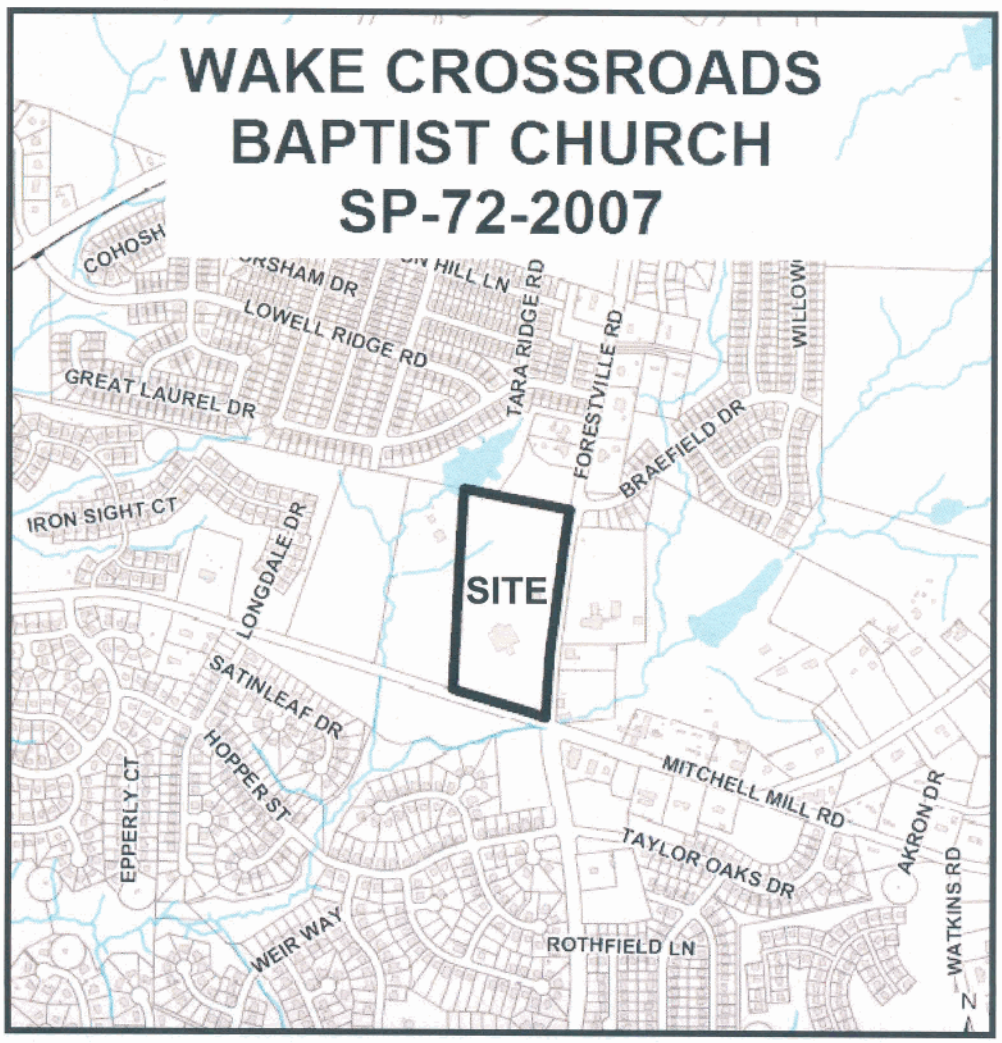
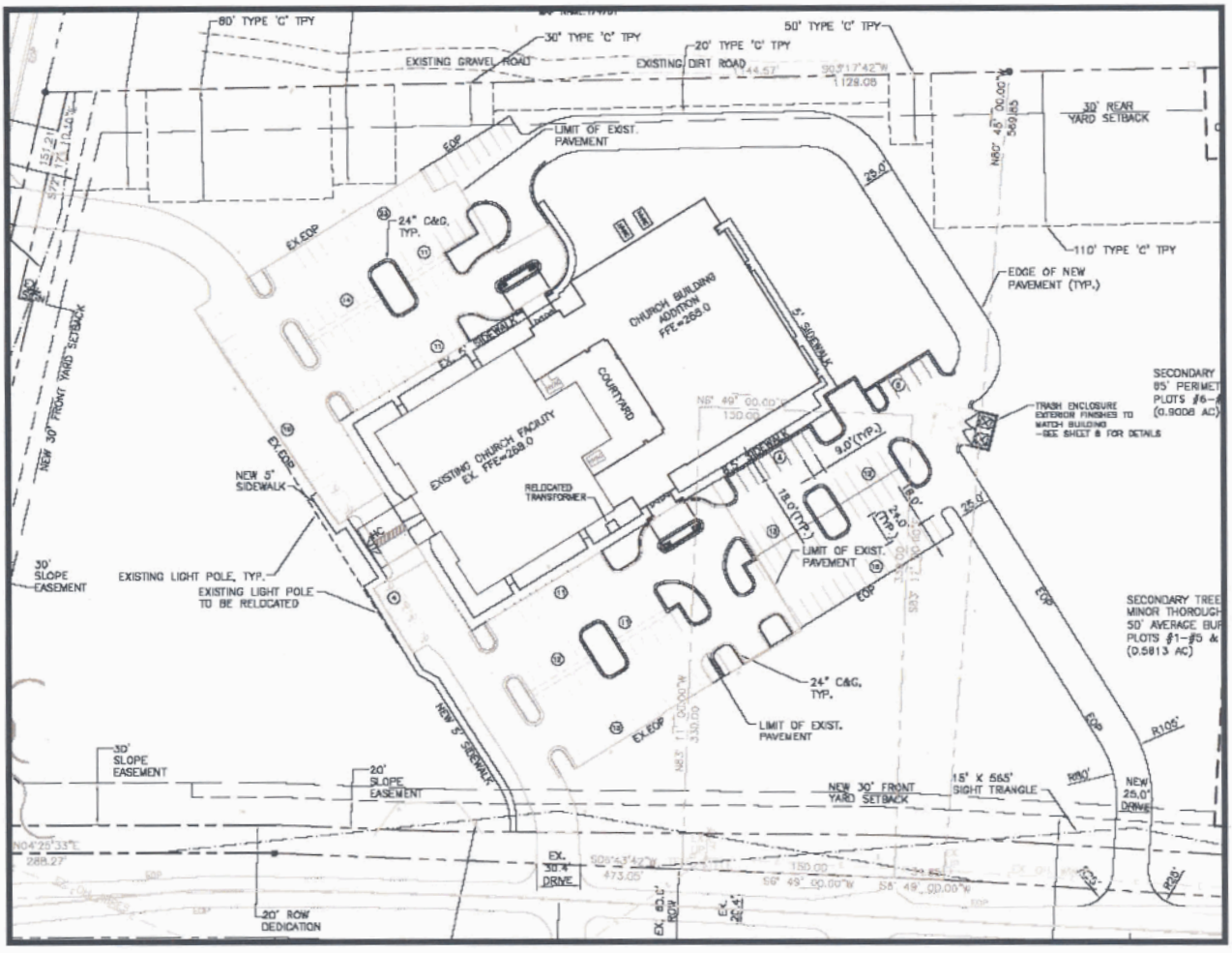
Certified Action
of the City of Raleigh Planning Commission

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

Case File / Name:	**SP-72-07 / Wake Cross Road Baptist Church**
General Location:	This site is located on the northwest corner of Mitchell Mill Road and Forestville Road, outside the city limits.
Planning District / CAC:	Northeast / Northeast
Nature of Case:	This request is to approve a two-story 36,773 square foot addition to an existing 29,600 square foot church facility on 15.13 acres, zoned R-4.
Key Issues:	As presented, staff finds that this plan conforms to Code standards and adopted land use policies.
Contact:	David Blevins at Development Engineering, Inc.



SP-72-07 - Wake Cross Road Baptist Church Site Plan



SUBJECT:	SP-72-07 / Wake Cross Road Baptist Church
CROSS-REFERENCE:	n/a
LOCATION:	This site is located on the northwest corner of the Mitchell Mill Road and Forestville Road intersection, outside the City Limits.
REQUEST:	This request is to approve a two-story 36,773 square foot addition to an existing 29,600 square foot church facility on 15.13 acres, zoned R-4. The cumulative size of the facilities will be 66,373 square feet after this 124% expansion. This site plan exceeds the criteria for administrative approval of site plans for residential institutions in residential zoning districts, Code Section 10-2072(b), and a site plan must be approved by the Planning Commission pursuant to 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 following conditions of approval being met, conforms to Chapter 2, Part 10, Sections 10-2017, 10-2072(b), 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 11/12/07, owned by Wake Cross Road Baptist Church, submitted by Development Engineering.
ADDITIONAL NOTES:	There are no additional notes for this plan.
To PC:	1/15/08
Case History:	
Staff Coordinator:	Bradshaw
Motion:	Butler
Second:	Haq
In Favor:	Bartholomew, Butler, Chambliss, Davis, Gaylord, Harris Edmisten, Haq, 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.) _____ date: 1/17/08

(PC Chair) _____ date: 1/17/08

Staff Report

RECOMMENDED ACTION: **Approval with Conditions**

CONDITIONS OF APPROVAL:

Administrative Actions:

Prior to issuance of a land disturbing permit for the site:

(1) That prior to the issuance of a grading permit, the final tree conservation plan must be approved by the Forestry Specialist in the Inspections 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 Inspections Department. 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 in the Inspections Department:

(4) That construction plans for required utility lines be approved by the Public Utilities Department;

(5) That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas. Tree conservation shall be in compliance with Code section 10-2082.14;

(6) That an assessment fee for the water main in Forestville Road is paid to the Assessment Specialist in the Public Works Department;

(7) That a 20-foot permanent slope easement on Forestville Road be dedicated prior to or in conjunction with the recording of any map;

(8) That a 30-foot permanent slope easement on Mitchell Mill Road be dedicated prior to or in conjunction with the recording of any map;

(9) That 30' in width of right of way along both Forestville Road and Mitchell Mill Road as shown on the preliminary plan be dedicated to the City of

Raleigh and a copy of the recorded plat be provided to the Site Review Specialist in the Inspections Department at permit review;

(10) That riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on all plats for recording along with a note stating "The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in perpetuity in their natural or mitigated condition, No person or entity shall fill, grade, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from NC Division of Water Quality in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259;

(11) That flood prone areas, as approved by the City Stormwater Engineer, are shown on the preliminary plan, and shall be shown on all maps for recording;

(12) That all blue line features (as shown on the USGS map and the SCS Wake County Soil Survey map) on the property will be required to be shown on all recorded maps. All buffers associated with the blue line features shall be shown on the plat unless evaluation/documentation from DWQ is provided stating that the feature no longer exists on the site and, therefore, the buffer does not exist;

(13) That a fee in fee-in-lieu of road construction along Forestville Road and Mitchell Mill Road in an amount determined by the City Engineer, is paid in the Public Works Department.

ZONING:

ZONING DISTRICTS: R-4

SETBACKS / HEIGHT: This plan conforms to all minimum setback standards. Front yard = 284', rear yard = 566', front / rear aggregate = 850', side yard = 86', side yard aggregate = 256', Corner side yard = 170'. This plan conforms to maximum height standards in this zoning district. Additional setback has been provided for the proposed building height of 45'.

PARKING: Off-street parking conforms to minimum requirements: 79 spaces required, based on 1 parking space per 8 seats in a principle assembly room (628 seats). 182 spaces are provided.

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. Transitional protective yards are shown in compliance with City standards in the following locations:

Location	Yard type required	Width proposed
Western property line	Type "C"	20'-110'
Northern property line	Type "C"	110'

TREE CONSERVATION: Total site 15.13 acres; 10% required = 1.513 acres of Tree Conservation Areas Primary TCA provided = .0647 acres Secondary TCA provided = 1.4821 acres Tree conservation areas are located at the North, Northeast, and Northwest portions of site.

DEVELOPMENT INTENSITY: The floor area ratio is 10.6% of the total build-out. The building lot coverage is 6.6% of the total build-out.

PHASING: This plan is proposed to be constructed in one phase.

UNITY OF DEVELOPMENT: Not Applicable

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: Dedication of right-of-way and construction of the following streets are required by the Thoroughfare and Collector Street Plan:

Street	ROW	Construct	Slope Esmt.
Forestville Road	30'	n/a	20'
Mitchell Mill Road	30'	n/a	30'

Additional right-of-way and slope easement to be dedicated is reimbursable under the facility fees program. A fee in lieu of road construction will be required on the north side of Mitchell Mill Road and on the west side of Forestville Road

TRANSIT: No transit facilities have been requested adjacent to this site.

URBAN FORM: The site is within a Neighborhood Center as detailed in the Wake Crossroads Small Area Plan in the Northeast Planning District. The property is outside the designated Core and Transition area of the Neighborhood Center where application of the Urban Design Guidelines is described in detail.

APPEARANCE COMMISSION: The Appearance Commission has made the following comments on this preliminary plan. Shown below are comments and applicant responses:

Comment	Response
Provide greater consistency between	The building elevations have been

the elevations of the existing church building and the proposed addition by increasing the proportion of brick on the addition, especially on the ground floor level.	revised and the Development Review Committee comments concerning the exterior finishes have been addressed.
List the specific variety of red maples to be planted.	The landscape plan has been revised to indicate a specific variety of red maple trees.

SUBDIVISION STANDARDS:

BLOCK LAYOUT: Not Applicable to this plan.

PUBLIC UTILITIES: City water and sewer services are available. Construction approval will be required for the private collection system. The developer is responsible for installation of all lines necessary to provide service to this site. An assessment for the water main in Forestville Road will be due prior to building permit issuance.

SOLID WASTE: Plan will comply with the City of Raleigh Solid waste services manual.

CIRCULATION: Proposed street improvements shall conform to normal City construction standards.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. Payment of a fee in lieu will be required for construction of sidewalks along Mitchell Mill Road and Forestville Road.

FLOOD HAZARD: A FEMA Floodplain exists on site. The bulk lot coverage for any flood fringe areas and any future conditions flood hazard areas as shown on the site plan is in accordance with City Code 10-4008(c).

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. An underground piped detention facility is proposed.

This project has chosen to offset a portion of nitrogen load limitations by paying monies to the North Carolina Department of Environment and Natural Resources fund. [10-9022(c)].

WETLANDS / RIPARIAN BUFFERS: 50' Neuse River riparian buffers are required and shown on this plan.

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.