



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-62-10 / Bank of North Carolina

General Location: The site is located on the south side of the intersection between Falls of Neuse Road and Bland Road, inside the city limits.

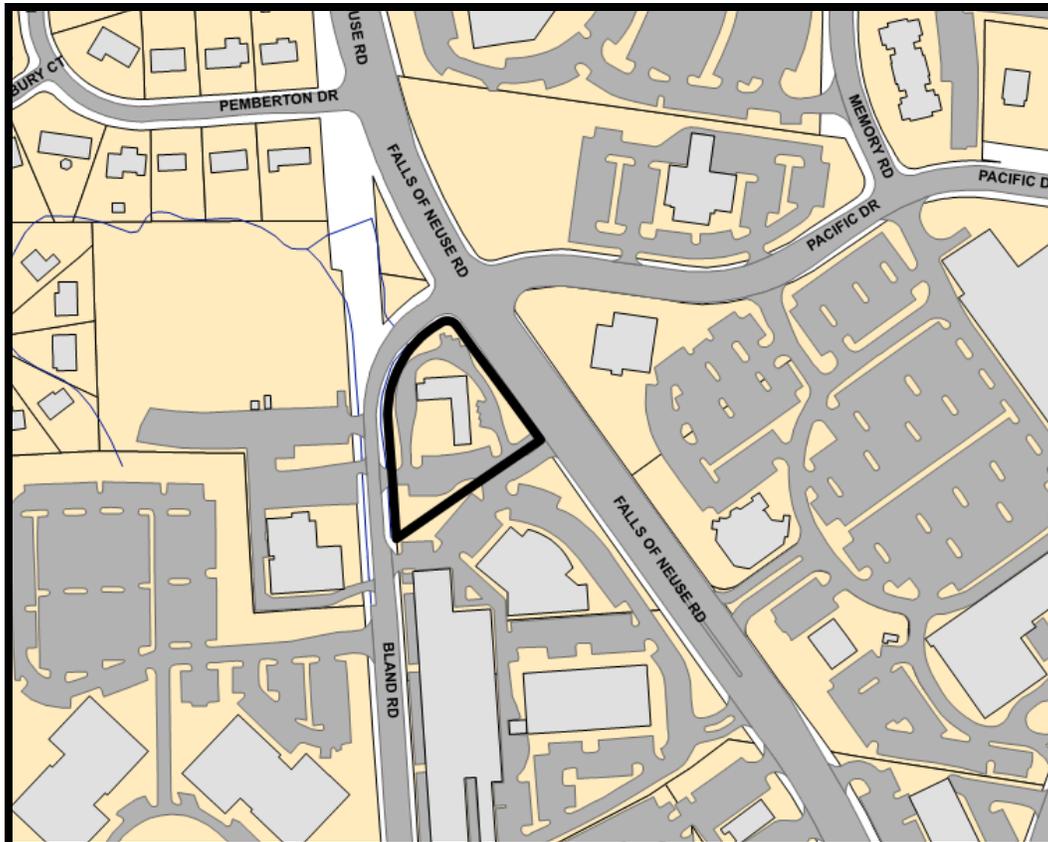
Owner: Bank of North Carolina
Designer: Commercial Site Design

CAC: Falls of Neuse

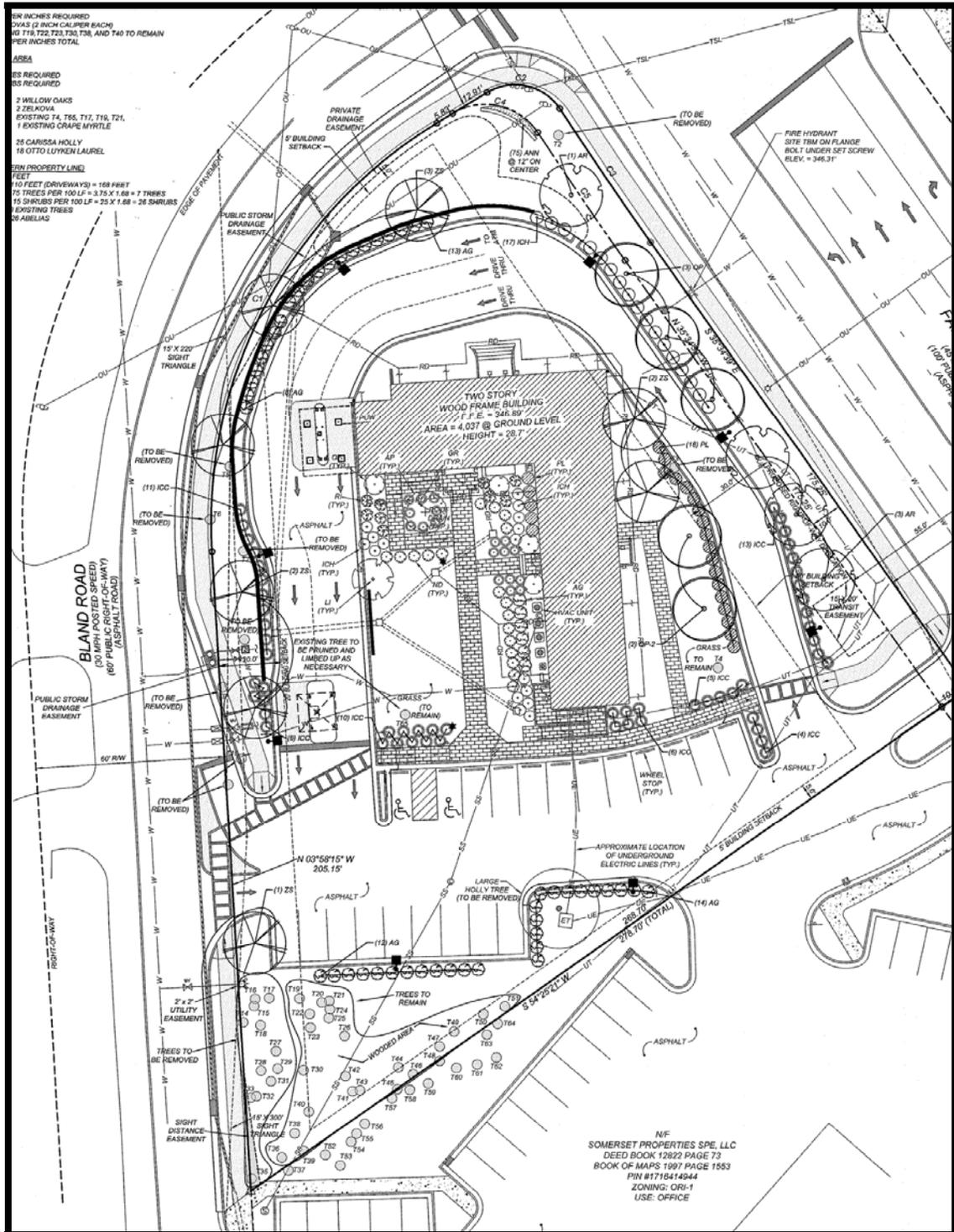
Nature of Case: Requested approval of change of use from an office building with no drive thru or automatic teller machine to a bank with a drive thru and an automatic teller machine.

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

Contact: Chris Clayton, Commercial Site Design



SP-62-10 Bank of North Carolina - Location Map



SP-62-10 Bank of North Carolina - Site Plan

SUBJECT: SP-62-10 / Bank of North Carolina

**CROSS-
REFERENCE:** N/A

LOCATION: This site is located on the south side of the intersection of Falls of Neuse Road and Bland Road, inside the City Limits.

REQUEST: This request is to approve a change of use from an existing 4,037 square foot office building without a drive thru or automatic teller machine to a bank with an automatic teller machine on a 1.12 acre site , zoned Office & Institutional-1. 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 this request, with the conditions below being met, conforms to Chapter 2, Part 10, Sections 10-2035, 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 4/18/11, owned by Bank of North Carolina, submitted by Commercial Site Design.

**ADDITIONAL
NOTES:** N/A

**VARIANCES /
ALTERNATES:** N/A

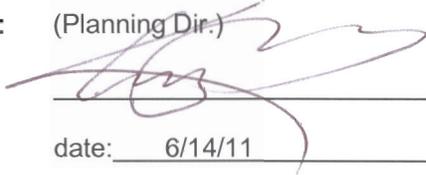
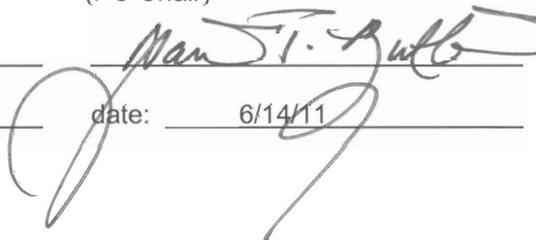
To PC: June 14, 2010

Case History:
To CC: N/A

Staff Coordinator: Meade Bradshaw

Motion: Haq
Second: Fleming
In Favor: Anderson, Bartholomew, Butler, Harris Edmisten, Haq, Fleming, Smith, Sterling
Lewis
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: 6/14/11 date: 6/14/11



Staff Report

**RECOMMENDED
ACTION:** Approval with Conditions

**CONDITIONS OF
APPROVAL:** Administrative Actions:

Prior to issuance of a grading permit for the site:

- (1) 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 prior to grading or the approval of construction drawings, whichever event comes first;
- (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 (before land disturbance or lot recording, whichever comes first) 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;
- (3) 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 issuance of construction drawing approval:

- (4) NCDOT encroachment agreements will be required prior to construction drawing approval;

Prior to issuance of building permits in the Planning Department:

- (5) Construction drawings for public and private streets and / or utilities are required and must be approved by the Public Works Department and / or Public Utilities Department;
- (6) That a security (letter of credit) in the amount of 1.5 times the cost of public road improvements be provided to the City for all public improvements prior to building permit issuance;
- (7) That ½ - 110' right-of-way dedication along Falls of Neuse and sidewalk easement along Bland Road will be required to be recorded prior to building permit approval and a copy of the recorded plat shall be provided to the Planning Department;

- (8) That all sight triangles and sight easements on the preliminary plan shall be placed on all plats for recording stating: "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;"
- (9) 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".
- (10) That 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 shall be provided prior to Issuance of a Building Permit in the Planning Department;
- (11) That a 15x20 foot transit easement located on Falls of Neuse Road be approved by the Transit Planner in the Public Works Transportation Department, be shown on all maps for recording, and that a transit easement deed approved by the City Attorney is recorded with the local County Register of Deeds Office and that a copy is provided to the Planning Department.

ZONING:

ZONING DISTRICTS: Office & Institutional-1

SETBACKS / HEIGHT: This plan conforms to all minimum setback standards. Front yard = 23', (Bland Road) rear yard = 27' (Falls of Neuse Road), front / rear aggregate = 55', corner side yard = 63', side yard aggregate = 132'. This plan conforms to maximum height standards in this zoning district. Proposed height of the building is 28'3".

PARKING: Off-street parking conforms to minimum requirements: 14 spaces required, based on 1 parking space per 300 square feet of floor area gross. 21 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 low impact use under Section 10-2082.9. Transitional protective yards are not required.

TREE CONSERVATION: This site is less than 2 acres in size with no basal areas adjacent to a thoroughfare; therefore, compliance with City Code Section 10-2082.14 is not required.

DEVELOPMENT INTENSITY: Proposed floor area ratio (FAR) and building lot coverage is 8.3% which conforms to the maximum zoning district standards of 1.0 FAR and 30% lot coverage.

PHASING: This proposal will be developed in one phase.

UNITY OF DEVELOPMENT: Unity of development is not required with 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:

Street	ROW	Construct	Slope Esmt.
Falls of Neuse Road	½ 110'	5' sidewalk	N/A
Bland Road	N/A	½-41' curb & gutter section with 5' sidewalk	N/A

Sidewalk constructed outside of the Bland Road right-of-way will require recordation of a public sidewalk easement. One-half of proposed sidewalk construction (1/2-5') along Falls of Neuse Road and Bland Road are reimbursable.

TRANSIT: A 15' x 20' transit easement will be dedicated on Falls of Neuse Road. This site is located along Capital Area Transit Route 2

URBAN FORM: This site is located in the Falls of Neuse Citizen Advisory Committee

The following Comprehensive Plan Guidelines apply:

- T 5.5 Sidewalk Requirement: New subdivisions and developments should provide sidewalks on both sides of the street.
 - Sidewalks are being constructed along both the site's frontages on Bland Road and Falls of Neuse Road

HISTORIC / DISTRICTS:

This site is not located in or adjacent to a designated Historic District.

APPEARANCE COMMISSION:

1. To reduce the retaining wall's visual impact, plant trailing, vining plants atop the wall

<p>The landscape plan included with the sets provided to the Planning Commission has already been revised to show Carolina Jasmine along the retaining wall.</p>	<p>The bank has agreed to construct the retaining walls out of brick to match the building and ground-mounted sign.</p>
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- To improve unity of site development, any retaining walls should be of brick matching that of the building and the proposed ground mounted sign.

**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 cross access easement has been recorded to the adjacent parcel to the south in deed book 3205 page 41.

PEDESTRIAN: Sidewalks will be constructed along both Falls of Neuse Road and Bland Road. A public sidewalk easement on Bland Road will be required adjacent to the site driveway. Private sidewalks connect the building to the public sidewalks on both Falls of Neuse Road and Bland Road.

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. The stormwater runoff control is exempt under code section 10-9023(b)(1). The increase in peak stormwater runoff between the pre-development and post-development conditions for the 2-year and 10-year storm events is 10% or less. Nitrogen reduction is being met through the use of a Grass Water Quality Swale 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.