



## 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-61-2014 / Local Federal Credit Union

**General Location:** Located on Wake Forest Road, north of St. Albans Drive

**Owner:** Local Federal Credit Union  
**Designer:** Stewart Engineering, Inc.

**CAC:** Atlantic

**Nature of Case:** The construction of a 4-story parking deck on a site with an existing 96,198 square foot office building on the site. The site is 5.5 acres in size and zoned Office & Insitution-1, located inside the city limits.

This plan was submitted after September 1, 2013.

**Key Issues:** The front building setback does not meet the code requirement of 30' for a portion of the existing building after the required dedication of street right-of-way along Wake Forest Road. After right-of-way dedication the front building setback is 27'.

Code Section 10-2075(d)(4) allows the Planning Commission to approve a reduced setback if the new proposed right-of-way lines deprive the property owner abutting the thoroughfare reasonable use of their property.

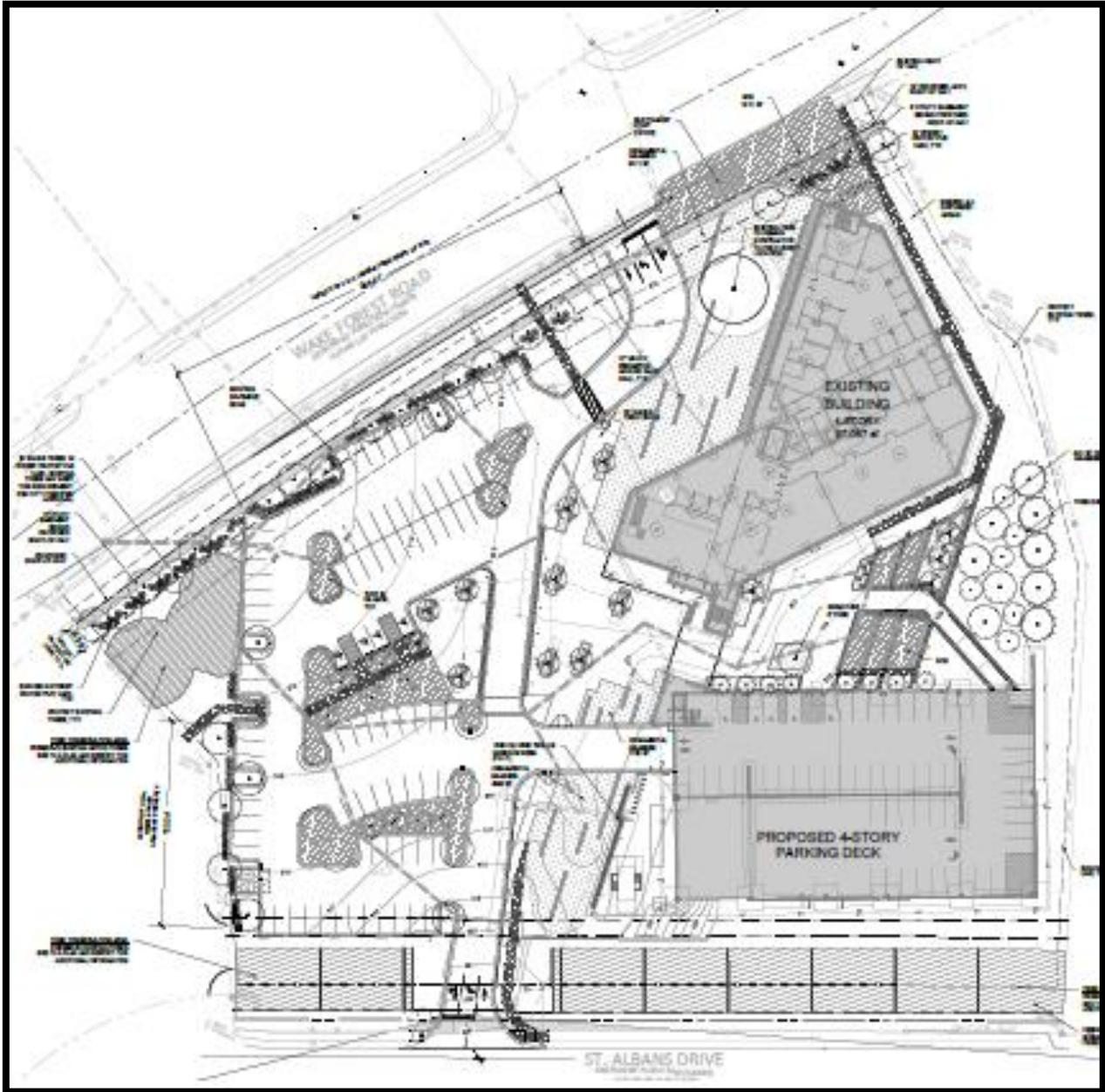
**Contact:** Brian O'Haver, Stewart Engineering, Inc.

**Design Adjustment:** Two Design Adjustments have been approved by the Public Works Director for this project, noted below.

1. Design Adjustment 8.3.6(E) – Block Perimeters
2. Design Adjustment 8.5.1 – Street Trees

**Administrative Alternate:** N/A





Site Plan

**SUBJECT:** SP-61-14 / Local Federal Credit Union

**CROSS-REFERENCE:** N/A

**LOCATION:** This site is located on the east side of Wake Forest Road, north of its intersection with St. Albans Drive, inside the City Limits.

**PIN:** 1715375934

**REQUEST:** The construction of a 4-story parking deck on a site with an existing 96,198 square foot office building on-site. The site is 5.5 acres zoned Office & Institution-1, located inside the city limits. 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 10-2035 and 10-2132.2, Part 10A (Unified Development Ordinance) Articles 8, and 9. This approval is based on a preliminary plan dated 11/10/14, owned by Local Federal Credit Union, submitted by Stewart Engineering, Inc.

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

**VARIANCES / ALTERNATES:** A Design Adjustment to UDO 8.5.1 Streetscape Type was approved by the Public Works Director for frontage along Saint Albans Drive. Additional right-of-way is to be dedicated and it was determined that existing trees which comprise the tree conservation area behind the new right-of-way are sufficiently dense and meet the requirement for street trees rather than to install new plantings in the right-of-way.

A Design Adjustment to UDO 8.3.6(E) Block Perimeter was approved by the Public Works Director.

Approval of a 3' reduction for a front building setback is being requested due to the dedication of right-of-way for a portion of the existing building being 27' from the new right of way after R/W dedication, not the required 30'. Code Section 10-2075(d)(4) gives Planning Commission the authority to grant a reduction if the owner is deprived reasonable use of their property when the property abuts a thoroughfare.

**To PC:** December 9, 2014

**Case History:** N/A

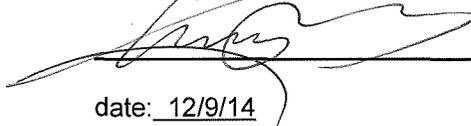
**Staff Coordinator:** Meade Bradshaw

**Motion:** Buxton  
**Second:** Lyle  
**In Favor:** Buxton, Fleming, Fluhrer, Lyle, Schuster, Sterling Lewis, Swink and Whitsett  
**Opposed:** xxxxx

**Excused:** xxxxx

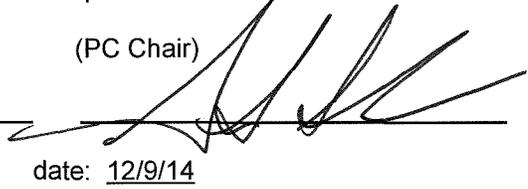
This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the Staff Report attached.

**Signatures:** (Planning Dir.)



date: 12/9/14

(PC Chair)



date: 12/9/14



## 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);
- (2) That the Planning Commission approves a reduced front yard setback of 27' along Wake Forest Road (30' standard setback) for the existing building in accordance with Code Section 10-2075(d)(4);

**Administrative Actions:**

***Prior to approval of a concurrent review of Final Site Review and Infrastructure construction plans, or whichever is applicable:***

- (3) That a final tree conservation plan with permit be approved by the Forestry Specialist. 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;
- (4) That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

***Prior to issuance of building permits of the parking deck:***

- (5) That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Chapter 9 of the Unified Development Ordinance;
- (6) That the sidewalk which encroaches on Wake Forest Road be approved by NCDOT;
- (7) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements which remain incomplete;
- (8) That fees-in-lieu paid for 1' of sidewalk along both Wake Forest Road and St. Albans Drive;
- (9) That ½-126' right-of-way and a 5' utility easement be dedicated to the City along Wake Forest Road;
- (10) That ½-75' right-of-way and a 5' utility easement be dedicated to the along St. Albans Drive; and

**Prior to issuance of a certificate of compliance for the parking deck**

- (11) That the amount of impervious surfaces located on the lot is calculated and is determined to be less than the amount of impervious surfaces before the construction of the parking deck.

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**ZONING:**

**ZONING DISTRICTS:** Office & Institution-1

**SETBACKS / HEIGHT:** This plan conforms to all minimum setback standards with the exception of the existing building along Wake Forest Road. Existing building - Front yard = 27', rear yard = 242', front / rear aggregate = 269', side yard = 284' & 40', side yard aggregate = 324'. Parking Deck - Front yard = 250', rear yard = 72', front / rear aggregate = 322', side yard = 270' & 20', side yard aggregate = 290.' This plan conforms to maximum height standards in this zoning district. Proposed height of the building is 60'. This plan includes proposed Planning Commission approval of a reduced front yard building setback along Wake Forest Road (27' instead of the standard 30') in accordance with Code Section 10-2075(d)(4) because of the required dedication of street right-of-way which will reduce the existing building's setback.

**PARKING:** Off-street parking conforms to minimum requirements: 321 spaces required, based on 1 parking space per 300 square feet of floor area gross. 391 spaces are provided. 298 parking spaces are proposed in the parking deck. 93 parking spaces are proposed in the surface parking lot.

**LANDSCAPING:** Vehicular surface area landscaping in conformity with Section 10-2082.6 is shown. This is a low impact use under Section 10-2082.9. No transitional protective yards are required.

**TREE CONSERVATION:** This project is larger than two acres and compliance with UDO Article 9.1. Tree Conservation is required. The project provides 0.46 acres of tree conservation area which is 9.2% of gross site acreage.

Tree conservation acreage is as follows:  
Primary: 0.00 acres (no areas on site qualify as primary tree conservation areas)  
Secondary: 0.46 acres (adjacent St. Albans Drive frontage)

**OPEN SPACE:** N/A

**DEVELOPMENT INTENSITY:** Parking decks are not included in floor area ratio or Building Lot Coverage calculations.

**PHASING:** Not applicable.

**UNITY OF DEVELOPMENT:** Not applicable.

**COMPREHENSIVE  
PLAN:**

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

**STREET  
TYPOLOGY MAP:**

Dedication of right-of-way and construction of the following streets are required by the Street Typology Map of the Comprehensive Plan.

<b>Street</b>	<b>ROW</b>	<b>Construct</b>	<b>Slope Esmt.</b>
Wake Forest Road	½-126'	N/A	N/A
St. Albans Drive	½-75'	N/A	N/A

St. Albans Drive is classified as Avenue, 2-Lane Divided.  
Wake Forest Road is classified as Avenue, 6-Lane Divided

A surety for the required improvements shall be provided in accordance with 8.1 of the UDO.

**TRANSIT:** The following transit-oriented features of this site are incorporated into the proposed plan: An area within the existing street right-of-way along Wake Forest Road has been identified for a future 15'x20' transit stop.

**COMPREHENSIVE  
PLAN:**

This site is located in the Atlantic Citizen Advisory Council, in an area designated as office Research & Development.

**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:

<b>Comment</b>	<b>Response</b>
The Commission suggests additional screening and patterning of the St Alban's elevation of the parking deck.	The south side of the parking garage integrates a series of continuous, vertical reveal joints into the precast concrete panels, providing more order and dynamic, visual interest. The vertical reveals pattern and rhythm relates to the building facade and courtyard facing façade of the parking garage. This treatment further unifies the design and cohesion of the building and site.

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**SUBDIVISION  
STANDARDS:**

- LOT LAYOUT:** The minimum lot size in the Office & Institutional-1 zoning district is 5,000 square feet. The minimum lot depth in this zoning district is 70' feet. The minimum lot width of an interior lot in this zoning district is 45' feet. Lots in this development conform to these minimum 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.
- CIRCULATION:** Proposed street improvements shall conform to normal City construction standards. Two access points exist on-site, one on Wake Forest Road and the other on St. Albans Drive.
- BLOCKS / LOTS / ACCESS:** A Design Adjustment was approved by the Public Works Director for block perimeter requirements.
- STREETSCAPE TYPE:** The applicable streetscape is a Type C2 street protective yard along both Wake Forest Road. A fee in lieu for a 1' sidewalk for both Wake Forest Road and St. Albans Drive will be paid prior to building permit issuance. A Design Adjustment was approved by the Public Works Director to use existing tree conservation area to meet the streetscape requirement along St. Albans Drive instead of installing new plantings within the ROW.
- PEDESTRIAN:** Sidewalk exists along both Wake Forest Road and St. Albans Drive. Private sidewalks connect the building to both St. Albans Drive and Wake Forest Road. A fee-in-lieu for 1' of sidewalk will be paid.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER MANAGEMENT:** This redevelopment project is proposing a net reduction of impervious surface area. This project is claiming exemption to active stormwater controls as afforded by UDO Section 9.2.2.5. Substitution of impervious surfaces with approved pervious surfaces. 149,692 square feet of impervious surface area exists on-site.
- 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).