



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-48-14 / Union Bank at Strickland Road

General Location: Located on the Southwest corner of the intersection of Strickland Road and Mutual Court

Owner: Union Bank
Designer: Tucker McKenzie/Withers & Ravenel

CAC: North

Nature of Case: Proposed is an 8,342 square foot, two-story bank building on a 1.79 acre parcel and zoned Conditional Use, Office and Institutional-1 District. (Z-40-90/O&I-1)

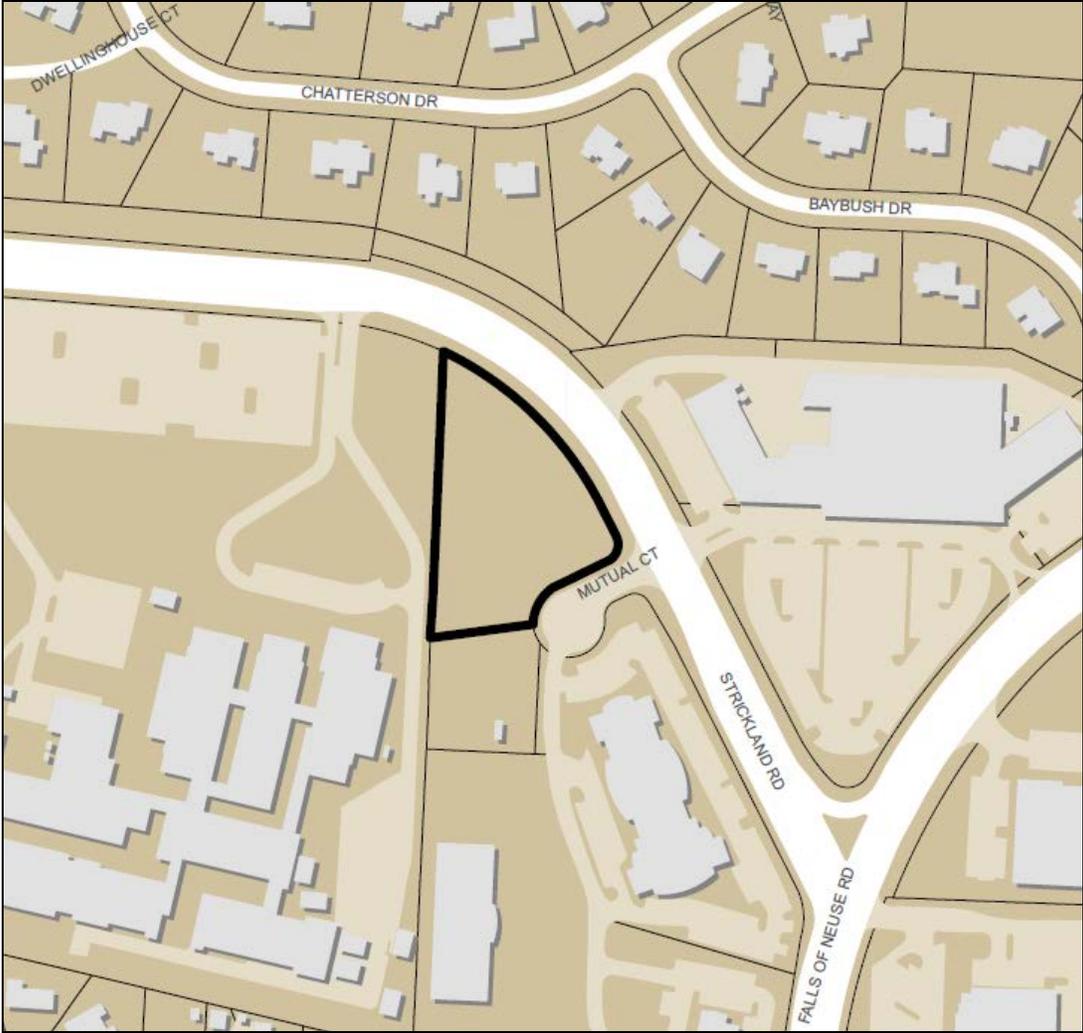
Key Issues: Plan does not include a 50' average width natural protective yard along Strickland Road (a thoroughfare) or a tree conservation area meeting code standards.

Contact: Tucker McKenzie, Withers & Ravenel

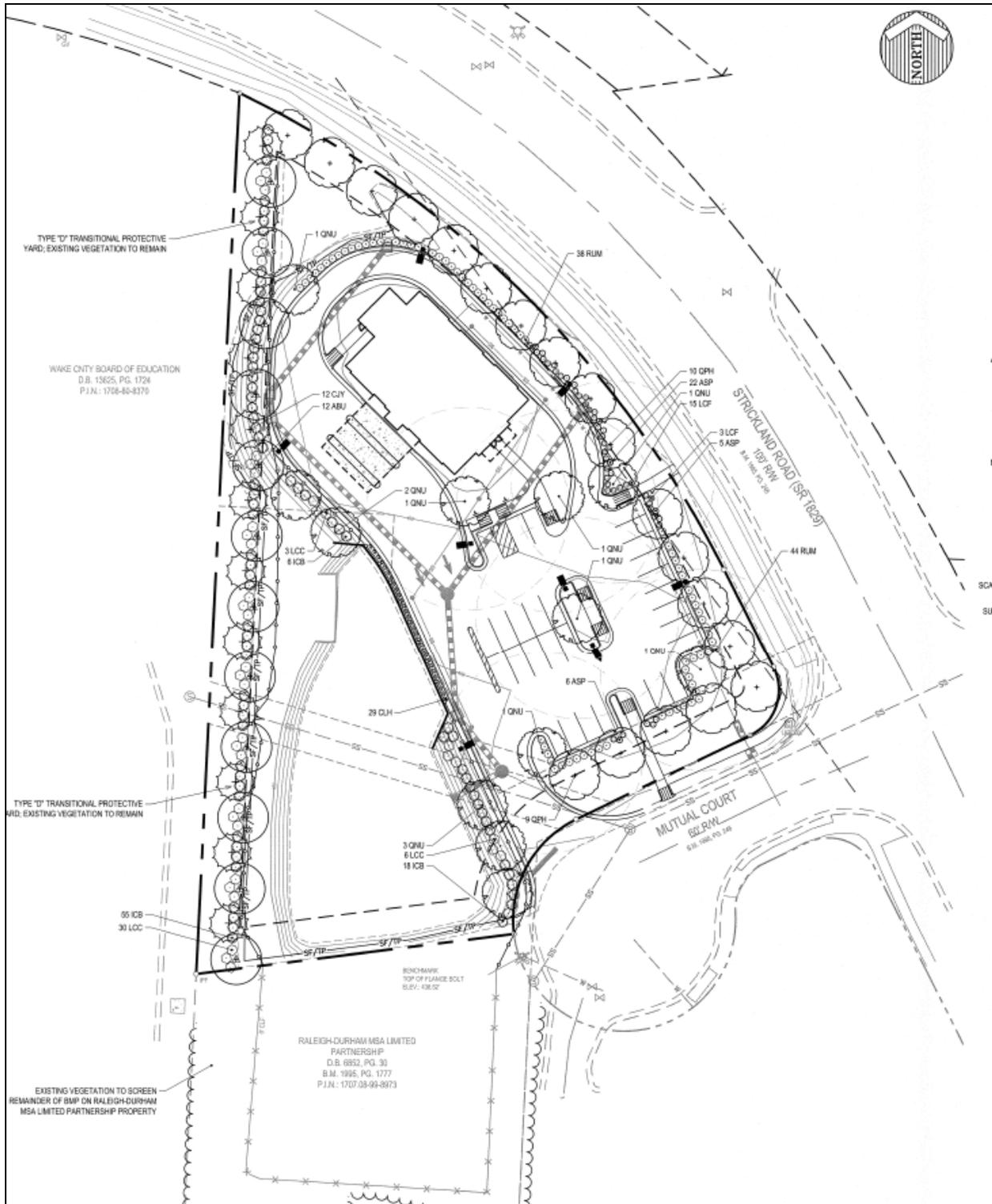
Design Adjustment: One Design Adjustment has been approved by the Public Works Director for this project, noted below.

1. Due to existing Right of Way width, a Design Adjustment was granted allowing the sidewalk installation to occur adjacent to the back of curb along Mutual Court and following consultation with the NC Department of Transportation, required Street Trees are allowed outside of the Right of Way within a 30' planting area along Mutual Court and a 20' planting area along Strickland Road. (Section 8.5.1 D 4.)

**Administrative
Alternate:** NA



Location Map – 701 Mutual Court



Preliminary Site Plan

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	Union Bank @ Strickland	Date Completed Application Received	3/20/2015
	Case Number	SP-48-2014	Transaction Number	407630
Staff Response/Recommendation	Client was advised by staff to shift the trees and alter the streetscape on Mutual Court. It allows for installation of a sidewalk and unifies the existing infrastructure around it. The trees are placed on private property, thus falling outside the City's maintenance. Strickland Road street trees are also placed on private property after consultation with NCDOT per UDO Section 8.5.1 D 4.			
	Staff Member	Rene Haagen	Support Request	<input checked="" type="checkbox"/>
		Does Not Support	<input type="checkbox"/>	

Public Works Director's Action:

Approve Approval with Conditions Deny

3/24/15
 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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Design Adjustment

SUBJECT: SP-48-14 / Union Bank at Strickland Road

CROSS-REFERENCE: Z-40-90, Transaction # 407630, S-42-93 (encompassing 10.9 acres)

LOCATION: This site is located at 701 Mutual Court, which is on the Southwest corner of the intersection of Strickland Road and Mutual Court, and is within the City Limits.

PIN: 1708908294

REQUEST: This request is to approve a 8,342 square foot, two story bank building on a 1.79 acre parcel, zoned Conditional Use, Office and Institutional-1 District. This site is located within 400 feet of a residential use or zone. (10-2132 b 2 b). This site is subject to Planning Commission review for two reasons: it is a bank with a drive-thru and/or automated teller machine, per Code Section 10-2132.2(b)(2) and also per Code Section 10-2132.2(b)(20) because it is forested and located on a thoroughfare and neither a 50' average width natural protective yard is being provided along the thoroughfare nor is a tree conservation area being set aside.

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 being met, this request conforms to Part 10, Chapter 2, Sections 10-2035 and 10-2132.2, Part 10A (Unified Development Ordinance) Articles 8, and 9. This approval is based on a preliminary plan dated 03/06/15, owned by Union Bank, submitted by Tucker McKenzie, Withers & Ravenel.

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

VARIANCES / ALTERNATES: Due to site limitations and exiting Right of Way, a design adjustment has been granted by the Director of Public Works allowing an alternative streetscape along Mutual Court, and all Street Trees outside of the Right of Way along both Mutual Court and Strickland Road. (Section 8.5.1 D 4)

To PC: 4/28/15

Case History: NA

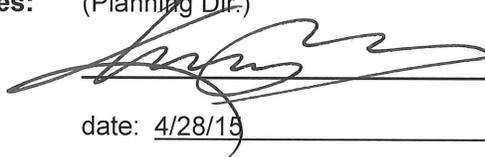
Staff Coordinator: Michael Walters

Motion: Whitsett
Second: Swink
In Favor: Mr. Buxton, Mr. Fleming, Mr. Fluhrer, Mr. Lyle, Mr. Schuster, Mr. Swink, Mr. Terando and Mr. 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: 4/28/15



date: 4/28/15



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);

Administrative Actions:

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

- (2) That a stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Reviewer 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 site final or the approval of construction drawings whichever event comes first. The operations and maintenance manual shall include the total costs of the construction of any stormwater device;
- (3) That the developer is modifying the shape of the existing dry pond within the subject parcel 701 Mutual Court and altering the control structure. Compliance with Article 9.2.2 and CR-7107 is shown. The developer is to take all necessary steps in providing a revised operations and maintenance manual and obtaining all necessary agreements from the property owners association. These agreements shall be executed and recorded where required prior to construction drawing approval;
- (4) That prior to final site permit approval, in accordance with Part 10A Section 9.4.4, a surety equal to the cost of clearing, grubbing, and re-seeding a site shall be paid to the City;

Prior to issuance of building permits:

- (5) That a fee in lieu for 1' of sidewalk width along Strickland Road be paid to the City of Raleigh;
- (6) That in accordance with Part 10A Section 9.2.2 a surety equal to 125% of the cost of construction of stormwater devices shall be paid to the City prior to building permit issuance;
- (7) 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;

- (8) That a map be recorded showing all stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures as private drainage easements and a copy be provided to the City;

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

- (9) 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:**

Office and Institutional-1. Ordinance No. 651 ZC 278, Effective: 9-18-90.
Z-40-90 (encompassing 10.9 acres)

Z-40-90 Strickland Road, at its southwestern intersection with Falls of Neuse Road, being Parcel 1038, Tax Map 325, rezoned to Office and Institution-1 Conditional Use District.

Conditions:

A) A minimum 20 foot transitional protective yard will be maintained along the western boundary adjacent to Millbrook Middle School, identified as Tax Map 303, Parcel 108.

B) Upon development, the rate of stormwater runoff will comply with C.R. 7107; provided, however, that if the developer of the property proposes an alternate stormwater management plan which is approved by the City of Raleigh, such alternative plan may be used rather than the plan prescribed by C.R. 7107.

C) Right-of-way needed for widening of Falls of Neuse Road and Strickland Road (1/2 of 110') will remain at Residential-4 value of reimbursement.

D) At all times prior to the development of Tax Map Parcel 325/1038, any water detention facility or pond upon such parcel shall be fenced by and at the expense of the petitioner named in rezoning case Z-15-90, with a chain link fence six (6) feet in height.

E) Driveway accesses to Falls of Neuse Road and Strickland Road shall not exceed a total of three (3).

F) No building shall be constructed to a height which is more than four (4) stories above ground level or more than fifty (50) feet above ground level (exclusive of air conditioning or other mechanical equipment mounted on the roof of a building).

**SETBACKS /
HEIGHT:**

This plan conforms to all minimum setback standards. Front yard = 30', rear yard = 20', front / rear aggregate = 50', side yard = 5', side yard aggregate = 10'. This plan conforms to maximum height standards in this zoning district. Proposed height of the building is 30'

PARKING:

Off-street parking conforms to minimum requirements: 29 spaces required, based on 1 parking space per 300 square feet. 29 spaces are provided. Drive-through facility contains stacking for vehicles, in compliance with Section 10-2081.

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 required in the following locations, and shown on the plan.

<u>Location</u>	<u>Yard type required</u>	<u>Width proposed</u>
Western boundary	Type "D"	20'

**TREE
CONSERVATION:**

This site is less than 2 acres and not subject to UDO Section 9.1 Tree Conservation. However, this site is subject to Planning Commission review per Code Section 10-2132.2(b)(20) because it is forested and located on a thoroughfare and neither a 50' average width natural protective yard is being provided along the thoroughfare nor is a tree conservation area being set aside.

OPEN SPACE:

NA

**DEVELOPMENT
INTENSITY:**

NA

PHASING:

This development is one phase.

**UNITY OF
DEVELOPMENT:**

NA

**COMPREHENSIVE
PLAN:**

GREENWAY:

There is no greenway on this site.

**STREET
PLAN MAP:**

Dedication of right-of-way on the following street is not required by the Street Plan Map of the Comprehensive Plan.

Street Name	Designation	Existing R/W	Proposed R/W
Strickland Road	Ave. 4-Lane, Div.	54' C/L-RW	None
Mutual Court	Cul-de-sac	60'	None

The project has sufficient right-of-way dedicated from centerline to existing right-of-way. The minimum is ½ - 104' of Right-of-Way.

CONSTRUCTION: Proposed street improvements shall conform to normal City construction standards.

Street Name	Designation	Ex. sidewalk	Prop. sidewalk	Ex. street (boc -boc)	Prop. street (boc to boc)
Strickland Road	Ave. 4-Lane, Div.	5'	1' (fee in lieu)	31' C/L-RW	None
Mutual Court	Cul-de-sac	None	6'	41' b/b	

CIRCULATION: The Block perimeter is met.

STREETSCAPE: Proposed sidewalk locations conform to City regulations. A 6' sidewalk is proposed along Mutual Court. A fee-in-lieu for 1' of sidewalk along Strickland Road will be assessed. A design adjustment has been approved by the Director of Public Works to allow the street trees along both Mutual Court and Strickland Road, outside of the right of Way. Street Trees outside of the Right of Way along Strickland Road are proposed. (Sec.8.5.1 D 4 of the UDO).

TRANSIT: No transit facilities were requested or are proposed. Falls of Neuse Road is a future Enhanced Transit Corridor. This site is presently served by the existing transit system.

COMPREHENSIVE PLAN: The site is located within the North CAC, in an area designated Office and Residential Mixed Use, on the future land use map. Of that category, the Comprehensive Plan states:

This category is applied primarily to frontage lots along major streets where low density residential uses are no longer appropriate, as well as office parks and developments suitable for a more mixed-use development pattern. This category encourages a mix of residential and office use. Retail not ancillary to employment and/or residential uses is discouraged so that retail can be more appropriately clustered and concentrated in retail and mixed-use centers at major intersections and planned transit stations. OX is the closest corresponding zoning district. Higher-impact uses such as hotels and hospitals are not contemplated or recommended in this land use category except as limited uses in appropriate locations. Heights would generally be limited to four stories when near neighborhoods, with additional height allowed for larger sites and locations along major corridors where adjacent uses would not be adversely impacted.

Staff has reviewed the site plan and finds this plan in compliance with the Comprehensive Plan and the following policies:

- Policy LU 2.1—Placemaking
- Policy LU 4.5—Connectivity

Policy LU 5.1—Reinforcing the Urban Pattern
Policy LU 7.6—Pedestrian Friendly 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:

Comment	Response
<ul style="list-style-type: none"> <i>The Commission recommends shifting the parking lot island that is part of the pedestrian pathway leading from Mutual Court to the business entrance to provide more direct and safe passage for pedestrians.</i> 	<p>A more direct route has been provided as requested.</p>
<ul style="list-style-type: none"> <i>The Commission recommends the addition of transparent windows or other articulation on and evergreen plantings in front of the north building elevation to screen and add visual interest to the predominantly blank wall that is visible from Strickland Road. The Commission does not recommend the use of faux fenestration, but instead recommends taking cues for articulation from the remaining elevations, and responding to the site lines from Strickland Road to the north elevation.</i> 	<p>A detailed evaluation will take place into making the north end of the building more aesthetically pleasing. More evergreen landscaping will be the possible solution, as this is the location of the exit stairs, making addition of transparent windows difficult.</p>
<ul style="list-style-type: none"> <i>The Commission suggests preservation of the existing trees along the Strickland Road frontage, to the extent possible.</i> 	<p>In order to develop the site with the existing stormwater facility, the site plan was pushed toward Strickland Road. Existing trees will be preserved as much as possible, and required yards have been provided along Strickland Road.</p>
<ul style="list-style-type: none"> <i>The Commission recommends limiting the use of stucco to the inset portions of the façade, and refining the material palette to include just one color of stucco. The Commission does recommend including a limited amount of stucco on</i> 	<p>We will revise the color palette to create more than a diverse palette. Additionally some of the stucco will be revised to brick.</p>

the primary building to tie in to the stucco drive through canopy.

- *The Commission recommends thoughtful placement of the dumpster and a dumpster screen that is compatible with the main building materials.*
- *The Commission recommends a more diverse plant palette, and the use of more than one type of vine.*

Private trash collection will be utilized for this development, and a dumpster is not proposed with this development.

The plant species specified for this project have been specially chosen to meet the LDO requirements. A diverse species of plants have been chosen, as we also balanced keeping a fairly consistent feel for the project as well.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in Office and Institutional-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. The Lot in this development conforms 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: Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO.

STREETSCAPE TYPE: The applicable streetscape is an Avenue 4 Lane Divided for Strickland Road, and a Cul-De-Sac Street type for Mutual court. A design adjustment has been approved by the Public Works Director allowing the required Street Trees to be placed outside of the Right of Way.

PEDESTRIAN: A 5' wide sidewalk exists along Strickland Road, the remaining 1' width of sidewalk required along Strickland is to be met via a fee in lieu to the City. A sidewalk 6' in width is proposed along Mutual Court. Proposed sidewalk locations conform to City regulations. The preliminary site plan shows an adequate pedestrian system on-site to provide safe access directly to the public sidewalk system both proposed and existing.

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

**STORMWATER
MANAGEMENT:**

The site is proposing compliance with the stormwater regulations of Part 10A Article 9 of the Raleigh UDO through the use of a dry pond and a one-time nutrient offset payment to NCEEP. Per the requirements of S-42-93 and Z-40-90, the developer shows compliance with CR-7107 through use of the dry pond.

**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).