



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-56-09 / BB&T North Hills

General Location: The site is located at the southeast quadrant of Six Forks Road and East Rowan Street

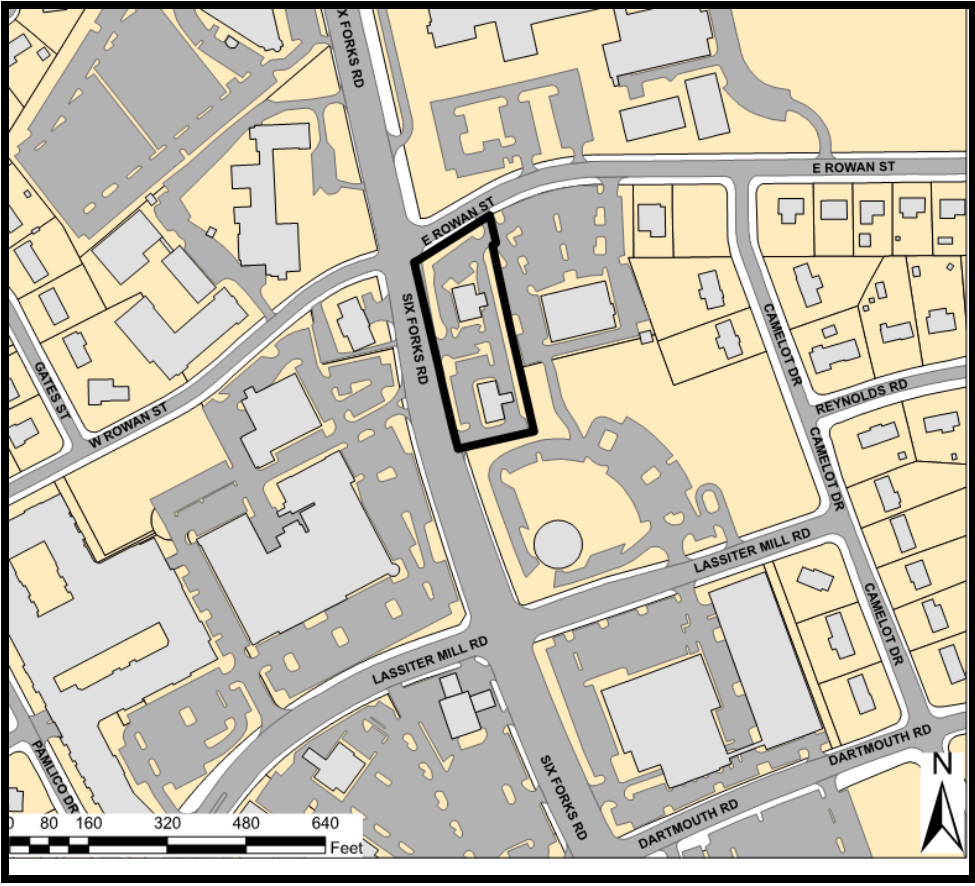
Owner: Branch Banking & Trust Company
Designer: Commercial Site Design, PLLC

CAC: Falls of Neuse

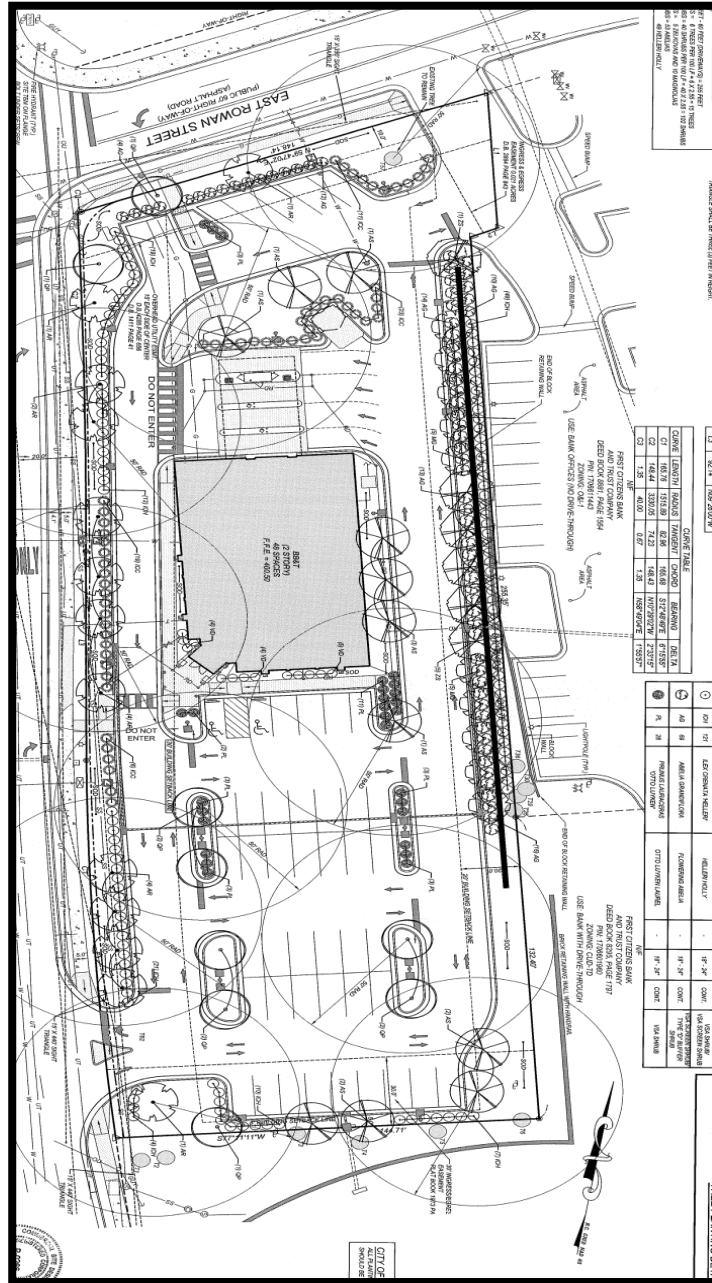
Nature of Case: The demolition of two bank institutions with drive thru on a single parcel and the construction of a 2-story; 11,080 square foot bank with drive thru and ATM.

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

Contact: Chris Clayton



SP-56-09 BB&T North Hills – Site Location



SP-56-09 BB&T North Hills – Site Plan

SUBJECT: SP-56-09 BB&T North Hills

**CROSS-
REFERENCE:** N/A

LOCATION: This site is located on the east side of Six Forks Road, south of its intersection with East Rowan Street, inside the City Limits.

REQUEST: This request is to approve an 11,080 square foot bank with a drive thru and ATM on a 1.96 acre site , zoned Office & Institutional-1. This site is located within 400 feet of a residential use.

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 10-2035 and 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 12/8/11, owned by Branch Banking & Trust Company, submitted by Commercial Site Design.

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

**VARIANCES /
ALTERNATES:** N/A

To PC: January 24, 2012

Case History: N/A

Staff Coordinator: Meade Bradshaw

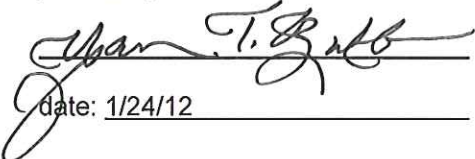
Motion: Terando
Second: Haq
In Favor: Batchelor, Butler, Buxton, Fleming, Haq, Harris Edmisten, Mattox,
Schuster, Sterling Lewis, Terando
Opposed:
Excused:

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:** **Planning Commission Actions:**

- (1) That in accordance with 10-2132.2(d), standard 4, that the site plan incorporate public art or additional landscaping at the northwest property corner;

Administrative Actions:

Prior to issuance of a grading permit for the site:

- (2) That as the developer is requesting an exemption from the stormwater runoff control provisions under 10-9023(b), detailed engineering studies shall be submitted to the Stormwater Engineer in the Public Works Department that shows the increase in peak stormwater runoff between pre-development and post-development conditions for the two-year storm is ten percent 10% or less at each point of discharge prior to issuance of grading permits;

Prior to approval of construction drawings for public improvements:

- (3) That the developer provide NCDOT approved encroachment agreements and driveway permits to the City;

Prior to issuance of building permits in the Inspections Department:

- (4) That a demolition permit be issued by the Inspections Department and this building permit number be shown on all maps for recording;
- (5) That construction plans for public improvements, including traffic control and pavement marking plans be approved by the Public Works Department;
- (6) That all sight triangles and sight easements on the preliminary plan be placed on the site plans approved for permit issuance: "Within the sight triangles shown on this plan, no obstruction between 2 feet and 8 feet in height above the curb line elevation shall be located in whole or part. Obstructions include but are not limited to any berm, foliage, fence, wall, sign, parked vehicle or other object;"
- (7) That a map dedicating ½ of a 110' right-of-way on Six Forks Road as shown on the approved preliminary plans be recorded;
- (8) That a security for 1.5 times the cost of public improvements will be required to be established prior to building permit approval; and

- (9) That a revised set of plans be submitted consistent with the Planning Commission Action of providing additional landscaping or public art at the northwest property corner.

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

- (10) That no certificates of occupancy (temporary or otherwise) will be issued until all public and private transportation improvements are completed and accepted by NCDOT and the City for maintenance

ZONING:

ZONING DISTRICTS: Office & Institutional-1

SETBACKS / HEIGHT: This plan conforms to all minimum setback standards. Front yard = 30', rear yard = 45', front / rear aggregate = 75', side yard = 116' and 200', side yard aggregate = 316'. This plan conforms to maximum height standards in this zoning district. Proposed height of the building is 35'.

PARKING: Off-street parking conforms to minimum requirements: 37 spaces required, based on 1 parking space per 300 square feet of gross floor area. 48 spaces are provided. Drive-through facility contains stacking for vehicles, in compliance with Section 10-2081.

LANDSCAPING: Street yard landscaping in conformity with Section 10-2082.5 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 shown in compliance with City standards in the following locations:

<u>Location</u>	<u>Yard type required</u>	<u>Width proposed</u>
East Property Line	Type D	10'

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: Proposed floor area ratio (FAR) of .18 and lot coverage of 9.1% conform to the maximum zoning district standards of .75 FAR and 25% lot coverage.

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>
Six Forks Road	½ of 110'	concrete directional median	N/A

Additional right-of-way dedication exceeding ½- 60' required for a commercial site is reimbursable.

TRANSIT: This site is located along the Capital Area Transit Route 8; however, a transit easement is not needed.

**COMPREHENSIVE
PLAN:**

This site is located in the Falls of Neuse, in an area designated as regional mixed use. The following Comprehensive Plan Policies apply:

a. Policy LU 4.5 – Connectivity

1. Proposal is consistent with this policy. Cross access to adjacent parcel is shown on plan.

b. Policy LU 7.6 - Pedestrian Friendly Development

1. Proposal is consistent with this policy. Sidewalks are shown as being extended along East Rowan Street from Six Forks Road.

c. Policy T 5.5 – Sidewalk Requirements

1. Proposal is consistent with this policy. Sidewalks are shown as being extended along East Rowan Street from Six Forks Road.

HISTORIC /

DISTRICTS: The existing building is not a designated Historic Structure.

**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 Commission recommends that the northwest corner property receive a design treatment more in keeping with the prominence of its location. Ideally, the building should be placed directly at the corner. At minimum, the two proposed corner parking spaces should be removed in favor of providing pedestrian-oriented and accessible space, such as a plaza area, added landscaping/ planters, public art, or similar place-making features.	BB&T is willing add additional landscaping and/or public art directly on the corner of the site, however they would like to do so without removing any parking spaces. Given the office component of the proposed building, there will be 37 employees at this facility. Considering the site only has 48 spaces, that potentially only leaves 11 spaces for customers which is a minimal amount and of concern to the Bank. Obviously, losing two additional parking spaces would only exacerbate this issue.
2) If the building remains in its proposed orientation, provide a flowering understory tree or similar ornamental landscaping treatment at the south-facing main entrance [commensurate with Code Sec. 10-2132.2(d)(2)].	In lieu of the two laurel shrubs that were proposed in the landscape island just off of the southwest building corner, we will install a Kousa Dogwood tree.
3) Provide a more prominent pedestrian connection from the street sidewalk to the building entrance across the drive-through lane through the use of distinctive walkway materials (e.g., contrasting pavers), and/ or greater crosswalk width [commensurate with Code Sec. 10-2132.2(d)(1)].	In lieu of the typical painted crosswalks, we will install brick paver or stamped concrete (in brick pattern) crosswalks for both the crosswalk at the drive-through exit as well as for the crosswalk near the building entrance (for connection to Six Forks Road). Likely the crosswalk at the drive-through exit will need to remain the typical width (6-foot), however the crosswalk for the connection to Six Forks Road (nearest the building entrance) will be wider than is typical (in the range of 10 to 12 feet).
4) To reduce the visual impact of the retaining wall, include vining	We will install Carolina Jasmine along the top of the retaining wall to allow for a

plants designed to drape over or climb upon the wall surface; additionally, retaining wall materials should be of a color similar to the primary building (commensurate with Code Sec. 10-2132.2(d)(4)).

plantings that will cascade down the face of the wall. The block for the retaining wall will also be specified to match the main brick color on the Bank building.

5) Rather than the proposed red maples, substitute a variety of maple less susceptible to urban stress (e.g., *Acer barbatum*) [commensurate with Code Sec. 10-2132.2(d)(4)].

We will propose Southern Sugar Maples (*Acer Barbatum*) in lieu of the red maples that we currently are proposing.

6) Given the property's thoroughfare frontage, include bicycle racks in the site plan [commensurate with Code Sec. 10-2132.2(d)(2) & (5)].

The Bank will install bicycle racks in close proximity to the front building entrance.

**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: Individual lot service to be provided by private contractor.

CIRCULATION: Proposed street improvements shall conform to normal City construction standards. An existing ingress/egress easement (DB 2884 PG 843) will provide access from the site to East Rowan Street.

PEDESTRIAN: Sidewalks exist on Six Forks Road and East Rowan Street that conform to City regulations. A private sidewalk connection is provided from the site to Six Forks Road and East Rowan Street.

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

**STORMWATER
MANAGEMENT:** Project has sufficiently demonstrated preliminary eligibility for the exemptions to stormwater runoff controls per Section 10-9023 and exemption to nitrogen reduction by substitution (in this case a reduction) of impervious areas per Section 10-9021.

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.