



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-53-13 / State Auto Care and Used Tires

General Location: The site is located on the west side of the intersection of South Blount, and Branch Street.

Owner: Samjam Properties, LLC.
Designer: Gary Sunderland, Sunderland Engineering, PLLC.

CAC: Central

Nature of Case: A proposed 528 square foot sales office and 320 square foot tire storage structure with associated parking, and service bays for auto care and the sales and service of used automobile tires. This use is proposed on an existing 1.28 acre site zoned Industrial-2 (IND-2). The proposed office, storage facility, service bays, with associated parking is proposed in the southern end of the existing lot with access to South Blount Street. This plan was submitted after September 1, 2013 but is in a legacy zoning district.

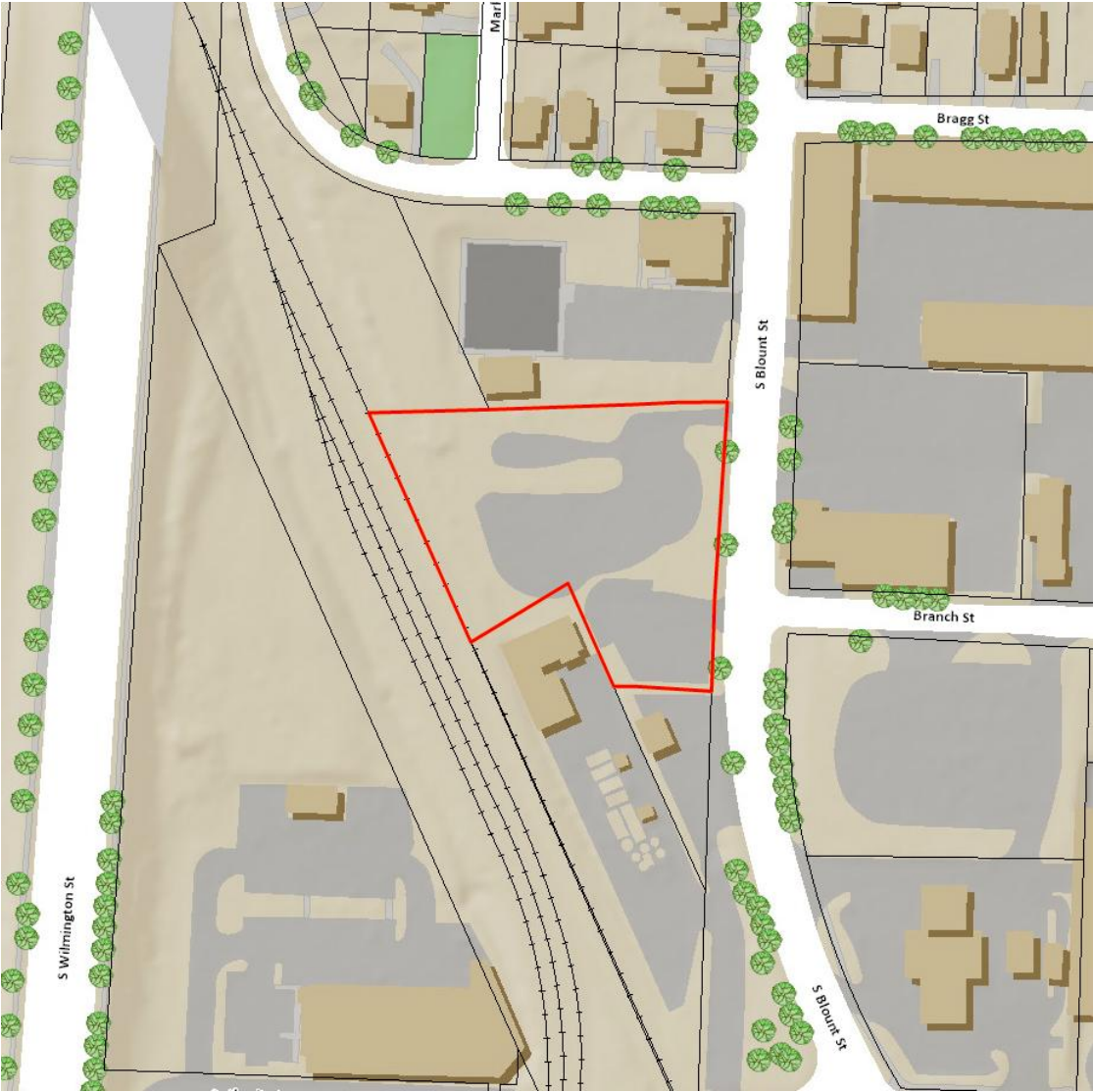
Key Issues: As presented, staff finds that this plan conforms to Code standards and adopted land use policies.

Contact: Leon Hayes

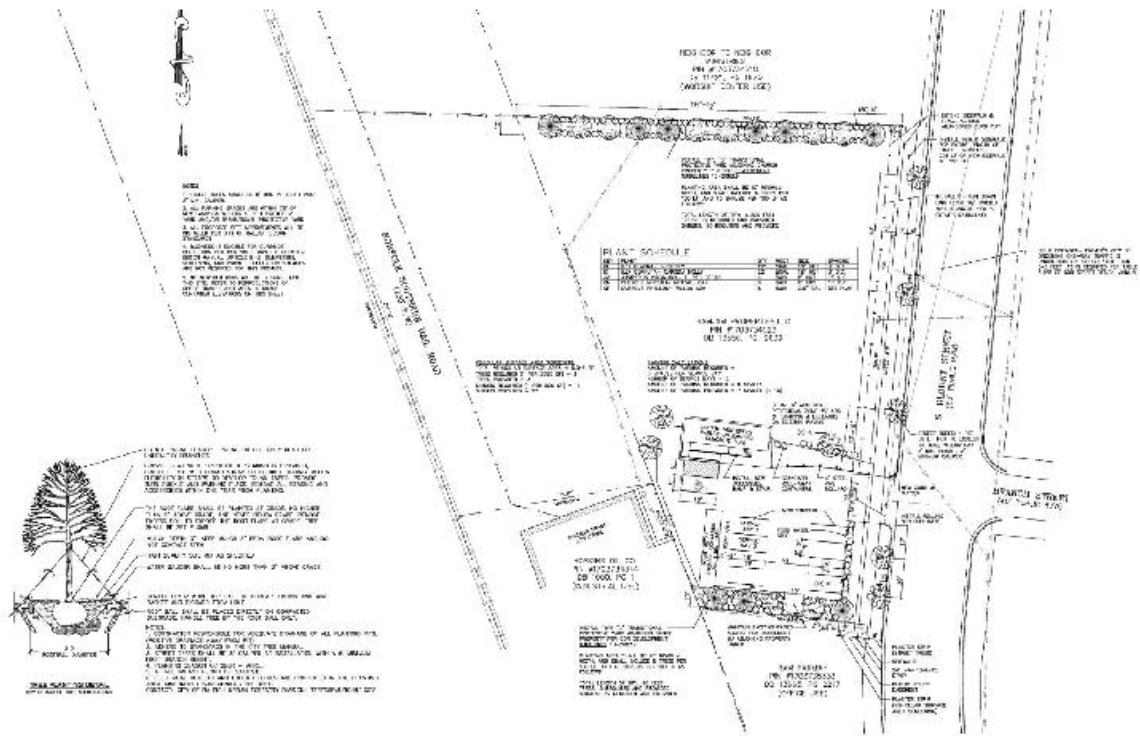
Design Adjustment: One Design Adjustment has been approved by the Public Works Director for this project, noted below.

1. This section of Blount Street is classified as an Avenue 4-lane, Parallel Parking (City of Raleigh Street Typology), which is shown as 122' right of way street with a 90' back to back cross-section. This constitutes the need for dedication along the entire frontage of the parcel of 61' of Right of Way and 45' of a back to back cross-section. A design adjustment from the required 61' of right of way dedication and a 45' back to back cross-section has been approved from the Public Works Director. While the proposed site plan does not show this 61' of Right of Way and 45' back to back cross-section, it does however show enough proposed right of way to be dedicated along the entire frontage to accommodate a minimum 14' commercial streetscape section from the back of curb.

Administrative Alternate: NA




**1316 South Blount
Street**



STATE AUTO CARE & USED TIRES -NOT TO SCALE-

1316 S. BLOUNT STREET
RALEIGH, NC 27601



HARRISON ARCHITECTURE, P.A.
812 S. Amherst Street, Raleigh, NC 27601
919-494-4300 or harrison@harrisonarch.com

SUBJECT: SP-53-13 / State Auto Care and Used Tires

**CROSS-
REFERENCE:** NA

LOCATION: The site is located on the west side of the intersection of South Blount, and Branch Street(s), at 1316 South Blount Street and is within the City limits

PIN: 1703734523

REQUEST: This request is to approve the construction of a proposed 528 square foot sales office and 320 square foot tire storage structure with associated parking, and service bays for auto care and the sales and service of used automobile tires. This commercial/retail use is proposed on a 1.28 acre site zoned Industrial-2 (IND-2). All sales and service is proposed to be done on site. This site is located within 400 feet of a residential use or zone. This plan was submitted after September 1, 2013 but is in a legacy zoning district. (10-2132.2 (b) 2 b, Raleigh City Code)

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 10-2047, 10-2132.2 and Part 10A (Unified Development Ordinance) Articles 8, and 9. This approval is based on a preliminary plan dated 1/10/2014, owned by Samjam Properties, LLC., submitted by Gary Sunderland, Sunderland Engineering, PLLC..

**ADDITIONAL
NOTES:** This plan was submitted after September 1, 2013 but is in a legacy zoning district.

**VARIANCES /
ALTERNATES:** NA

To PC: March 11, 2014

Case History: NA

Staff Coordinator: Michael Walters

Motion: Braun
Second: Buxton
In Favor: Braun, Buxton, Fleming, Fluhrer, Lyle, Schuster, Sterling Lewis, 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.)



Date 3/11/14

(PC Chair)



Date: 3/11/14



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 issuance of building permits:

- (2) That seven additional feet of Right of Way to provide the required 14' streetscape behind the back of curb, as shown on the preliminary plan, be dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance per UDO Section 8.5.2;
- (3) That prior to the issuance of building permits, a security bond shall be posted with the City for 100% of the total estimated public improvements of sidewalk, curb work, and streetscape, as per Section 5.6 B. COR Street Design Manual and UDO Section 8.5.2 C.

Prior to issuance of an occupancy permit or a certificate of compliance permit:

- (4) That the applicant submits an as built impervious surface survey for approval by the Public Works Department.

ZONING:

ZONING DISTRICTS: Industrial-2. Ordinance City of Raleigh Development Regulations Section 10-2047.

SETBACKS / HEIGHT: This plan conforms to all minimum setbacks and height standards as set forth in Code Section 10-2047.

Distances of Proposed Structures from property lines;

Proposed Office
Front = 52'
Side = 150' to the north, 84' to the south
Rear = 118'

Proposed Storage Facility
Front = 74'
Side = 195' to the north, 10' to the south
Rear = 5' to the rear

PARKING: Off-street parking conforms to minimum requirements: 6 spaces required, based on 3 parking spaces per service bay. 7 spaces are provided.

LANDSCAPING: Street yard landscaping in conformity with Section 8.5 of the UDO is shown within a 6' planting strip adjacent to curb. 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 border	Type D TPY	10 feet
Southern border	Type D TPY	10 feet

TREE CONSERVATION: NA. The site is less than 2 acres in size thus no tree conservation is required. No trees exist within 50' of the Right of Way with a basal area of 30'.

DEVELOPMENT INTENSITY: NA

PHASING: Construction is to be done in one phase.

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.

STREET TYPOLOGY

MAP: Dedication of right-of-way and construction of the following streets are required by the Street Typology Map of the Comprehensive Plan:

This section of Blount Street is classified as an Avenue 4-lane, Parallel Parking (City of Raleigh Street Typology), which is shown as requiring a 122' Right of Way and a 90' back to back cross-section. The existing Right of Way is at present 60'. This requires the dedication, along the entire frontage of the parcel, of 61' of Right of Way and 45' of a back to back cross-section. A design adjustment from the required 61' of Right of Way and a 45' back to back cross-section dedication has been approved by the Public Works Director.

While the proposed site plan does not show this 61' of Right of Way and 45' back to back cross-section, it does however show enough Right of Way, to

be dedicated along the entire frontage, to accommodate a minimum 14' streetscape section from the back of curb.

TRANSIT: NA

**COMPREHENSIVE
PLAN:**

The site is located within the Central CAC. A majority of the site (the portion fronting Blount Street is designated as Neighborhood Mixed Use on the future land use map. The remainder of the property to the rear is designated Regional Mixed Use. The Neighborhood Mixed use designation applies to neighborhood shopping centers and pedestrian-oriented retail districts. The service area of these districts is generally about a one mile radius or less. Typical uses would include corner stores or convenience stores, restaurants, bakeries, supermarkets (other than super-stores/centers), drug stores, dry cleaners, video stores, small professional offices, retail banking, and similar uses that serve the immediately surrounding neighborhood. The intent of the Regional Mixed Use category is to identify the major retail and service hubs that draw customers from across the city. These areas may include high-density housing, office development, hotels, and region-serving retail uses such as department stores and specialty stores.

Staff has review the site plan and finds it to be in compliance with the following Comprehensive Plan policies:

T 5.5 – Sidewalk Requirements

In reviewing the application, staff has identified the following policy guidance not reflected on the site plan:

T 5.10 – Building Orientation - All primary building entrances should front onto a publicly accessible, and easily discernible, and ADA-compliant walkway that leads directly from the street to the front door to improve pedestrian access.

UD 3.7 – Parking Lot Placement - New parking lots on designated Urban or Multi-modal corridors on the Growth Framework Map should be generally located at the side or rear of buildings. Where feasible, existing parking lots on such corridors should be landscaped to create a pedestrian-friendly streetscape with business visibility. Blount Street is a designated Multi-modal corridor on the Growth Framework Map.

UD 6.4 – Appropriate Street Tree Selection - Street tree plantings should be appropriate to the function of the street.

**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
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The Commission suggests partnering with nearby children's agencies such as Neighbor to Neighbor to use extra tires as an amenity for play, similar to the Partnership Elementary Play Area that won a Sir Walter Raleigh Award in 2013.

"we intend to address some if not all of the comments suggested by the Appearance Commission"

The Commission encourages the use of ample lighting on the site.

"we intend to address some if not all of the comments suggested by the Appearance Commission"
No lighting plan has been provided.

The Commission suggests the addition of vines adjacent to the chain link fence to provide a planted amenity.

"we will consider it as an option"

The commission suggests the use of vinyl coating on the chain link fence.

"we intend to address some if not all of the comments suggested by the Appearance Commission"

The commission suggests a creative approach to the northern elevation of the office trailer, given its visual prominence on Blount St.

"we intend to address some if not all of the comments suggested by the Appearance Commission"

The commission encourages the applicant to focus on soil preparation to encourage healthy plant growth.

"we intend to address some if not all of the comments suggested by the Appearance Commission"

The commission commends the applicant for extension of the sidewalk and investment in the site.

"we intend to address some if not all of the comments suggested by the Appearance Commission"

**SUBDIVISION
STANDARDS:**

**BLOCKS/LOTS/
ACCESS:**

Block perimeters, lot arrangement and access conform to Chapter 8 of the Unified Development Ordinance.

**STREETSCAPE
TYPE:**

The applicable streetscape type is a commercial streetscape. The existing street is classified as an Avenue 4-Lane , Parallel Parking. The installation of a new six foot wide sidewalk the length of the street frontage is proposed and to be installed.

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 is to be provided by private contractor.

CIRCULATION:

Proposed street improvements of tree and sidewalk installation shall conform to normal city construction standards.

- PEDESTRIAN:** The installation of a new 6' wide sidewalk is proposed along the entire length of the property, as well as a sidewalk from the main building to this proposed sidewalk running the length of the property.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER
MANAGEMENT:** This site is subject to stormwater management controls in accordance Article 9 chapter 2 of the Unified Development Ordinance). Compliance with the Stormwater Regulations of Article 9.2 is shown through exemption found under section 9.2.2. (A) (4). The owner is showing a reduction of impervious surfaces of 949 square feet thereby meeting 9.2.2. (A) (4).
- 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).