



# 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-46-15 / Auto Body Shop

**General Location:** The site is located on the northwest corner of the intersection of Bullock Farm Road and Partin Road. The address of the site is 4451 Bullock Farm Road.

**Owner:** CAPM Inc.  
**Designer:** Timmons Group/Jim Chandler

**CAC:** Southeast

**Nature of Case:** The construction of a 5,400 square foot auto body shop on a 1.59 acre tract, zoned Industrial-1.

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

**Contact:** Jim Chandler, Timmons Group

**Design Adjustment:** One Design Adjustment has been approved by the Public Works Director for this project, noted below.

1. A Design Adjustment for an alternative street frontage cross section, allowing the planting of the required street trees, outside of the Right of Way and within a 5' landscape easement along both Bullock Farm and Partin Road(s).

**Administrative Alternate:** NA



Site Map – 4451 Bullock Farm Road





## Public Works Design Adjustment – Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Public Works Director may consult with the heads of other City departments regarding the review of the request. The Public Works Director may approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

Project	Project Name	Auto Body Shop	Date Completed Application Received	9/17/2015
	Case Number	SP-46-2015	Transaction Number	438045

Staff Response/Recommendation	Staff supports this request based on the desire of the applicant to plant required street trees even though no right-of-way dedication was required. The lack of additional right-of-way does not provide the necessary area to accommodate street tree planting, necessitating the need for the requested 5' landscape/access easement along the property frontages on both Bullock Farm Road and Partin Road.		
	Staff Member	Kenneth W. Ritchie, PE	Support Request <input checked="" type="checkbox"/>

### Public Works Director's Action:

Approve       Approval with Conditions       Deny   

9/24/15  
 Richard L. Kelly, Interim Public Works Director      Date

\*The Public Works Director may also authorize a designee to sign in his stead. Please print name and title next to signature.

Conditions for Approval	
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Appeal of the decision from the Public Works Director shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

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Approved Design Adjustment

**SUBJECT:** SP-46-15 / Auto Body Shop

**CROSS-  
REFERENCE:** Transaction # 438045

**LOCATION:** This site is located on the west side of Partin Road, on the northwest corner of the intersection of Bullock Farm and Partin Road(s). The site is within the City Limits.

**PIN:** 1734051330

**REQUEST:** This request is to approve a 5,400 square foot auto body shop on a 1.59 acre parcel zoned Industrial-1. This site is located within 400 feet of a residential use or zone.

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**OFFICIAL ACTION:** **Approval with conditions**

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**CONDITIONS OF  
APPROVAL:** **As noted on the Staff Report, attached**

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**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 Sept. 17, 2015, owned by CAPM, Inc., submitted by Jim Chandler, Timmons Group.

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

**VARIANCES /  
ALTERNATES:** NA

To PC: October 13, 2015

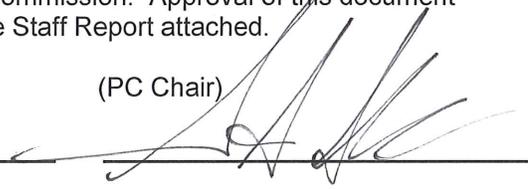
Case History: NA

Staff Coordinator: Michael Walters

Motion: Lyle  
Second: Terando  
In Favor: Braun, Buxton, Fluhrer, Hicks, Lyle, Swink, Terando and Whitsett  
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: \_\_\_\_\_ 10/13/15 date: \_\_\_\_\_ 10/13/15



## Staff Report

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**RECOMMENDED ACTION:** Approval with Conditions

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**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);

**Administrative Actions:**

***Prior to issuance of a mass grading permit for the site:***

- (2) 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 approval of a concurrent review of Final Site Review and Infrastructure construction plans, or whichever is applicable:***

- (3) That prior to site permitting it must be shown that the stormwater device meets the requirements of the NCDENR BMP Manual;
- (4) That a minimum of one U-shaped bicycle rack be added to the final site;
- (5) 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;
- (6) That nitrogen offset payment must be made to a qualifying mitigation bank. Verification of the amount of payment shall be provided to the City of Raleigh Stormwater Engineer;
- (7) That flood prone areas, as approved by the City Stormwater Engineer, are shown on the preliminary plan and shall be shown on the recorded map (9.3.2);

***Prior to issuance of building permits:***

- (8) That a cross access easement is granted from the site plan parcel (Lot 3, BM 2005, PG 0737, DB 011534 PG 01633) to the adjacent parcel to the north (BM 2005, PG 0737, DB 015448 PG 00983); the easement shall be prepared in strict conformity to UDO section 8.3.5 D 5, and it shall be approved by the Planning Department. The easement shall be recorded in the Wake County Registry, and that a copy of the recorded cross access easement be returned to the Planning Department within 1 day of recordation;

- (9) That a fee-in lieu will be paid for 1' of additional sidewalk width for existing sidewalk along the project sides of both Bullock Farm, and Partin Road(s);
- (10) That ½-64' of the required right-of-way and 5' street yard easement for both Bullock Farm and Partin Road(s) are dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;
- (11) 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;
- (12) 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;
- (13) 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; and

**Prior to issuance of a certificate of occupancy:**

- (14) 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:** Industrial-1.

**SETBACKS / HEIGHT:** This plan conforms to all minimum setback standards. Front yard = 72', rear yard = 156', front / rear aggregate = 228', side yard = 66 and 81', side yard aggregate = 147'. This plan conforms to maximum height standards in this zoning district. Proposed height of the building is 16'

**PARKING:** Off-street parking conforms to minimum requirements: 18 spaces required, based on 3 spaces/service bay. There are 19 spaces are proposed.

**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>
North side	NA	NA
West side	½-10' Type D	5'

**TREE**

**CONSERVATION:** NA

**OPEN SPACE:** NA

**DEVELOPMENT INTENSITY:** There is no floor area ratio or building lot coverage maximums in the Industrial -1 Zoning District.

**PHASING:** NA.

**UNITY OF DEVELOPMENT:** NA.

**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. Existing streets are classified as Avenue 2 Lane Undivided. Dedication of right-of-way is required.

Street Name	Existing R/W	Proposed R/W	Existing B to B	Proposed B to B	Slope Easment
Partin Rd.	55' R/W	½ 64' R/W	40'	NA	NA
Bullock Farm Rd	Variable Width	½ 64' R/W	26'	NA	NA

Existing streets on the site are classified as Avenue 2 Lane Divided.

**TRANSIT:** This site is presently not served by the existing transit system.

**COMPREHENSIVE PLAN:** This site is located in the Southeast Citizen Advisory Council, in an area designated as Community Mixed Use.

**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:

<u>Comment</u>	<u>Response</u>
The Commission suggests the continuation of the smooth face CMU banding onto the left and right side elevations.	Done
The Commission suggests adjusting the garage door up or CMU band down to meet one another.	Done
The Commission suggests a horizontal plane shift or roofline change to break down the scale of the front façade.	This was a very good suggestion. However, due to the cost it was not done.

**SUBDIVISION  
STANDARDS:**

**LOT LAYOUT:** The minimum lot size in Industrial-1 zoning district is 5,000 sq. feet. The minimum lot depth in this zoning district is 70 feet. The minimum lot width of a corner lot in this zoning district is 60 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:** Service by private contractor is to be provided.

**CIRCULATION:** Proposed is an interior private drive connection between two parcels, the site plan parcel (Lot 3, BM 2005, PG 0737, DB 011534 PG 01633) and the adjacent parcel to the north (BM 2005, PG 0737, DB 015448 PG 00983). The adjacent parcel to the north (BM 2005, PG 0737, DB 015448 PG 00983) has in place an existing private drive connection stubbed out to the parcel in site plan parcel (Lot 3, BM 2005, PG 0737, DB 011534 PG01633).

**BLOCKS / LOTS /  
ACCESS:** Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO.

**STREETSCAPE**

**TYPE:** Street Trees 40' O.C. are proposed outside of the Right of Way and are allowed as such via an approved design adjustment by the Public Works Director.

**PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. Sidewalks 5' in width exist along the project side of both Partin and Bullock Farm Road(s). The additional 1' width of sidewalk required is to be met via a fee in lieu.

**FLOOD HAZARD:** As per the Wake County Soil Survey, there are flood hazard areas on this site. The plan is in conformance with Section 9.3.2 of the UDO.

**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.

**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).