



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-15-10 / Coastal Federal Credit Union ATM Addition

General Location: The site is located on the west side of Creedmoor Road, south of the intersection of Howard Road, inside the city limits.

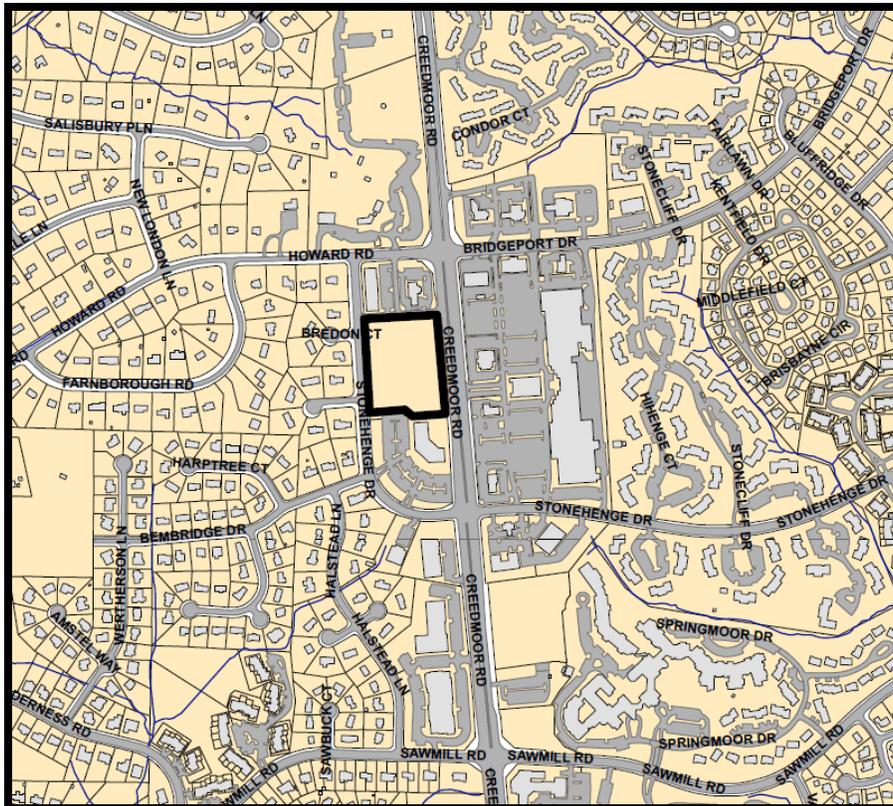
Owner: Coastal Federal Credit Union Development Associates, LLC
Designer: Baker Engineering Consultants, INC

CAC: Northwest

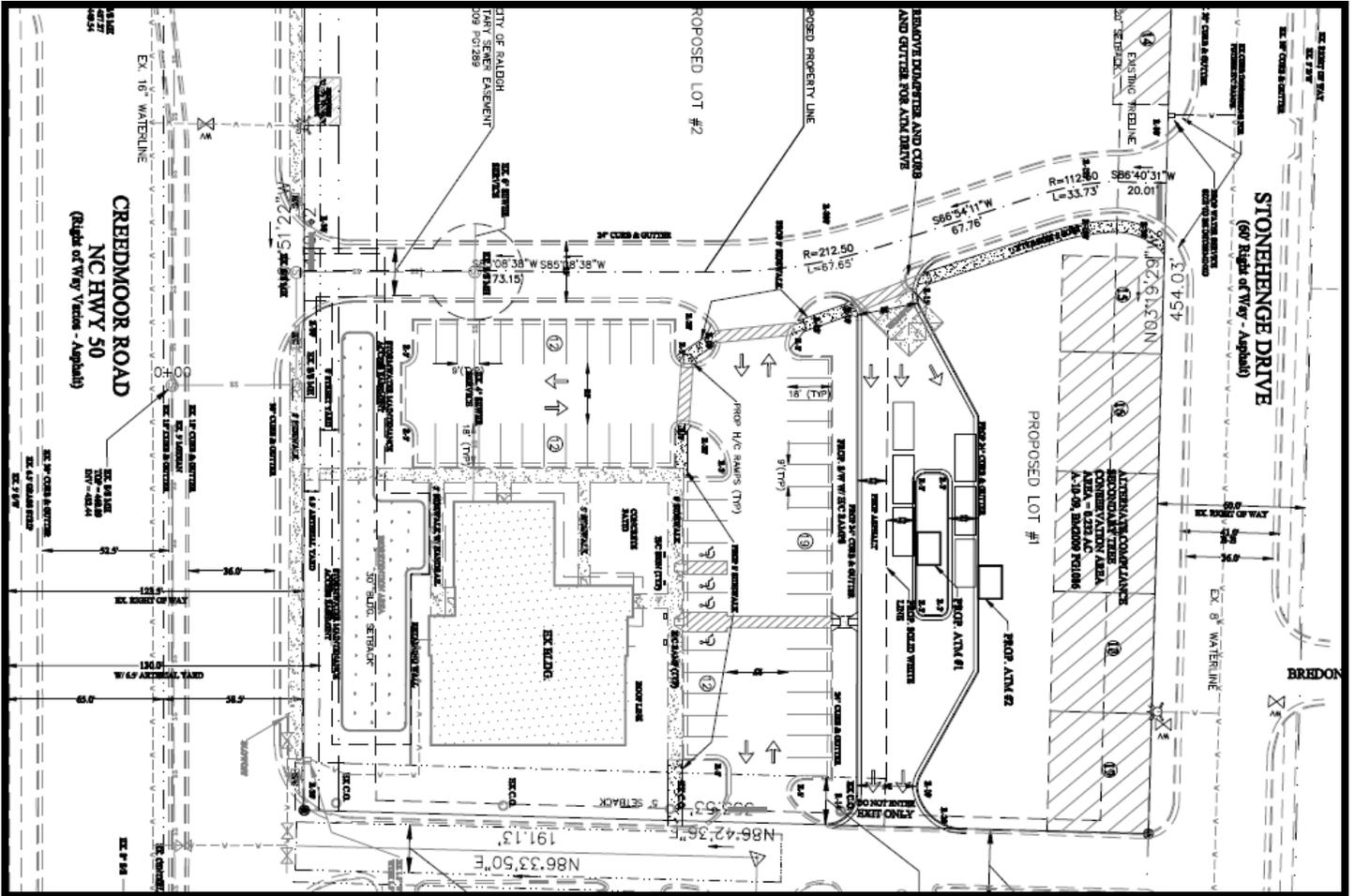
Nature of Case: This is for the approval of two, drive-thru automatic teller machines at a previously approved financial institution currently under construction. This site is within 400' of a residential use. This is a 1.94 acre site zoned Office & Institutional-2.

Key Issues: Planning Commission should evaluate the proposal based on the 8 site plan approval standards of code section 10-2132.2 (d).

Contact: Rick Baker, Baker Engineering Consultants, INC.



SP-15-10 – Coastal Federal Credit Union ATM Addition – Location Map



SP-15-10 – Coastal Federal Credit Union ATM Addition – Site Plan

SUBJECT: SP-15-10 / Coastal Federal Credit Union ATM Addition

CROSS-REFERENCE: A-10-09 and S-2-10.

LOCATION: This site (lot 1 of S-2-10) is located on the west side of Creedmoor Road, south of its intersection with Howard Road, inside the City Limits.

REQUEST: This request is to approve two automatic teller machines at a previously approved 6,750 square foot financial institution currently under construction. This is a 1.94 acre site zoned Office & Institutional-2. 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 of approval being met, conforms to Chapter 2, Part 10, Sections 10-2036 and 10-2132.2, and to Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 3/22/10, owned by Coastal Federal Credit Union Development Associates LLC, submitted by Baker Engineering, INC.

ADDITIONAL NOTES: This case was heard at the Board of Adjustment, Case A-10-09, on January 12, 2009 for SP-81-08. SP-81-08 was an office center consisting of two buildings with more than 25,000 square feet and located within 400 feet of dwellings. The City Code requires 10% of the site to be set aside as tree conservation areas. The areas are based on primary and secondary areas and are listed by priority. Once the primary areas have been addressed the first priority location of the secondary areas are along major thoroughfares. In this case, Creedmoor Road is classified as a major thoroughfare and the priority is placed on the trees shown in the photo along the road frontage. The developer is proposing the full 10% of tree preservation, but it wishes to locate tree conservation areas along to the Stonehenge Drive frontage which is not a major thoroughfare. The Board of Adjustment granted the variance. In accordance with the approved variance, tree conservation areas are recorded in BM 2009 PG 1086. Subsequent to the approval of the variance, the developer abandoned SP-81-08 and obtained administrative approval for the construction of a bank building of less than 25,000 squared feet without drive/thru windows and without any automated teller machines. The developer now wishes to add two automatic teller machines, which necessitates the approval of a site plan by either the Planning Commission or the City Council.

VARIANCES / ALTERNATES: N/A

To PC: September 14, 2010

Case History:

Staff Coordinator: Meade Bradshaw

Motion: Smith
Second: Fleming
In Favor: Anderson, Bartholomew, Batchelor, Fleming, Harris Edmisten, Mattox, Mullins, Smith, Sterling
Opposed:
Excused:

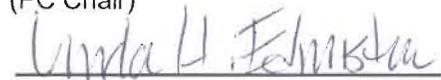
This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the Staff Report attached.

Signatures: (Planning Dir.)



date: 9/14/10

(PC Chair)



date: 9/14/10



Staff Report

RECOMMENDED ACTION: Approval with Conditions

CONDITIONS OF APPROVAL: Planning Commission Actions:

- (1) That the Planning Commission finds that this request, with the conditions of approval below being met, conforms to the standards of approval contained in code section 10-2132.2(d).

Administrative Actions:

Prior to issuance of building permits in the Inspections Department:

- (2) 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 and verification of the amount of payment shall be provided to the City of Raleigh Stormwater Engineer.

ZONING:

ZONING DISTRICTS: Office & Institutional-2

SETBACKS / HEIGHT: This plan conforms to all minimum setback standards. Front yard = 46', rear yard = 216', front / rear aggregate = 262', side yard = 29' and 96', side yard aggregate = 125'. This plan conforms to maximum height standards in this zoning district. Proposed height of the building is 20'.

PARKING: Off-street parking conforms to minimum requirements: 23 spaces required, based on 1 parking space per 300 square feet of floor area gross. 55 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: Tree conservation areas have already been recorded BM 2009 PG 1086.

DEVELOPMENT INTENSITY: Proposed floor area ratio (FAR) is 8% and lot coverage is 8% for the building which is under construction.

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: Sufficient right-of-way exists on Creedmoor Road

TRANSIT: A transit easement is to be dedicated with subdivision of this property (S-2-10).

URBAN FORM: While general transportation policies relating to connectivity and access apply, the proposed site plan is consistent and meets the general intent and recommendations of the Comprehensive Plan.

HISTORIC / DISTRICTS: This site is not located in or adjacent to a designated Historic District.

APPEARANCE COMMISSION: No comments

SUBDIVISION STANDARDS:

BLOCK LAYOUT: No new streets are proposed.

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.

PEDESTRIAN: Sidewalks currently exist on Creedmoor Road. Private sidewalks connect the building to the public sidewalks on Creedmoor Road.

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

STORMWATER MANAGEMENT: Site will comply with Part 10 Chapter 9 Stormwater Control requirements. Stormwater detention will be met by utilizing the previously approved bioretention area on the site (lot 1). Water quality regulations will be met through the use of the previously approved bioretention area on the site, and offset fees paid to NCEEP. There is no floodplain or Neuse River Buffer located on the site. A temporary sediment basin is located off-site on proposed lot 2.

**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.