



## 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-55-13 / Enterprise Car Sales

**General Location:** North side of Glenwood Avenue between Pleasant Valley Road and Creedmoor Road

**Owner:** Enterprise Leasing Company Southeast, LLC

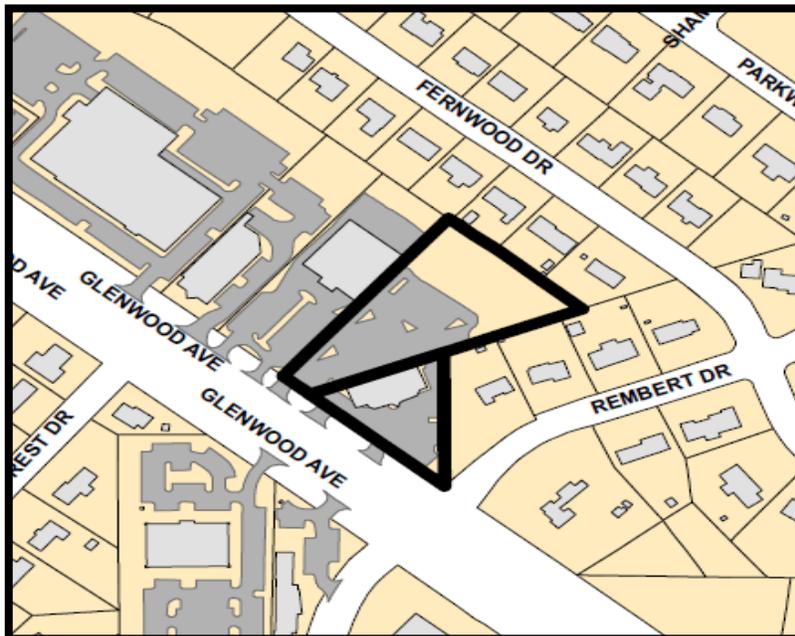
**Designer:** The Site Group, PLLC

**CAC:** Northwest

**Nature of Case:** A proposed 3,027 square foot sales building and 540 square foot service bay with associated parking and display area for vehicle sales on two adjacent lots zoned Shopping Center (SC), totaling 2.55 acres. The 1.8 acre tract to the northwest will contain the sales building, service bay, vehicle display area, and all required parking spaces. The smaller 0.75 acre tract will contain additional parking spaces for vehicle display area. The two lots will not be recombined. This plan was submitted after September 1, 2013 but is in a legacy zoning district.

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

**Contact:** Ed Sconfienza, PE – The Site Group



SP-55-13 / Enterprise Car Sales – Location Map



**SUBJECT:** SP-55-13 / Enterprise Car Sales

**CROSS-  
REFERENCE:** N/A

**LOCATION:** This site is located on the north side of Glenwood Avenue, between Pleasant Valley Road and Creedmoor Road.

**PIN:** 0786958682, 0786958462

**REQUEST:** This request is to approve a 3,027 square foot sales building and 540 square foot service bay with associated parking and display area for vehicle sales on two adjacent lots zoned Shopping Center (SC), totaling 2.55 acres. The 1.8 acre tract to the northwest will contain the sales building, service bay, vehicle display area, and all required parking spaces. The smaller 0.75 acre tract will contain additional parking spaces and vehicle display area. The two lots will not be recombined. This site is located within 400 feet of a residential use or zone.

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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 being met, this request conforms to Part 10, Chapter 2, Sections 10-2041 and 10-2132.2, Part 10A (Unified Development Ordinance) Articles 8, and 9. This approval is based on a preliminary plan dated 1/16/14, owned by Enterprise Leasing Company Southeast, LLC, submitted by The Site Group, PLLC.

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**ADDITIONAL  
NOTES:** This plan was submitted after September 1, 2013 but is in a legacy zoning district.

**VARIANCES /  
ALTERNATES:** N/A

To PC: 2/11/14

Case History: xxxxx

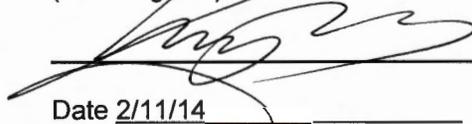
Staff Coordinator: Justin Rametta

Motion: Terando  
Second: Braun  
In Favor: Braun, Buxton, Fleming, Fluhrer, Lyle, Schuster, Swink, Terando and Whitsett  
Opposed: xxxxx

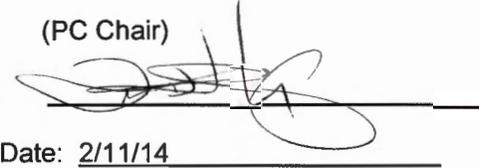
Excused: xxxxx

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 2/11/14

(PC Chair)

  
Date: 2/11/14



## Staff Report

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**RECOMMENDED  
ACTION:** Approval with Conditions

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**CONDITIONS OF  
APPROVAL:**

**Planning Commission Actions:**

- (1) That the Planning Commission finds that this site plan meets the standards for approval of Code Section 10-2132.2(d);

**Administrative Actions:**

***Prior to issuance of any land disturbing or final site permit:***

- (2) That prior to grading permit approval and per Chapter 9 of the UDO, a Surety for Sediment and Erosion Control is required and shall be paid to the Public Works Department;
- (3) That a driveway permit be approved by staff for plan submittal to NCDOT for approval;
- (4) That site review plans and building plans show a reduction in the amount of impervious surfaces for each lot , as well as a reduction of impervious surfaces in the right-of-way;

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

- (5) That an NCDOT driveway permit is issued and NCDOT requirements are incorporated into the building set.
- (6) That cross-access agreements between the two subject parcels (Tracts 1 and 2, DB 9247 PG 1885), be prepared in accordance with City Code Section 10A-8.3 5 D and recorded in the Wake County Registry and a copy be provided to the Planning Department prior to building permit issuance;
- (7) That an offer of cross access easement between this site and the adjacent property (DB 14335 PG 1144) for the interconnecting driveway be prepared in accordance with City Code Section 10A-8.3 5 D and recorded in the Wake County registry and a copy of the recorded easement offer shall be provided to the Planning Department.

***Prior to issuance of certificates of occupancy or certificate of compliance permits:***

- (8) That the amount of impervious surface area for each lot is provided to the Stormwater Division of the City
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**ZONING:**

**ZONING DISTRICTS:** Shopping Center (SC)

**SETBACKS / HEIGHT:** This plan conforms to all minimum setback and height standards as set forth in Code Section 10-2041. Proposed height of the building is 18.5’.

**PARKING:** Off-street parking conforms to minimum requirements: 18 spaces required, based on 1 parking space per 200 square feet of retail sales and 3 spaces per automotive service bay. 36 spaces are provided.

**LANDSCAPING:** Street yard landscaping in conformity with UDO Section 8.51. D 4 is shown. This section requires a type C-2 protective yard planted in accordance to UDO Section 7.2.4 when development abuts an NCDOT controlled street and where NCDOT does not allow street trees in the right-of-way. A type C-2 street protective yard is shown along Glenwood Avenue. Vehicular surface area landscaping in conformity with Section 10-2082.6 is shown. This is a high impact use adjacent to a medium impact use to the west and low density residential to the north and east use under Section 10-2082.9. A 10’ reduction in a portion of the eastern transitional protective yard is proposed with the inclusion of a closed fence. Code section 10-2082.9(g)(1)(c) allows use of a closed fence to reduce a TPY from 40’ width to 30’ width when a high impact use such as this is adjacent to a residential use. The proposal conforms to Code. 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>
Northern Property Line	Type A	40’
Eastern Property Line	Type A	30’-40’
Western Property Line	Type D	10’

**TREE CONSERVATION:** Because the two parcels will not be recombined and both are smaller than two acres in size, compliance with UDO Article 9.1 Tree Conservation is not required.

**DEVELOPMENT INTENSITY:** There are no maximum floor area ratios (FAR) or building lot coverage maximums in the Shopping Center District.

**PHASING:** This is a one phase development

**UNITY OF DEVELOPMENT:** N/A

**COMPREHENSIVE PLAN:**

**GREENWAY:** There is no greenway on this site.

**STREET TYPOLOGY MAP:** There is no dedication of right-of-way or roadway construction required for this project. Glenwood Avenue is classified as an Avenue six-lane divided.

**TRANSIT:** This site is served by Capital Area Transit Route 6, but a transit easement is not being requested on this site.

**COMPREHENSIVE PLAN:** This site is located in the Northwest Citizen Advisory Council, in an area designated for community mixed use.

**HISTORIC / DISTRICTS:** The site is currently vacant. 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:

<b>Comment</b>	<b>Response</b>
The Commission commends the applicant's consideration of an alternate site plan that places the building closer to the street, and suggests that the building be placed on the site using two potential UDO frontages for this site as a guide: Parking Limited or Green frontage. (note: Commission member Brian O'Haver is not in concurrence with this condition)	Noted
The Commission commends the use of a restrained color palette on the project.	Noted

**SUBDIVISION STANDARDS:**

**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.

**BLOCKS / LOTS / ACCESS:** Block perimeters, lot arrangement and access conform to City Code and Chapter 8 of the UDO.

**STREETSCAPE TYPE:** Glenwood Avenue is part of an existing street network and conforms to normal City construction standards. The applicable streetscape is a sidewalk and tree lawn. A fee in lieu for 1' of additional sidewalk cannot be collected because at the time of plan submittal, Council had not yet adopted provisions allowing for the collection. Construction of a 5' wide sidewalk is proposed to connect to the existing sidewalk where driveways are being closed.

**CIRCULATION:** Proposed street improvements shall conform to normal City construction standards. Two driveway entrances from Glenwood Avenue are being

eliminated as part of this project. A cross access easement is required between the two subject parcels of this development. In addition an offer of cross access easement is required to the adjacent parcel to the north (DB 14335 PG 1144) for an interconnecting driveway to be built with this development.

**PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. Construction of a 5' sidewalk is required to connect to the existing sidewalk where driveways are being removed.

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

**STORMWATER MANAGEMENT:** This site is subject to stormwater management controls in accordance with Article 9 chapter 2 of the Unified Development Ordinance. The developer is requesting an exemption under UDO Section 9.2.2 (A) (4) through a reduction of impervious surfaces on the areas identified on the plans as "Tract 1" (41,436 square feet existing, reduction of 4,424 square feet), "Tract 2" (26,463 square feet existing, reduction of 6,857 square feet) and in the right of way (6,110 square feet existing, reduction of 1,813 square feet). Because of these reductions there is no increase, and Section 9.2.2 E (2) (b) of the UDO where there is a reduction in peak stormwater runoff in the post-developed condition when compared to the pre-developed condition at each point of discharge applies. Therefore no stormwater devices are required or proposed. The developer will confirm the reductions of impervious surface area at the time of permitting.

**WETLANDS / RIPARIAN BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.

**OTHER REGULATIONS:** Developer shall meet all other applicable City requirements of Code Part 10 and 10A (Unified Development Ordinance).