



## 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-45-12 / BB&T Litchford Road

**General Location:** The southeast corner of the intersection of Falls of Neuse Road and Litchford Road.

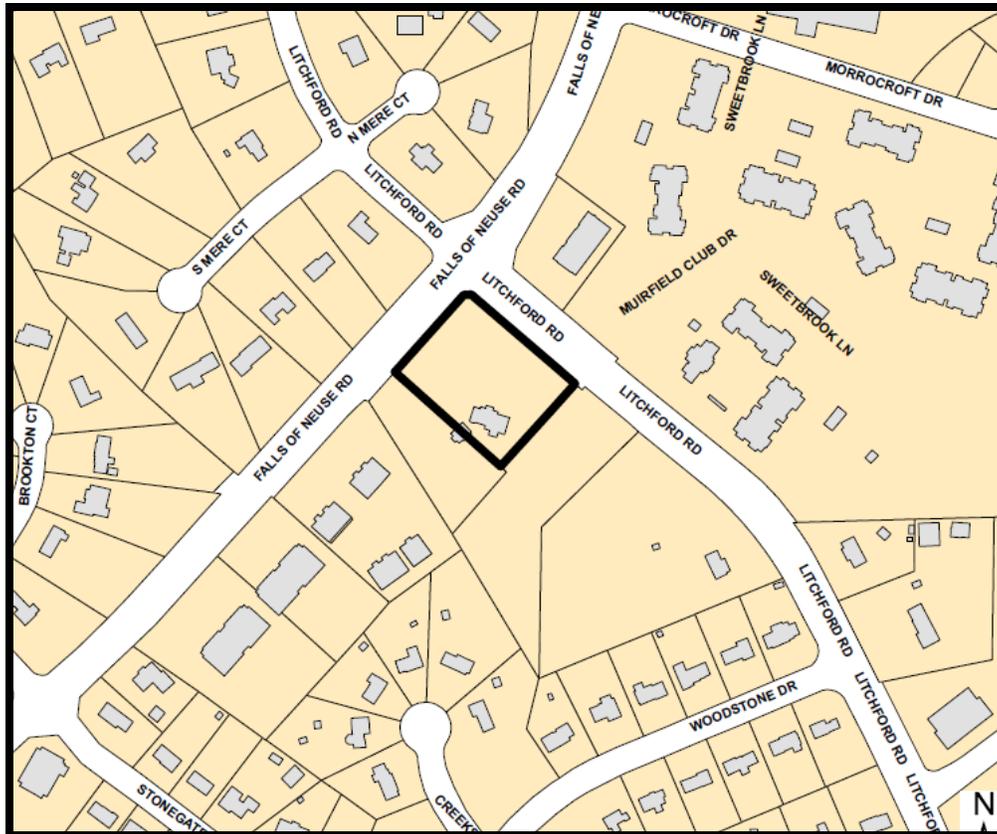
**Owner:** Branch Banking and Trust Company  
**Designer:** Commercial Site Design

**CAC:** North

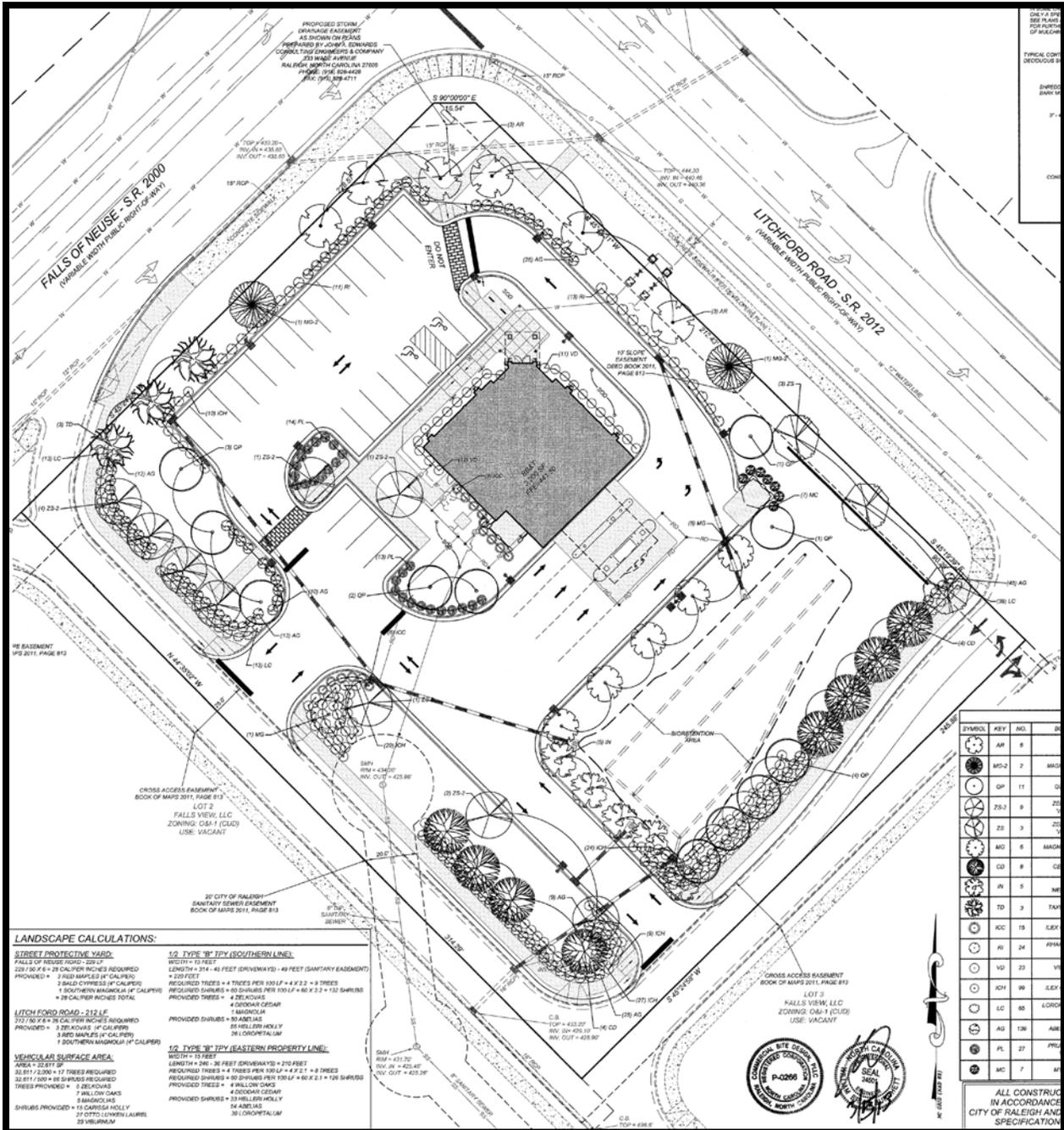
**Nature of Case:** A 3,200 square foot bank with drive-through located on a vacant 1.75 acre tract zoned Office & Institution -1 Conditional Use District. This site is located within 400 feet of a residential use and zoning district and therefore requires Planning Commission approval.

**Contact:** Chris Clayton, Commercial Site Design

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



SP-45-12 / BB&T Litchford Road – Site Location Map



SP-45-12 / BB&T Litchford Road – Preliminary Site Plan

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**SUBJECT:** SP/45-12 / BB&T Litchford Road

**CROSS-REFERENCE:** N/A

**LOCATION:** This site is located on the southeast corner of the intersection of Falls of Neuse Road and Litchford Road, inside the City Limits.

**REQUEST:** This request is to approve a 3,200 square foot bank with drive-through located on a vacant 1.75 acre tract zoned Office & Institution -1 Conditional Use District. This site is located within 400 feet of a residential use and zoning district and therefore requires Planning Commission approval.

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**OFFICIAL ACTION:** Approval with conditions

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**CONDITIONS OF APPROVAL:** As noted on the Staff Report, attached

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**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 2/27/13, owned by Branch Bank and Trust, submitted by Commercial Site Design.

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

**VARIANCES / ALTERNATES:** N/A

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To PC: 3/26/13

Case History: xxxxx

Staff Coordinator: Eric Hodge, AICP

Motion: Haq  
Second: Fleming

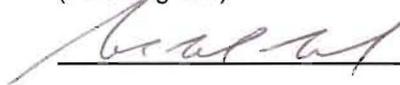
In Favor: **Buxton, Fleming, Fluhrer, Harris Edmisten, Haq, Mattox, Schuster, Sterling  
Lewis**

Opposed: Terando

Excused: xxxxx

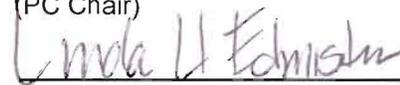
This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the Staff Report attached.

Signatures: (Planning Dir.)

  
\_\_\_\_\_

date: 3/26/13

(PC Chair)

  
\_\_\_\_\_

date: 3/26/13



## Staff Report

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**RECOMMENDED  
ACTION:** Approval with Conditions

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**CONDITIONS OF  
APPROVAL:** Administrative Actions:

***Prior to issuance of a grading permit or site review permit for the site:***

- (1) That prior to the issuance of a grading permit, the final tree conservation plan must be approved (for the adjacent parcel Wake County PIN#1718735330 and the approval of the Natural Protective Yard on Wake County PIN #1718733402 and prior to grading approval for the internal access roads bordering the three parcels) 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. A copy of the approved plan is placed on file in the Planning 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;
- (3) 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;

***Prior to issuance of building permits:***

- (4) That all conditions of Z-23-10 are complied with;
- (5) That a tree conservation map be recorded with metes and bounds showing the designated Tree Conservation Areas per condition number 1 above in compliance with Code section 10-2082.14;
- (6) 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.

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**ZONING:**

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**DISTRICTS:** Office & Institution-1. Ordinance N0 (2010) 802 ZC 653; effective 11/2/2010.  
The site plan adheres to all of the zoning conditions found therein as applicable.

**Z-23-10 Conditional Use – Falls of Neuse Road** - located on the south quadrant, of Falls of Neuse Road and Litchford Road being Wake County PIN 1718733580. Approximately 3.96 rezoned to Office & Institution-1 Conditional Use District.

**Conditions Dated: 10/27/10**

**Narrative of conditions being requested:**

- a. The following uses shall be prohibited:
1. Residential Uses, except for Congregate Care Living Structure, Congregate Care Structure, Life Care Community, and the existing single family home shall be permitted. (Refer to Conditions “f.” and “r.” related to these uses.)
  2. Camp
  3. Coliseum/Theatre
  4. Stadium Track
  5. Hotel/Motel
  6. Fraternity House/Sorority House
  7. Kennel/Cattery
  8. Electrical Sub-Station
  9. Manufacturing
  10. Taxi Stand
  11. Guesthouse
  12. Rifle Range
  13. Transitional Housing:
    - Emergency Shelter A
    - Emergency Shelter B
    - Religious Shelter
- b. Trash receptacles/dumpsters shall be enclosed in a masonry structure, with the siding material to be compatible with the building material(s) used on the principal building(s); opaque doors shall screen the opening. The dumpster enclosure shall be screened from view of off-site neighbors with evergreen shrubs that shall be no less than four foot (4') height, and no greater than four foot (4') on-center spacing at time of installation.
- c. A bicycle rack containing at least four (4) spaces shall be provided for every building(s) on the subject property, and the rack(s) shall be located no less than one-hundred feet (100') from a building entrance. Bicycle parking shall be provided at a rate of no less than provide one (1) bicycle parking space for every twenty (20) vehicular parking spaces (5% of vehicular parking).
- d. All outdoor pole-mounted lighting fixtures shall be cut-off design and the light source directed away from residential properties. Light Level at the perimeter property line adjacent to a residential use property shall be no more than four-tenths (4/10's) of a foot candle.
- e. An undisturbed landscape buffer, COR Type “C”, thirty foot (30') minimum width, shall be provided adjacent to the following properties so long as they are utilized as single family residential uses:  
8904 CREEKSTONE COURT; Wake PIN: 1718-72-4726; DB09097, Page0103  
8900 CREEKSTONE COURT; Wake PIN: 1718-73-3071; DB07207, Page0034

If additional plantings are required to meet the landscape ordinance, and the buffer is to be counted toward tree conservation, those plantings shall be installed either outside of the minimum buffer, or in areas where they do not encroach critical root zone of trees contributing to tree conservation. The buffer shall not be provided where crossings are needed to gain access to sanitary sewer, storm drain and other utility easements.

f. The use of the existing single family home shall be permitted until redevelopment or subdivision of the rezoned property. No additional single family dwellings shall be located on the subject property.

g. Upon redevelopment or subdivision of the rezoned property, an offer of vehicular and pedestrian cross-access shall be made to the following parcels:

1. 9380 Falls of Neuse Road (Wake PIN: 1718-73-1350; Deed Book 12611; Page 0688)
2. 9201 Litchford Road (Wake PIN: 1718-73-6388; Deed Book 12081; Page 204l)

h. Future buildings shall be limited to no more than two (2) floors of conditioned space. Maximum building height shall not exceed thirty-five (35'). Parking located under the building shall not be counted toward the limit specified for number of floors.

i. Site lighting for parking areas shall not exceed sixteen feet (16') feet in height, unless located in a Natural Protective Yard, where height of lighting fixtures shall not exceed twelve feet (12') in height.

j. Guidelines for the building design shall include the following:

1. The dominant (60% of building siding material exclusive of doors and windows) building materials shall be masonry (brick, pre-cast concrete, stone, and stucco, or similar).
2. Building fenestration (doors, windows) shall be no less than 15% and no more than 50% in area for all building elevations.
3. A minimum of 75% of a given building footprint shall be covered by a pitched roof; and the minimum roof pitch shall be no less than 5:12.

k. If vehicle surface area is located within fifty feet (50') of the parcels identified as

1. 8904 CREEKSTONE COURT; Wake PIN: 1718-72-4726; DB 09097, Page 0103
2. 8900 CREEKSTONE COURT; Wake PIN: 1718-73-3071; DB 07207, Page 0034

an evergreen hedge shall be provided between the vehicle surface area and the perimeter property line so as to provide buffering and screening to the adjacent property. The plantings shall be installed per the following standard: Install one (1) Evergreen Shrub at 4' on center (O.C.); plant shall be three feet (3') in height at time of installation; plantings shall meet all requirements of the City of Raleigh Landscape Ordinance. If the shrubs are located within a Transitional Protective Yard (TPY), they may be credited toward the requirement of the TPY, if in accord with City of Raleigh Code requirements.

l. All sidewalks connecting a building(s) to the public right-of-way shall be five foot (5') width minimum.

m. If additional trees are required in Transitional Protective Yards to supplement existing vegetation, the trees shall be an evergreen species to the extent allowed by the provisions of the City of Raleigh Landscape Ordinance.

n. Prior to any redevelopment or lot recordation, the site shall make available a twenty foot (20'), where adjoining right of way, by fifteen foot (15') transit easement along Litchford Road. Prior to any development or lot recordation, the City Attorney shall review and approve the easement document, and the Transit Manager shall review and approve the location.

o. No more than one (1) driveway shall be permitted onto Litchford Road. If the property is developed in conjunction with other adjoining parcels, the driveway location may be adjusted in context with the overall project. If the property is developed as multiple lots, cross access among all lots shall be provided to all lots.

p. Subject to the requirements of the Raleigh city code, the Street Protective Yard plantings shall utilize trees specified in Suggested Trees for the City of Raleigh, a list prepared by the City of Raleigh Urban Forester. The street yard shall have a minimum of three (3) separate tree species, and at least one of the three (3) selections shall be an evergreen tree. Street Protective Yard plantings along Falls of Neuse Road shall not be composed of a single species, and shall be planted using informal groups or clusters.

q. Bank ATM and/or drive-thru window shall not be located within two hundred feet (200') of the parcels identified as:

- 1. 8904 CREEKSTONE COURT; Wake PIN: 1718-72-4726; DB 09097, Page 0103
- 2. 8900 CREEKSTONE COURT; Wake PIN: 171 8-73-3071; DB 07207, Page 0034

This restriction shall not include the principal building, sidewalk, driveway, parking area, or other supporting features.

r. Building(s) containing Congregate Care Living Structure, Congregate Care Structure, or Life Care Community shall be located at least two hundred feet (200') from the right of way line for Falls of Neuse Road.

s. Prior to submittal of any site plan request that includes a drive-thru window, the developer shall conduct a traffic scoping meeting with City of Raleigh Transportation Services Division. A Traffic Impact Analysis shall accompany the request for any site plan that includes a drive-thru window.

**SETBACKS /**

**HEIGHT:** This plan conforms to all minimum setback standards. Front yard = 92', rear yard = 124', front / rear aggregate = 216', corner side yard = 55', side yard = 131', side yard aggregate = 186'. This plan conforms to maximum height standards in this zoning district. Proposed height of the building is 18'10".

**PARKING:** Off-street parking conforms to minimum requirements: 11 spaces required, based on 1 parking spaces per 300 square feet of gross floor area. 27 parking spaces are provided. Drive-through facility contains stacking for vehicles, in compliance with Section 10-2081 (3 storage spaces per each drive-in window or ATM). Per Zoning Condition (c.) a bicycle rack containing at least four (4) spaces shall be provided and is noted on the plans accordingly.

**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:

Location	Yard type required	Width proposed
Southern	½ Type B (15')	15'
Eastern	½ Type B (15')	15'

**TREE  
 CONSERVATION:**

The site plan for the BB&T at 9111 Litchford Rd. is conditionally approved depending on the recordation of the Tree Conservation Area on adjacent parcel Wake County PIN#1718735330 and the approval of the Natural Protective Yard

on Wake County PIN #1718733402 and prior to grading approval for the internal access roads bordering the three parcels.

**DEVELOPMENT  
INTENSITY:**

Proposed floor area ratio (FAR) of .042 and lot coverage of 4.2% conform to the maximum zoning district standards of .75 FAR and 25% lot coverage.

**PHASING:**

This is a single 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:**

No dedication of right-of-way or construction of streets was required by the Thoroughfare and Collector Street Plan. A 10' slope easement exists along Litchford Road to allow for future roadway improvements (DB2011, PG813).

**TRANSIT:**

Litchford Road is currently served by CAT Route 25c Triangle Town Center Connector. Both the CAT Short Range Transit Plan and the Wake County Transit Plan propose continued service along this corridor. A 15'x20' transit easement has been provided on an adjacent parcel (BM2011 PG 813) in keeping with the zoning conditions that govern this and adjacent parcels.

**COMPREHENSIVE  
PLAN:**

This site is located within the North CAC, and is designated as Office & Residential Mixed Use on the Future Land Use map. The Office & Residential Mixed Use category "encourages a mix of moderate to medium density residential and office use. Retail not ancillary to employment and/ or residential uses is discouraged so that retail can be more appropriately clustered and concentrated in retail and mixed-use centers at major intersections and planned transit stations." Site development is also subject to the provisions of the I-540/ Falls of Neuse Area Plan.

Staff has also reviewed the following Comprehensive Plan policies:

- LU 4.5 Connectivity
- LU 5.6 Buffering Requirements
- T 5.3 Bicycle and Pedestrian Mobility
- T 5.5 Sidewalk Requirements
- T 5.10 Building Orientation
- T 6.6 Parking Connectivity
- T 6.8 Parking Lot Design
- EP 5.4 Tree Selection
- EP 8.1 Light Pollution
- UD 2.1 Building Orientation
- UD 6.4 Appropriate Street Tree Selection
- UD 7.3 Design Guidelines
- AP-540F-1 Development Character on Falls of Neuse Road
- AP-540F-4 Falls of Neuse Low Intensity Appearance
- AP-540F-5 Falls of Neuse Road Access
- AP-540F-6 Falls of Neuse Access Spacing

**HISTORIC /  
DISTRICTS:**

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:

<u>Comment</u>	<u>Response</u>
1. The Commissions encourages applicant to add diversity to shrubs and plants.	We have now added ruby red loropetalum shrubs to the landscape plan to add species diversity as requested.
2. The Commission is concerned with crosswalk safety issues. The Commission suggests material or surface change to promote safety.	All crosswalks on the site are now shown to either be stamped concrete or brick pavers to promote safety.
3. The Commission recommends applicant use a more durable material on gable ends instead of EFIS, like a cementitious material.	BB&T proposes to keep the EIFS gable ends as this material matches the material, color and texture of the project that the Commission previously approved on Six Forks Rd. This will create a consistency between BB&T buildings as mentioned in Comment #4. BB&T would consider using a reinforcing mesh to make the material more durable.
4. The Commission suggests changing the look of tower feature to resemble other BB&T buildings. The tower features shown on plans looks similar to other architectural elements used by franchised buildings.	The tower feature is similar to that of the project that the Commission previously approved on Six Forks Rd. This will create a consistency between BB&T buildings. The main difference is the hip roof on the tower as required by the zoning conditions.

**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.
- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A sidewalk is required along both sides of Falls of the Neuse Road and Litchford Road and is being provided with this plan. Sidewalk connections from the building entrances are also being provided to both Falls of Neuse Road and Litchford Road.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER MANAGEMENT:** This site is subject to stormwater management controls in accordance with Chapter 9 of Part 10 of the Raleigh City Code. Proposed stormwater control measures are shown in accordance with the Raleigh Stormwater Control and Watercourse Buffer Manual. This 1.75 acres site will have approximately 44% impervious surface on it after construction of the bank. A bio-retention pond will be utilized to meet stormwater quality and quantity issues. A nitrogen export mitigation payment will also be made.
- 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.