grading permit, the final tree conservation plan must be approved by the Forestry Specialist in the Inspections Department. The plan must show metes and bounds descriptions of all tree conservation areas, and tree protection fence around all tree conservation areas. Tree protection fence must be located in the field and inspected by the Inspections Department. A copy of the approved plan is placed on file in the Planning Department;
- (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 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 or issuance of a building permit, whichever event comes first;

Prior to issuance of building permits in the Inspections Department:

- (4) That a recombination plat recombining the current three parcels into one be recorded to establish the proposed 2.72 acre parcel for this development as shown on the preliminary plan. A copy of the recorded plat must be provided to the Site Review Specialist in the Inspections Department;
- (5) That a fee-in-lieu of construction be paid in the Public Works Department for pavement, curb & gutter and one-half of a 5' sidewalk along the property frontage of Navaho Drive for this development;
- (6) That a fee-in-lieu of construction be paid in the Public Works Department for one-half of a 5' sidewalk along the property frontage of Pinecrest Drive for this development;
- (7) That a fee-in-lieu of construction be paid in the Public Works Department for the culvert extension on of Navaho Drive for this development;
- (8) That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas prior, to issuance of building permits. Tree conservation shall be in compliance with Code section 10-

2082.14 and a copy of the recorded plat must be provided to the Site Review Specialist in the Inspections Department;

- (9) That riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with a note stating: "The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in their natural or mitigated condition, No person or entity shall fill, grade, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from NC Division of Water Quality in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259).";
- (10) That all conditions of Z-49-08 are satisfied.

Prior to issuance of an occupancy permit in the Inspections Department:

- (11) That the approved additional landscaping at the entrance of the buildings as shown on the preliminary plan be installed and inspected by the zoning inspector prior to issuance of Certificates of Occupancy;

ZONING:

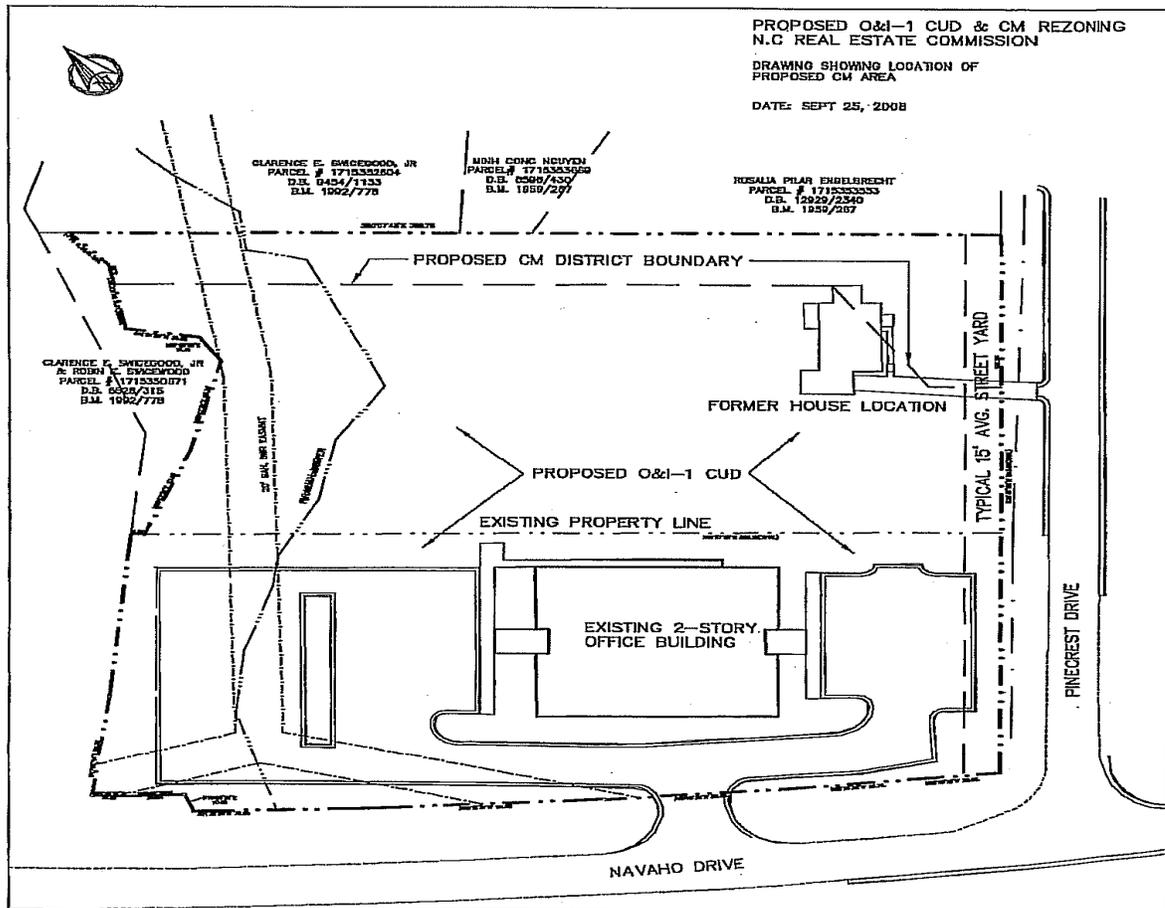
**ZONING
DISTRICTS:**

O&I-1 CUD, SHOD-2 and Conservation Management. Ordinance N0 (2008) 473 ZC 627 Z-49-09; effective 11-4-08.

The following uses allowed under O&I-1 shall not be permitted:

- a. Permitted Uses – bank, beauty/barber shop, day care, school.
 - b. Conditional Uses – Group housing, multi-family housing, townhouses, condominiums, telecommunication towers.
2. Maximum permitted building height shall be 40 feet.
 3. Minimum building setback along Pinecrest Drive shall be 30 feet.
 4. Within proposed 30 foot wide CM zoning, along northwest property line, City of Raleigh required transitional protective yard plantings of trees and shrubs will be installed in locations not impacting the critical root zone of existing trees to remain on the property.

Conservation Boundary Map dated: September 26, 2008



SETBACKS / HEIGHT:

This plan conforms to all minimum setback standards. Front yard = 30' from Navaho Drive rear yard = 112' front / rear aggregate = 142', side yard = 112' side from Pinecrest Drive and 170' from the western property side yard aggregate = 282'. This plan conforms to the setback requirement of 30' from Pinecrest Drive per Z-49-08 condition #3. It also conforms to maximum height standards of 40' per Z-49-08 zoning condition #2. The existing building and addition height is approximately 19.3'.

PARKING:

Off-street parking conforms to minimum requirements: 96 spaces required, based on 1 parking space per 300 square feet. 97 spaces are provided.

LANDSCAPING: Street yard landscaping in conformity with Section 10-2082.5 is shown. Vehicular surface area landscaping in conformity with Section 10-2082.06 is shown. This is a low 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	Type "D"	20'
Western property	Type "D"	20'

TREE CONSERVATION: Total site 2.72 acres; .272 required. 0.37 acres of Primary Tree Conservation Areas are provided (13.60%). Tree conservation areas are located along the Northern and Western property boundary in the Neuse Buffer and CM portions of site.

DEVELOPMENT INTENSITY: Proposed floor area ratio (FAR) of 0.24 (28,760 sf/2.72 ac) and lot coverage of 0.12 (14,369 sf/2.72 ac) meets the maximum of floor area ration of .75 and building lot coverage of 25% in the O&I-1 CUD zoning district.

PHASING: There are no phases in this 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:

<u>Street</u>	<u>ROW</u>	<u>Construct</u>	<u>Slope Esmt.</u>
Pinecrest Drive	60' existing	curb & gutter/see condition above	n/a
Navaho Drive	60' existing	½ of 5'sidewalk and culvert	n/a

TRANSIT: No transit-oriented features are incorporated into the proposed plan. The City's Transit Technician determined there was not a need for any improvements at this location.

URBAN FORM: This site is located in the North Hills Planning District and is subject to the provision of the Wake Forest Road Small Area plan as amended by approval of zoning case Z-49-08. The rezoning permitted office use in the northern portion of the site configured the Conservation Management district boundary, and conditioned transitional protective yard planting locations be outside the critical root zone of preserved trees.

**APPEARANCE
COMMISSION:**

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

Comment	Response
1. The Development Review Committee recommends that, to establish a clearer visual hierarchy, the applicant provide greater architectural differentiation between the two west entrances (i.e., more prominence to the main building entrance).	<i>The complimentary brick element surrounding the entrance to the new addition has been lowered in height (a strategy discussed at DRC) to make it less prominent than the existing main building entry.</i>
2. The Development Review Committee recommends that the designers provide additional plant materials under the established shrubs, especially at the entrances.	<i>Additional shrubs have been added adjacent to both existing building entries.</i>

**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 collection will be provided by means of a private contractor. Location and design of collection facilities shall meet the standards in the Solid Waste Design Manual.
- CIRCULATION:** Proposed & existing street improvements shall conform to normal City construction standards.
- PEDESTRIAN:** Fee in lieu for sidewalk along Navaho Drive and Pinecrest Drive are required; see conditions of approval above.
- 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. Stormwater quantity requirements will be met by detaining post-development discharge to pre-development rates for the 2 and 10 year storm using a bio-retention area. Stormwater quality requirements will be met by reducing nitrogen loading for the site using the bio-retention area and a payment to NCEEP.

**WETLANDS
/ RIPARIAN
BUFFERS:**

There is a Neuse River Buffer on the site. No disturbance is proposed within the Neuse Buffer.

**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.