



Administrative Approval Action

Case File / Name: ASR-0002-2020
Iglesia De Dios Pentecostal- Old Poole Rd

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: The site is generally located on the south side of Old Poole Road west of the intersection of Old Poole Road and S New Hope Road, with a common street address of 4508 Old Poole Road. This site is outside the city limits.

REQUEST: Development of an approximately 8,000 square foot civic building for a church and associated site improvements on an approximately 4 acre site zoned CX-3.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated May 27, 2021 by Commercial Site Design, PLLC.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

Engineering

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

Stormwater

2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
3. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

5. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
6. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.



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☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

Engineering

1. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.
2. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
3. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

Public Utilities

4. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

Stormwater

5. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
6. 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 (UDO 9.2).
7. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

Urban Forestry

8. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .41 acres of secondary tree conservation area.
9. A public infrastructure surety for (3) street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).



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10. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (3) street trees along Old Poole Rd.

The following are required prior to issuance of building occupancy permit:

Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
2. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: December 8, 2024

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

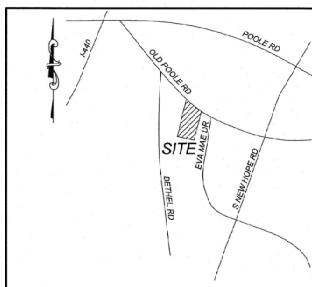
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: Alysis Bailey Taylor
Development Services Dir/Designee

Date: 08/11/2021

Staff Coordinator: **Kasey Evans**



VICINITY MAP
NTS

IGLESIA DE DIOS PENTECOSTAL PACTO DE VIDA ETERNA
6036 RICKER ROAD
RALEIGH, NORTH CAROLINA 27610
TELEPHONE: (919) 649-0128
ADMINISTRATIVE SITE PLAN : ASR - 0002 - 2020

SITE ADDRESS:
4508 OLD POOLE ROAD
RALEIGH, NORTH CAROLINA

CSD PROJECT NUMBER: IGC-1901

CONTACTS:

PLANNING CITY OF RALEIGH DEVELOPMENT SERVICES ONE EXCHANGE PLAZA RALEIGH, NC 27601 CONTACT: MICHAEL WATERS PHONE: (919) 996-2835	FILE CITY OF RALEIGH DEVELOPMENT SERVICES ONE EXCHANGE PLAZA RALEIGH, NC 27601 CONTACT: KAREEM KASHMURY PHONE: (919) 996-2835	NCDDT NCDDT DIVISION 5/DISTRICT 1 4000 DISTRICT DRIVE RALEIGH, NC 27601 PHONE: (919) 732-3215
SIGNAGE CITY OF RALEIGH DEVELOPMENT SERVICES ONE EXCHANGE PLAZA RALEIGH, NC 27601 PHONE: (919) 996-2835	GAS DOMINION 3514 SPRING FOREST ROAD RALEIGH, NC 27601 CONTACT: KEVIN COLE PHONE: (704) 811-3209	STORM SEWER CITY OF RALEIGH ONE EXCHANGE PLAZA RALEIGH, NC 27601 CONTACT: MATT M. BORDICK PHONE: 919-996-3529
BUILDING & INSPECTION CITY OF RALEIGH DEVELOPMENT SERVICES ONE EXCHANGE PLAZA RALEIGH, NC 27601 PHONE: (919) 996-2495	ELECTRIC DUKE ENERGY 5900 FA YETTEVILLE ROAD RALEIGH, NC 27601 CONTACT: TRAVIS WILLIAMS PHONE: (919) 218-8688 CELL: TRAVIS.WILLIAMS@DUKE-ENERGY.COM	WATER MID. SEWER CITY OF RALEIGH PUBLIC UTILITIES 222 W. HARGETT STREET RALEIGH, NC 27601 CONTACT: JONATHAN HAM PHONE: 919-599-3543
ENGINEERING CITY OF RALEIGH TRANSPORTATION 222 WEST HARGETT STREET RALEIGH, NC 27601 CONTACT: KEVIN KIDD PHONE: (919) 996-4035	TELEPHONE BELL SOUTH CONTACT: ROBBIE HUSSTETLER PHONE: (919) 785-7975	

SHEET INDEX

- C-1 EXISTING CONDITIONS
- C-1a RECORDED PLAT
- C-2 SITE PLAN
- C-2a SIGHT TRIANGLE PLAN
- C-2b FIRE TRUCK TURN PLAN
- C-3 GRADING PLAN
- C-4 UTILITY PLAN
- C-5 BMP STORMWATER DETAILS
- C-6 LANDSCAPE PLAN
- C-7a TREE CONSERVATION PLAN
- C-7b TREE CONSERVATION REPORT
- C-8 LIGHTING PLAN
- A-3 BUILDING ELEVATIONS

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	01-28-20	ASR REVIEWER	JWR
2	01-28-20	ASR REVIEWER & ARCHITECTURAL PLANS	STH
3	01-28-20	ASR REVIEWER	STH
4	01-28-20	ASR REVIEWER	STH
5	01-28-20	ASR REVIEWER	STH
6	01-28-20	ASR REVIEWER	STH
7	01-28-20	ASR REVIEWER	STH
8	01-28-20	ASR REVIEWER	STH
9	01-28-20	ASR REVIEWER	STH
10	01-28-20	ASR REVIEWER	STH

DEVELOPMENT SERVICES

Administrative Site Review Application

Development Services Customer Service Center - One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Transaction #	Planning Coordinator
Building Type	Site Transaction History
<input type="checkbox"/> Detached	<input type="checkbox"/> General
<input type="checkbox"/> Attached	<input type="checkbox"/> Subdivision transaction #
<input type="checkbox"/> Apartment	<input type="checkbox"/> Mixed use
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Open lot
	<input type="checkbox"/> Certificate of Appropriateness #
	<input type="checkbox"/> Board of Adjustment #
	<input type="checkbox"/> Zoning Case #
	<input type="checkbox"/> Administrative Alternates #

GENERAL INFORMATION

Development name: IGLESIA DE DIOS PENTECOSTAL PACTO DE VIDA ETERNA

Inside City limits? ☐ Yes ☒ No

Property address(es): 4508 Old Poole Road

Site P.I.N. (s): 1223020138

Please describe the scope of work. Include any additions, excisions, and changes of use.

Construct a new church and associated improvements.

Current Property Owner/Developer Contact Name:

NOTE: please attach purchase agreement when submitting this form.

Company: IGLESIA DE DIOS PENTECOSTAL PACTO DE VIDA ETERNA Title: Pastor Claudio Diaz

Address: 6036 RICKER ROAD, Raleigh, NC 27610

Phone #: 919-649-4128 Email: cdiaz2022@yahoo.com

Applicant Name: Brian Soltz

Company: Commercial Site Design, PLLC Address: 8312 CREEDMOOR ROAD, Raleigh, NC 27613

Phone #: 919-648-4121 Email: bsoltz@csdesign.com

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (If more than one, please provide the acreage of each): CK-3	Existing gross floor area (not to be demolished): N/A
Gross site acreage: 4.07	Existing gross floor area to be demolished: N/A
# of parking spaces required: 75	New gross floor area: 8,000
# of parking spaces proposed: 113	Total # of gross (to remain and new): 3,000
Overlay District (if applicable):	Proposed # of buildings: 1
Existing use (UDO 6.14): Vacant lot	Proposed # of stories for each: 1
Proposed use (UDO 6.14): Chh. Church	
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0	Proposed Impervious Surface: Acres: 1.98 Square Feet: 67,838
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: Flood zone: FEMA River/Flood ID: Flood risk: Flood risk: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: N/A	Total # of hotel units:
# of bedroom units: 1br: 2br: 3br: 4br or more:	
# of lots:	In your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
SIGNATURE BLOCK	
I hereby designate Commercial Site Design, PLLC to serve as my agent regarding this application to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.	
I have read, acknowledge, and affirm that the project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the final review and approval of the City of Raleigh.	
Signature: <i>Brian Soltz</i> Date: 1-4-20	
Printed Name: <i>Brian Soltz</i>	

SITE INFORMATION

OWNER/DEVELOPER	IGLESIA DE DIOS PENTECOSTAL PACTO DE VIDA ETERNA 6036 RICKER ROAD RALEIGH, NC 27610 PASTOR CLAUDIO DIAZ TELEPHONE: 919-649-4128 cdiaz2022@yahoo.com		
DESIGNER	COMMERCIAL SITE DESIGN, PLLC 8312 CREEDMOOR ROAD RALEIGH, NORTH CAROLINA 27613 BRIAN SOLTZ TEL: (919) 648-4121 bsoltz@csdesign.com		
ZONING	CK-3		
EXISTING USE	VACANT		
PROPOSED USE	CHURCH - PLACE OF WORSHIP		
SITE ADDRESS	4508 OLD POOLE ROAD		
PARCEL IDENTIFICATION NUMBER	1723920136		
PARKING REQUIREMENTS	MINIMUM: 1 PER 4 SEATS 300 SEATS / 4 = 75 SPACES MAXIMUM: 150% OF MAXIMUM REQUIRED 75 X 150% = 113 SPACES		
PARKING PROVIDED	188 REGULAR SPACES 5 HANDICAP SPACES 113 TOTAL SPACES		
BICYCLE PARKING	NOT REQUIRED		
BUILDING SETBACKS:	FRONT SIDE REAR	REQUIRED: 10 FEET 2 OR 5 FEET 2 OR 5 FEET	PROVIDED: 77' 4 FEET WEST SIDE: 102 FEET EAST SIDE: 151 FEET 20' 5 FEET
FARKING SETBACKS:	FRONT SIDE REAR	REQUIRED: 10 FEET 2 OR 3 FEET 2 OR 3 FEET	
TOTAL SITE AREA:	177,001 SF OR 4.06 ACRES		
EXISTING IMPERVIOUS AREA:	183,780 SF OR 4.20 ACRES		
PROPOSED IMPERVIOUS AREA:	67,838 SF OR 1.54 ACRES		
BUILDING AREA & HEIGHT:	8,260 SF / 1 STORY / 35 FEET		
WATER:	CITY OF RALEIGH: PUBLIC UTILITIES		
SEWER:	CITY OF RALEIGH: PUBLIC UTILITIES		
AMENITY AREA:	REQUIRED: 10% OR 17,700 SF PROVIDED: 10% OR 17,734 SF		
TREE CONSERVATION AREA:	REQUIRED: 10% OR 17,700 SF OR 0.40 ACRES PROVIDED: 10% OR 17,734 SF OR 0.41 ACRES		
BLOCK PERIMETER:	A 95% APPROVED BY THE CITY OF RALEIGH BOARD OF ADJUSTMENT ON AUGUST 12, 2019 ALLOWS A 7,100-SQ-FT VARIANCE FROM THE 3,800 FEET MAXIMUM BLOCK PERIMETER SET FORTH IN SECTION 8.3.4 OF THE UDO THAT RESULTS IN A BLOCK PERIMETER AT 10,100 FEET.		

RIGHT-OF-WAY OBSTRUCTION NOTES:

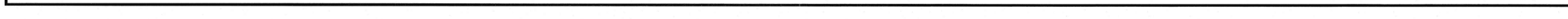
- LANE AND SIDEWALK CLOSURES OR DETOURS PRIOR TO ANY LANE OR SIDEWALK OBSTRUCTION. THE CONTRACTOR OR ENGINEER SHALL SUBMIT A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN ALONG WITH A RIGHT-OF-WAY SERVICES APPLICATION TO REQUEST THE OBSTRUCTION PRIOR TO THE START OF WORK. <http://rightofwayservices.raleighnc.gov> FOR APPROVAL.
- THE CITY OF RALEIGH HAS APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDDT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL AND THE LATEST EDITION OF THE NCDDT STANDARD SPECIFICATION FOR ROADWAY STRUCTURES, NCDDT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDDT SUPPLEMENT TO THE MUTCD.
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG). THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE OBTAINED.
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH AND NCDDT STANDARDS, SPECIFICATIONS AND DETAILS.



8312 CREEDMOOR ROAD
RALEIGH, NORTH CAROLINA 27613

(919) 648-6121, FAX: (919) 648-3741
WWW.CSDESIGN.COM
Kasey Evans



1 THE INFORMATION SHOWN HEREIN WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY:
COMMERCIAL SITE DESIGN
8132 CALLEDOR ROAD
RALEIGH, NC 27613
TELEPHONE: (919) 848-5121
FAX: (919) 848-3141

2 THE LOCATIONS OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES WITH THE UTILITY OWNERS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.
IT IS LOCATED IN ZONE "X" AS DEFINED BY HUD FIRM COMMUNITY PANEL
NUMBER 37201723001, WITH AN EFFECTIVE DATE OF MAY 2, 2006.

REVISIONS			JWR
1	02-26-20	ASR REVIEW # 1	
2	02-16-21	ASR REVIEW # 2 & ARCHITECTURAL PLANS	STH
3	04-06-21	ASR REVIEW # 3	STH
NO.	DATE	DESCRIPTION	BY

COMMERCIAL
SITE DESIGN



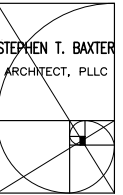
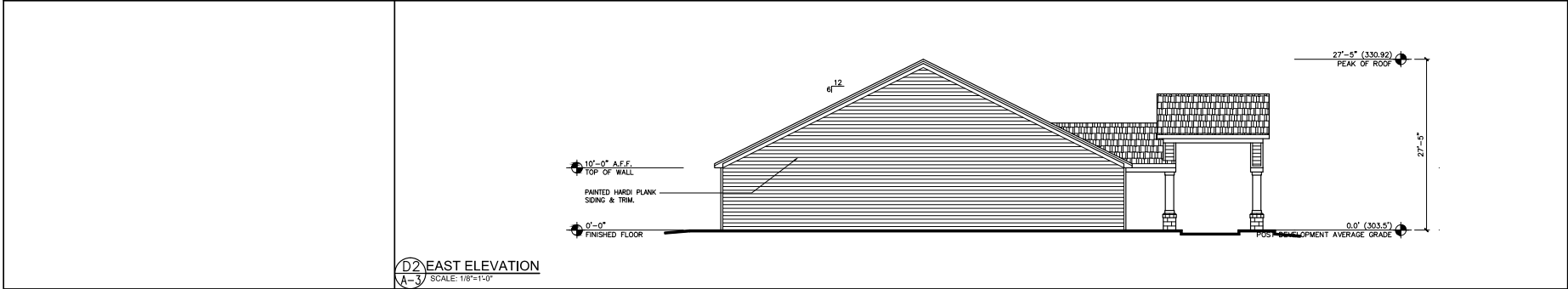
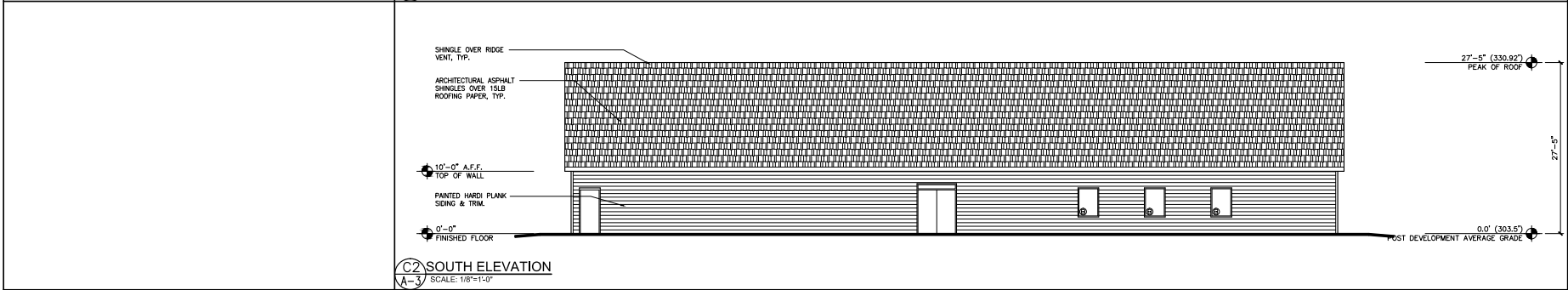
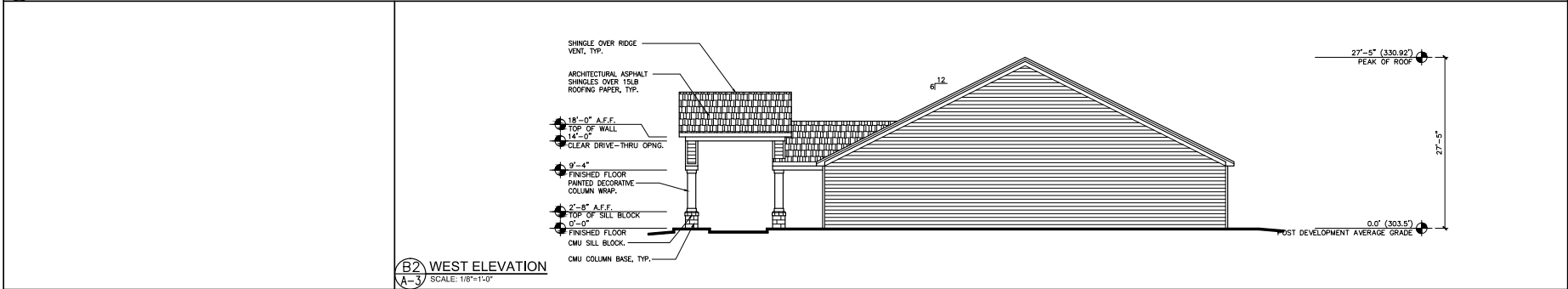
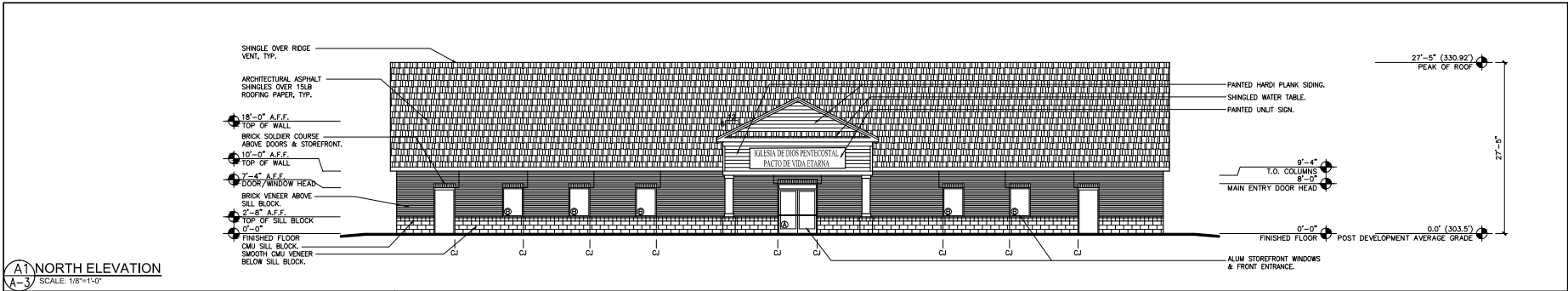
3312 CREEDMOOR ROAD

CLIENT / DEVELOPER:
IGLESIA DE DIOS PENTECOSTAL
PACTO DE VIDA ETERNA
5036 RICKER RD
RALEIGH, NC 27610

ASIA DE DIOS PENTECOSTAL
PACTO DE VIDA ETERNA
 4508 OLD POOLE ROAD
 RALEIGH, NORTH CAROLINA
EXISTING CONDITIONS PLAN

PROJECT NO	IGC-1901
PACKAGE	IGC1901-EC
DRAWN BY	DDH
SCALE	1" = 30'
DATE	10-16-2019
SHEET NO	C-1

C-1



8133 Holly Forest Road
Wade Forest, North Carolina 27587
Phone: (919) 819-1536

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Architect, PLLC.
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drawing for any purpose other than that
intended. The architect shall not be held
responsible for the construction of the building
shown on this drawing.

Scale

PRELIMINARY
NOT FOR CONSTRUCTION

Sealed Date: 06/05/00
Consultants

No.	Revision	Date
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

20053 A-3.dwg
File Name: Drawn By
Client/Project
Project Name: IGLERIA DE DIOS
PENTECOSTAL PACTO
DE VIDA ETERNA

Sheet Title
BUILDING ELEVATIONS
Project No. 20053
Revision AS NOTED
Drawing No. A-3