



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-40-11 / Auto Zone Louisburg Road

General Location: The site is located at the northeast quadrant of Louisburg Road and Ramble Way

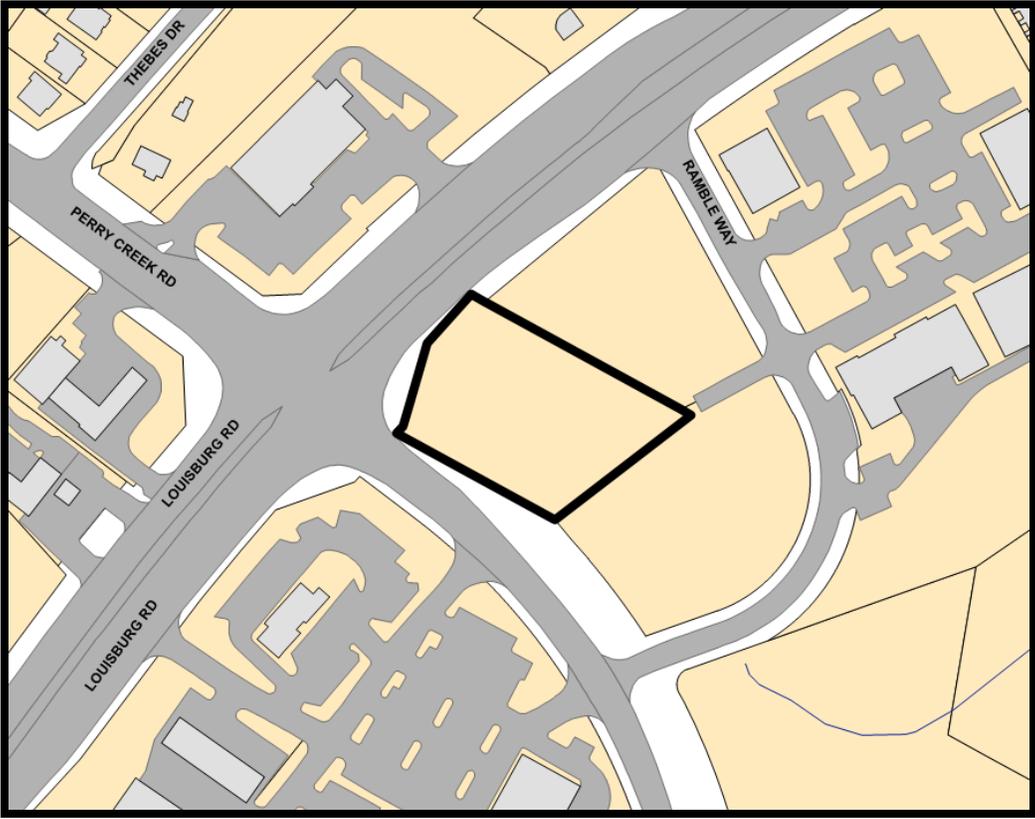
Owner: Baycorp Development, Inc.
Designer: Triangle Site Design

CAC: Northeast

Nature of Case: The construction of a 7,381 square foot retail establishment within 400' of a residential use.

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

Contact: Matt Lowder, Triangle Site Design



SP-40-11 Auto Zone Louisburg Road – Location Map

SUBJECT: SP-40-11 / Autozone Louisburg Road

**CROSS-
REFERENCE:** Z-29-05,

LOCATION: This site is located on the east side of Louisburg Road, north of its intersection with Perry Creek Road, inside the City Limits.

REQUEST: This request is to approve a 7,381 square foot retail establishment on a 1.08 acre site, zoned Shopping Center CUD with Special Highway Overlay District-4. 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 Chapter 2, Part 10, Sections 10-2041, 10-2061 and 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 12/2/11, owned by Baycorp Development Incorporated, submitted by Triangle Site Design.

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

**VARIANCES /
ALTERNATES:** N/A

To PC: January 24, 2012

Case History:

Staff Coordinator: Meade Bradshaw

Motion: Terando
Second: Fleming
In Favor: Batchelor, Butler, Buxton, Fleming, Haq, Harris Edmisten, Mattox,
Schuster, Sterling Lewis, Terando

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: 1/24/12



date: 1/24/12



Staff Report

**RECOMMENDED
ACTION: Approval with Conditions**

**CONDITIONS OF
APPROVAL:**

Administrative Actions:

Prior to issuance of a grading 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 or appropriate private mitigation bank and verification of the amount of payment shall be provided to the City of Raleigh Stormwater Engineer prior to the issuance of a grading permit;
- (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 the issuance of a grading permit;

Prior to approval of construction drawings for public improvements:

- (3) That the developer provides approved NCDOT encroachment agreements for Louisburg Road to the City;

Prior to issuance of building permits in the Inspections Department:

- (4) That construction plans for public improvements, including signal revisions, traffic control and pavement marking plans, be approved by the Public Utilities Department and the Public Works Department;
- (5) That a map dedicating right-of-way on Perry Creek Road and Louisburg Road as shown on the approved preliminary plans be recorded;
- (6) 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 property owner / owners association;"
- (7) That prior to issuance of building permits the developer will make a contribution of twenty-four percent (24%) of the initial construction cost of all stormwater control device(s) to the City in accordance with City Code 10-9027;

(8) That a grant of cross access easement between lot 1 and lot 2 of BM2007 PG0451 and DB 11558 PG 2595 is recorded with Wake County Register of Deeds in accordance with zoning conditions Z-29-05, and that a recorded copy of this document is provided to the Planning Department;

(9) That all the conditions of Z-29-05 be met;

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

(10) That prior to Issuance of a Certificate of Occupancy an as-built certification for all stormwater control devices as required under Code Section 10-9025(c) shall be provided to the Public Works Department, all stormwater systems shall be in place and functioning, and an original inspection report per Code Section 10-9028.

(11) No CO's (temporary or otherwise) will be issued until all public and private transportation improvements are completed and accepted by NCDOT and the City.

ZONING:

ZONING DISTRICTS: Z-29-05 / Ordinance NO (2005) 868 ZC 572; effective 7/5/05.

Z-29-05 – Louisburg Road and Southall Road, northeast quadrant, being Wake County PIN 1737644043. Approximately 1.66 acres are rezoned from Residential-4 w/ Special Highway Overlay District-4 to Shopping Center Conditional Use.

Conditions dated: 6/27/05

1. Upon development, vehicular and pedestrian cross access will be provided to the existing adjacent parcel which is referenced in that deed recorded in Book 11333 Page 1870 Wake County Register of Deeds.
2. The following uses will be prohibited: Cemetery, Correctional/penal facility, Crematory, Day care facility, Adult establishment, Hotel/Motel, Movie theater (both indoor and outdoor), all Residential uses.
3. All outdoor lighting fixtures upon the Property shall be of full cut-off (shielded) design.
4. There will be a SHOD-4 yard along Louisburg Road.
5. Prior to development of the Property, Petitioner will return to Planning Commission for site plan review.
6. Any ground sign for the Property will be no greater than six (6) feet in height and no more than seventy (70) square feet in area.

SETBACKS / HEIGHT:

This plan conforms to all minimum setback standards. Front yard = 80', rear yard = 15', front / rear aggregate = 95', side yard = 45' and 115', side yard aggregate

= 160'. This plan conforms to maximum height standards in this zoning district. Proposed height of the building is 20'.

PARKING: Off-street parking conforms to minimum requirements: 37 spaces required, based on 1 parking spaces per 200 square feet gross floor area. 37 spaces are provided.

LANDSCAPING: Street yard landscaping in conformity with Section 10-2082.5, 10-2061, and 10-2082.12 is shown. 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 not required due to adjacent uses to the north being retail (medium impact) uses.

TREE CONSERVATION: This parcel is less than two acres and does not have groups of trees adjacent to a thoroughfare. Tree conservation is not required.

DEVELOPMENT INTENSITY: There is no floor area ratio or building lot coverage maximums in the Shopping Center District.

PHASING: There is one phase 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>
Perry Creek Road	variable 5'-45'	2-3 additional lanes, Curb & gutter, sidewalk on north side, 4' concrete median	See Note*
Louisburg Road/US 401	12'	5' sidewalk	See Note*

The roadway improvements on Perry Creek Road are to be constructed on north side of Perry Creek Road which exists as 1 eastbound lane with curb and gutter and partial sidewalk and 3 westbound lanes. The widening will result in construction of a 4' concrete median from Louisburg Road to Ramble Way resulting in a separation between 2 eastbound lanes and 4 westbound lanes with curb and gutter and sidewalk. Right-of-way is also being dedicated for a future exclusive right-turn lane onto Louisburg Road.

Note*: No slope easement is being dedicated due to grading the site for the future widening to occur and provide a maximum 2:1 slope to tie to the AutoZone property.

The roadway improvements will be eligible for reimbursements for the new pavement construction exceeding 36' pavement and for ½-5' sidewalk on Perry Creek Road and Louisburg Road. Additional right-of-way to be dedicated is reimbursable under the facility fees program.

TRANSIT: This site is located along a transit route, but a transit easement is not required.

COMPREHENSIVE PLAN:

This site is located in the northeast citizen advisory council, in an area designated for neighborhood mixed use.

The following Comprehensive Plan policies apply:

- A. Policy LU 4.5 – Connectivity**
The proposal is consistent with this policy.
- B. Policy LU 7.4 – Scale and Design of New Commercial Uses**
The proposal is consistent with this policy.
- C. Policy LU 7.6 – Pedestrian Friendly Development**
The proposal is consistent with this policy.
- D. Policy LU 10.6 – Retail Nodes**
The proposal is consistent with this policy.
- E. Policy T 2.9 – Curb Cuts**
The proposal is consistent with this policy.
- F. Policy T 5.5 – Sidewalk Requirements**
The proposal is consistent with this policy.
- G. Policy T 5.10 – Building Orientation**
The proposal is consistent with this policy.

HISTORIC / DISTRICTS:

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:

Comment	Response
1) The Committee recommends that the applicants provide additional vertical elements and/ or articulation along building facades, to break up building mass and add visual interest to the otherwise blank walls [commensurate with Code Sec. 10-2132.2(d)(2)].	Exterior building façade was modified to provide vertical elements at the buildings corners as well as points along each building wall.
2) Increase the size of landscape islands at the building corners to	The size of the island at the front of the store was increased to provide

permit planting of larger trees, to help soften building edges and provide shade [commensurate with Code Sec. 10-2132.2(d)(2)].

additional room for landscaping. A tree & shrubs were added to the island – these are in addition to the code required landscaping for the development. Other landscaping areas around the building were increased in size to the extent possible to provide as much open area as practical.

**SUBDIVISION
STANDARDS:**

BLOCK LAYOUT: The proposed street layout conforms to City Code, providing for efficient circulation of traffic within the entire neighborhood area.

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. A 24' access easement (BM 2007, PG 0451) exists on the north adjacent property on Ramble Way. The cross access is to be extended from the existing terminus to the Perry Creek Road access.

PEDESTRIAN: Proposed public sidewalk locations on Perry Creek Road and Louisburg Road. Internal private sidewalk connections will be provided from Louisburg Road and Perry Creek Road to the site and a sidewalk will extend from the cross access driveway on Perry Creek Road to the existing Region Way sidewalk.

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

**STORMWATER
MANAGEMENT:** This site is subject to stormwater management nitrogen reduction and stormwater runoff control requirements of Part 10 Chapter 9. An underground pipe detention system is being utilized to ensure the post-development peak stormwater runoff for the 2-year and 10-year storm events does not exceed that the pre-development conditions. Nitrogen reduction is being met through the use of sand filter and a nutrient offset payment.

**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.