



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-35-10 / Nationwide Mutual Parking Lot Expansion

General Location: Creedmoor Road, southwest of the intersection with Glenwood Avenue.

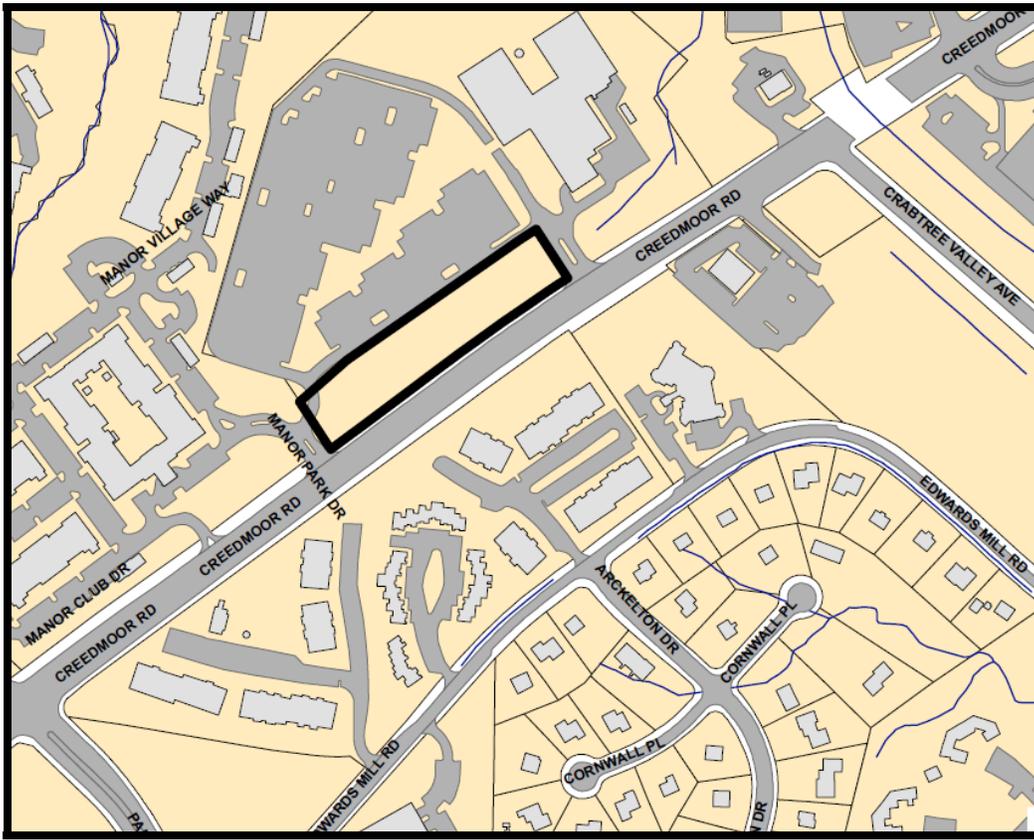
Owner: Nationwide Mutual Insurance Company
Designer: The Site Group

CAC: Northwest

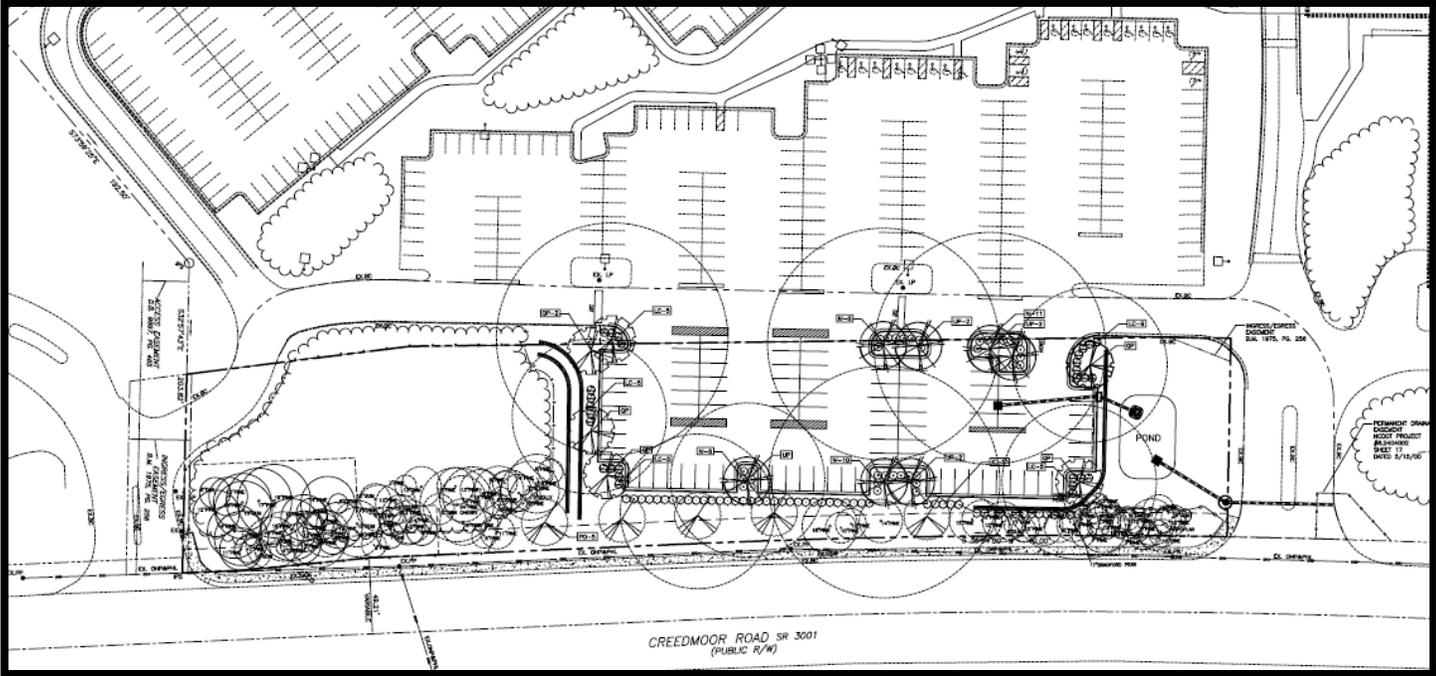
Nature of Case: This request is to approve a vehicular surface area of 89 parking spaces on a 2.04 acre site, zoned Office & Institutional-2 and is located within 400' of a residential use.

Key Issues: As presented, staff finds this plan conforms to Code standards and adopted land use policies. Planning Commission should evaluate the proposal using the 8 standards of code section 10-2132.2(d).

Contact: Brandon Moore, The Site Group



SP-35-10 – Site Location Map



SP-35-10 – Site Plan

SUBJECT: SP-35-10 / Nationwide Mutual Parking Lot Expansion

**CROSS-
REFERENCE:** N/A

LOCATION: This site is located on the north side of Creedmoor Road, southwest of its intersection with Glenwood Avenue, inside the City Limits.

REQUEST: This request is to approve the creation of a vehicular surface in the amount of 89 parking spaces on a 2.04 acre site, zoned Office & Institutional-2. The creation of this parking lot exceeds the number of parking spaces to qualify as a plot plan under Code Section 10-2132.1 and is 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 this request, with the conditions of approval below being met, conforms to Chapter 2, Part 10, Sections 10-2036, 10-2091, 10-2132.2, Chapter 3, Part 10, and Sections 10-3001-3059. This approval is based on a preliminary plan dated 11/3/2010, owned by Nationwide Mutual Insurance Company, submitted by The Site Group.

**ADDITIONAL
NOTES:** Plan was deferred at the October 26, 2010 Planning Commission meeting to address pedestrian connectivity of code section 10-2091 and Comprehensive Plan policy LU 4.5. The plans were revised to show additional sidewalk construction linking the primary building to the street as well as reconfiguring the existing parking spaces and striping to provide pedestrian walkways from the proposed parking lot expansion.

**VARIANCES /
ALTERNATES:** N/A

To PC: November 9, 2010

Case History: 10/26/10 public hearing and case deferral by Planning Commission; 11/9/10 revised plan presented to Planning Commission.

Staff Coordinator: Meade Bradshaw

Motion: Haq
Second: Mattox
In Favor: Anderson, Butler, Bartholomew, Fleming, Harris Edmisten, Haq, Mattox, Mullins, Smith and Sterling Lewis
Opposed:
Excused:

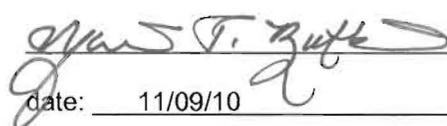
This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the Staff Report attached.

Signatures: (Planning Dir.)

(PC Chair)



date: 11/09/10



date: 11/09/10



Staff Report

**RECOMMENDED
ACTION:** Approval with Conditions

**CONDITIONS OF
APPROVAL:** Planning Commission Actions:

- (1) That two, striped crosswalks are painted throughout the existing parking lot as shown on the preliminary plan to facilitate pedestrian movement from the parking areas to the building entrance. To prevent cars from encroaching on the crosswalks, wheel stops will be installed in the parking spaces;
- (2) That the sidewalk from the Nationwide Mutual Insurance Building be constructed as shown on the preliminary plan to provide access to Creedmoor Road, with the inclusion of handicapped ramps;
- (3) That a 10x20 foot transit easement located on Creedmoor Road be approved by the Transit Planner in the Public Works Transportation Department, as shown on the approved preliminary plan, be shown on all maps for recording, and that a transit easement approved by the City Attorney is recorded with the local County Register of Deeds. That the recorded copy of this transit easement be provided to the Planning Department within 14 days of authorization of lot recording. If a recorded copy of this easement is not provided to the Planning Department within the 14 day period, further plat recordings and building permits authorization may be withheld;

Administrative Actions:

Prior to issuance of a grading permit for the site:

- (4) 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;
- (5) 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, including the designation of buffer areas and open space areas for stormwater purposes prior to grading or the approval of construction drawings, whichever event comes first;
- (6) That prior to the issuance of a grading permit, a tree conservation area permit must be issued and the final tree conservation plan must be approved by the Forestry Specialist in the Planning Department. The plan must show metes and bounds descriptions of all tree conservation areas, and tree protection fence around all tree conservation areas. Tree

protection fence must be located in the field and inspected by the Forestry Specialist in the Planning Department. A copy of the approved plan is to be placed on file in the Planning Department;

Prior to issuance of a zoning permit for the site:

- (7) 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/owner's association;"
- (8) That a tree conservation map be recorded with metes and bounds showing the designated Tree Conservation Areas in compliance with the preliminary plan; and
- (9) That a right of cross access to the property to the north owned by Nationwide Mutual Insurance Company and described in DB 04121 PG 0446 be recorded in accordance with the City Code and in the local County Register of Deeds office, and that a recorded copy of this cross access easement be returned to the Planning Department within 14-days of recording. If a copy of this recorded cross access easement is not provided to the Planning Department within the 14 day period, further plat recordings and building permits authorization may be withheld.

ZONING:

ZONING DISTRICTS: Office & Institutional-2.

SETBACKS / HEIGHT: There are no buildings or structures with this proposal.

PARKING: The proposed 89 parking spaces on this site is additional parking not required by code for any use. The required parking for the adjacent Nationwide Mutual Insurance Company is on its own lot located at 4401 Creedmoor Road, adjacent to the proposed parking lot expansion. 1 parking space per 300 square feet of floor area gross is required by Code for office uses at Nationwide Mutual.

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. A transitional protective yard is not required along the western property line adjacent to the apartments because the distance from the proposed parking lot to the apartments exceeds 150'. The property to the north and east is the location of the Nationwide Mutual Insurance Company office building.

TREE CONSERVATION: This site is 2.04 acres requiring 0.204 acres of tree conservation.
Primary Tree Conservation – None on site
Secondary Tree Conservation - 0.204 as 50' wide Thoroughfare Yard

DEVELOPMENT INTENSITY: Not Applicable

PHASING: This is a one phase 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: Sufficient right-of-way and road improvements exist on this portion of Creedmoor Road.

TRANSIT: A 15x20 transit easement is dedicated on Creedmoor Road.

URBAN FORM: This site is located in the Northwest Citizen Advisory Council.

1. Policy LU 4.5 – New development and redevelopment should provide pedestrian and vehicular connectivity between individual developments sites and provide alternative means of access along corridors.
 - a. The plan proposes an off-site pedestrian connection from Creedmoor Road to the Nationwide Mutual Insurance Company Building.

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 committee recommends that additional effort be made to mitigate visual impacts of locating the parking area adjacent to Creedmoor Road, including but not limited to: <ul style="list-style-type: none"> • Adding sufficient understory shrubs and trees to the proposed streetyard plantings to screen the lot fully from view [commensurate with code Sec. 10-2132.2(d)(2),(3),(4)& (6)]. • Landscaping the stormwater 	<ul style="list-style-type: none"> • Dwarf Buford Hollies were planted in the streetyard • Northern bayberry were planted along the stormwater pond

BMP, including continuing the proposed line of streetyard tree plantings into the site along the existing access drive [commensurate with code Sec. 10-2132.2(d)(2)&(3)].

2. Improve pedestrian connectivity by striping all crosswalks [commensurate with code Sec. 10-2132.2(d)(1)].
 - Crosswalks are striped

**SUBDIVISION
STANDARDS:**

BLOCK LAYOUT: The existing 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: Not Applicable

CIRCULATION: Current street improvements conform to normal City construction standards. An access easement was recorded in BM1975 Page 256 on the apartment complex parcel to the Nationwide Mutual Insurance Company parcel. An additional cross access easement will be provided from the parking lot expansion to the Nationwide Mutual Insurance Company parcel (pin number 796218350, Deed book 4121 page 446).

PEDESTRIAN: Sidewalks exist on Creedmoor Road. There is a proposed off-site sidewalk connection from the public sidewalk on Creedmoor Road to the Nationwide Mutual Insurance Company Building. In addition the plan shows reconfiguration of existing parking spaces and striping to provide pedestrian walkways from the proposed parking lot expansion.

**STORMWATER
MANAGEMENT:** This site is subject to stormwater management nitrogen reduction and stormwater runoff control requirements of Part 10 Chapter 9. A dry detention facility is shown on the preliminary plan of the parking lot expansion to control stormwater runoff rates to no greater than the pre-development rates for the 2 year and 10 year design storms. This project has demonstrated that water quality requirements can be met with a nutrient offset payment to the NCEEP or authorized private mitigation bank.

**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.

