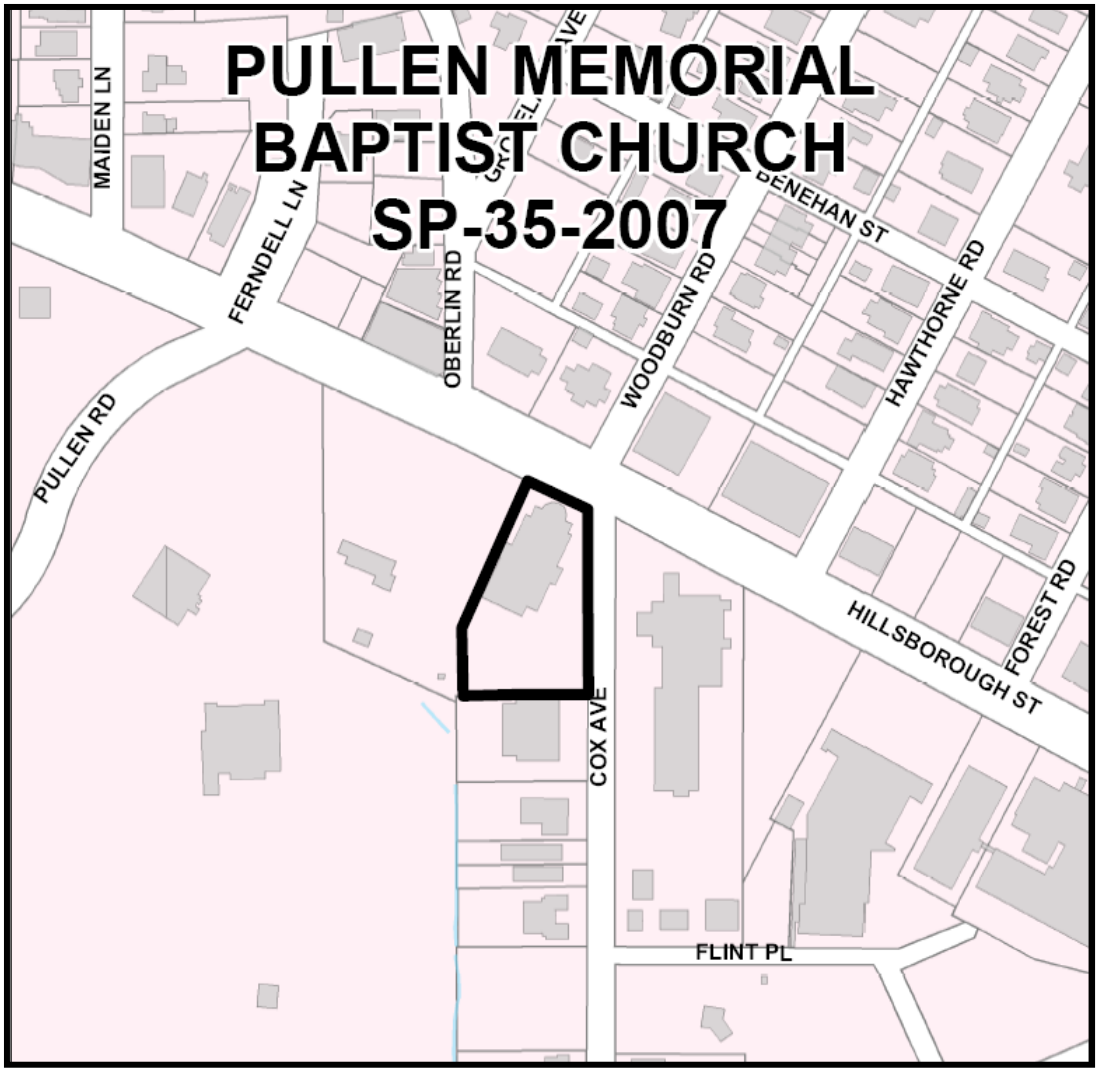
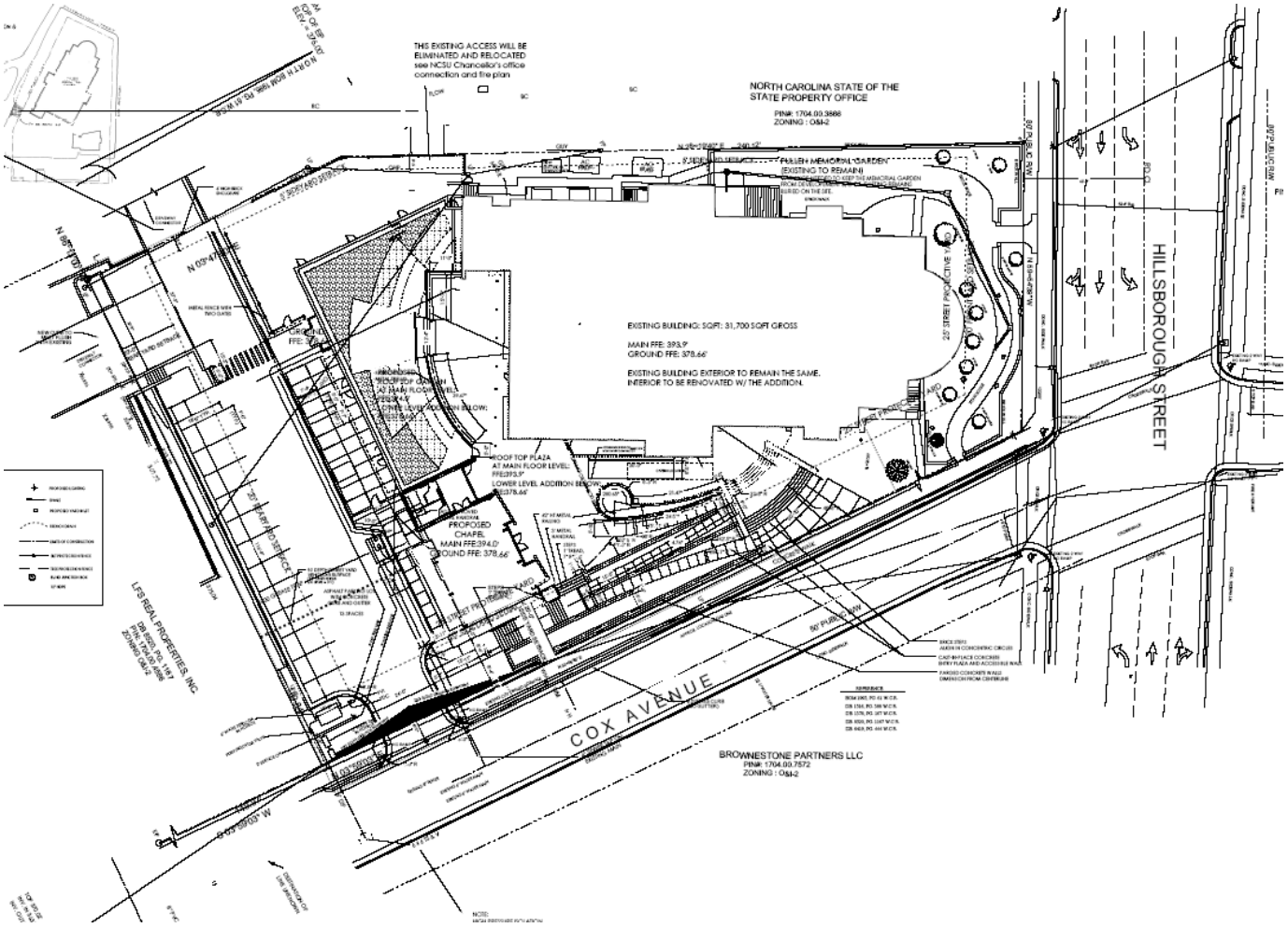
Certified Action
of the City of Raleigh Planning Commission

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27601
(919) 516-2626
www.raleighnc.gov

Case File / Name:	**SP-35-07 / Pullen Memorial Baptist Church**
General Location:	Intersection of Cox Avenue and Hillsborough St.
Planning District / CAC:	University / Hillsborough
Nature of Case:	This request is to approve a 9,600 square foot addition to a 31,700 square foot church on a 1.12 acre site, zoned R-20.
Key Issues:	No key issues- this plan conforms to code requirements.
Contact:	Joseph Paradis





Proposed Site Plan

SUBJECT: **SP-35-07 / Pullen Memorial Baptist Church**

CROSS-REFERENCE: A-55-98

LOCATION: This site is located on the south western intersection of Cox Ave. and Hillsborough St., inside the City Limits.

REQUEST: This request is to approve a 9,600 square foot addition to a 31,700 square foot church on a 1.12 acre site, zoned R-20. This church was originally constructed in 1920. This site plan exceeds the criteria for administrative approval (buildings and associated accessory buildings located on the site, including singular or collective expansions thereof, shall not exceed 25,000 gross square feet) of site plans for residential institutions, Code Section 10-2072(b), and must comply with Code Section 10-2132.2(c)(1)e.

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, Section 10-2023, 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated July 28, 2007, owned by Pullen Memorial Church, submitted by Dixon Weinstein Architects PA.

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

To PC: November 13, 2007
Case History:

Staff Coordinator: James Marapoti

Motion: Holt
Second: Chambliss
In Favor: Anderson, Bartholomew, Butler, Chambliss, Davis, Gaylord, Haq, Harris Edmisten, Holt, Mullins, Smith
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: 11/14/07 date: 11/14/07

Staff Report

RECOMMENDED ACTION: **Approval with Conditions**

CONDITIONS OF APPROVAL:

Administrative Actions:

Prior to issuance of building permits in the Inspections Department:

(1) That a 10' X 10' waterline easement along Cox Avenue be dedicated to the City of Raleigh and recorded as shown on the preliminary plan since there is not enough area to install the water meter in the public right of way;

ZONING:

ZONING DISTRICTS: R-20.

SETBACKS / HEIGHT: This plan conforms to all minimum setback standards. Front yard = 20', rear yard = 20', front / rear aggregate = 40', corner side yard = 20'. Existing setbacks: Front= 20', side= 13', side= 40', rear= 162'. Proposed: Rear= 67' aggregate Front and Rear= 87', Corner= 23', Side= 35'

This plan conforms to maximum height standards in this zoning district which is 40' plus one additional foot for every additional foot added to all district yard setbacks; proposed height is 43' an additional 3 feet setback (23') is provided along Cox Ave. for the 3 feet above 40', Rear setback would be (23'), proposed rear setback is 87', and Side yard would be (8'), proposed setback is 35'.

PARKING: This site is not required to provide off-street parking pursuant to section 10-2081(c)1 which states that any lots used for the erection of a church building purchased by a church for that purpose and purchase thereof as evidenced by a deed to the church or the trustee or other proper officers thereof filed for registration in the office of the register of deeds of Wake County on or prior to the fifteenth day of August, 1950, are specifically exempted from the off-street parking requirements. However this site is providing 13 spaces.

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, no transitional protective yards are required.

TREE CONSERVATION: The site is less than 2 acres in size, is non-residential, adjacent to a thoroughfare, and there are no trees present within 50 ft. of the thoroughfare containing a basal area of thirty square feet. Therefore, compliance with Code

section 10-2132.2(c)(1) is not required. Since the site is less than two acres, Code section 10-2082.14 does not apply.

DEVELOPMENT INTENSITY: Not applicable in R-20 zoning.

UNITY OF DEVELOPMENT: Not applicable.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: Hillsborough St. is a major thoroughfare with 80 feet of right of way. The applicant is required to provide ½ of a 90 foot right of way or dedicate an additional 5' of right of way. Pullen Memorial Baptist Church received an approval of a variance requested May 27, 1998 (A-55-98) for the construction of a columbarium wall adjacent to the (west of site) and adjacent to the 80' right of way line along Hillsborough. The applicant submitted to the Public Works director a request for variance from this dedication of additional right of way along Hillsborough St. Pursuant to the memorandum from the City of Raleigh Public Works Director (referenced in Section 4.1 of the Raleigh Streets, Sidewalk and Driveway Access Handbook), Pullen Memorial Church is not required to dedicate the additional 5' of right of way, see attached letter from Public Works Director. In cases where dedicated right of way will result in an existing use to be located in the future right of way, the Public Works Director has the authority to grant such a variance.

TRANSIT: Not required.

URBAN FORM: The site is located in the University Planning District with specific land use recommendations included in the Hillsborough/Morgan Small Area Plan (SAP). The SAP recommends that "Mixed use areas north of Hillsborough Street and south of Hillsborough Street west of Park Avenue may contain residential, office and institutional, and bed and breakfast uses. No retail will be allowed. New residential compatible development and adaptive reuse of existing residential style structures in this area is encouraged.

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 color and surface texture of the proposed ramp walls facing Cox Avenue should emulate those of the existing building's foundation, to link visually the old and new.	Applicant has added a note on plans to ensure materials are compatible.

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. A 10'x10' waterline easement along Cox Avenue is required because there is not enough width in the public right of way to maintain a water meter.

SOLID WASTE: Lot will handle solid waste jointly with the site to the south.

CIRCULATION: All street improvements are in place. There exists a cross access easement and maintenance agreement between this site and the site to the south pursuant to BM 012663 Page 2033.

PEDESTRIAN: A sidewalk exists along Cox Ave. and Hillsborough St.

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

STORMWATER MANAGEMENT: The preliminary site plan meets the provisions of Part 10, Chapter 9 of the Raleigh City Code. Site complies with stormwater quality control regulations as there will be a reduction in impervious surface and therefore no stormwater runoff control and nitrogen treatment will be required. The site will comply with stormwater quantity control provisions because there is no increase in peak stormwater runoff from pre- to post- development conditions for the two and ten-year storm.

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.

REYNOLDS
& JEWELL

Landscape
Architecture

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Raleigh, NC 27603

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919.821.5074
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919.821.5139

September 12, 2007

Mr. Carl Dawson
City of Raleigh, Development Plans Review Center
P.O. Box 590
Raleigh, NC 27602

Project: Pullen Memorial Baptist Church
Case # SP-35-07

Re: Variance Request for Hillsborough St. Frontage

Dear Mr. Dawson;

Regarding the Pullen Memorial Baptist Church expansion project, we plan to provide a building addition and site accessibility at all sides of the property with the exception of the Hillsborough St frontage, which will remain the same. Currently, the Pullen Church Hillsborough Street right of way is the Siler Memorial Garden which was approved via a variance approval by the City of Raleigh in May 27,1998 to construct the columbarium wall that now exists on site. The Siler Memorial Garden was constructed to remember and bury ashes throughout the church garden site.

According to the Hillsborough St. master plan, the Church is required to dedicate an additional 5' of right of way to the City of Raleigh which would cross over the Memorial Garden wall and into the garden proper. This is would destroy the intent of the garden and disrupt the ashes that are buried in it.

The church proposes not to dedicate the required 5' of right of way on Hillsborough St.

Sincerely,

Reynolds & Jewell

Sarah Alexander, RLA

City Of Raleigh
North Carolina

MEMORANDUM

From: Kathryn Beard, Transportation Engineer

To: Carl R. Dawson, Jr, PE, Raleigh Public Works Director

Subject: Request for Variance: Pullen Memorial Baptist Church, SP-35-2007

Date of Receipt: September 12, 2007

Applicant: Sarah Alexander, RLA
Reynolds & Jewell, Landscape Architects

Variance(s) Applied For: Relief from Section 4.1 of the Raleigh *Streets, Sidewalk & Driveway Access Handbook* – The right-of-way width required for a major thoroughfare as specified in Figure 4, Thoroughfare System Roadways.

Staff Recommendation(s): Approval is recommended.

This property is on the southwest corner of the intersection of Hillsborough Street and Cox Avenue. The church has access from Cox Avenue and has provided cross-access to adjacent properties but does not have direct access from Hillsborough Street. Hillsborough Street exists as a major thoroughfare with 80 feet of right-of-way. The applicant is required to provide ½ of a 90-foot right-of-way per the Raleigh Comprehensive Plan, which requires dedication of 5 feet of right-of-way with this Site Plan, SP-35-2007, currently in review. Pullen Memorial Baptist Church received approval of a variance requested May 27, 1998, for the construction of a columbarium wall adjacent to the 80-foot right-of-way (see Attachment A). Of the 5' requested, 1.5 feet is to meet the shoulder width of 12.5 feet for a major thoroughfare and 3.5 feet would be for additional pavement for future widening. Hillsborough Street is being considered for future roundabout and alignment revisions and would not require right-of-way in excess of the existing 80 feet. See attached variance request letter from Reynolds & Jewell.

☑ **Approved** ☐ **Denied**

_____ 10/1/07