LOCATION: This site is located on the north side of Glenwood Avenue, north of W. Whitaker Mill Rd at 1800 Glenwood Avenue.

REQUEST: Development of an existing 5.65 acre tract zoned R-10. Two proposed additions totaling 925 sf (450 sf vestibule & 475 sf kitchen) to an existing place of worship (Civic Use) facility of 100,240 sf, totaling 101,165 sf. Improvements also include a new vehicular parking lot, with lighting and a recombination of existing lot lines, adding 35 new additional spaces to the existing parking spaces (141) totaling 176 spaces overall meeting the required parking standards per TC-11-21, no maximum parking allowance.

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 16, 2022 by JAMIE LOYACK.

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:

General

1. Revise elevations sheet A2.1; East Elevation's (kitchen addition) spot grades are relabeled showing the Post-Development Avg. Grade #s in accordance with Sec.1.5.7.A & or TC-4-20 ('high', 'low' & 'avg' grades should be labeled & spotted as such), on the Site Permit plans elevation sheet. A height dimension is provided, measured and shown from the 'post-development' average grade # in accordance with UDO Sec.1.5..7.A.

2. Revise elevations sheet A2.1, West Elevation's (vestibule entrance addition) spot grades are relabeled showing the Post-Development Avg. Grade #s in accordance with Sec.1.5.7.A & or TC-4-20 ('high', 'low' & 'avg' grades should be labeled & spotted as such), on the Site Permit plans elevation sheet. A height dimension is provided, measured and shown from the 'post-development' average grade # in accordance with UDO Sec.1.5..7.A.

3. Retaining wall design elevations are provided for all (3) proposed retaining walls, depiction design height, material at elevation grade levels. Proposed walls under <5’ft will be permitted as a Zoning Design Permit & over >5’ft will be permitted as part of the Building design permit.

Stormwater
4. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

5. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

6. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

Urban Forestry

7. A payment-in-lieu of compliance with tree conservation area requirements for 0.02 acres must be paid to The City of Raleigh. (UDO 9.1.5.E.)

☑ RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General

1. A recombination plat shall be recorded prior to any issuance of permit, recombining the adjacent lot line as shown per the ASR & Lots 1-3.

2. A demolition permit shall be issued and this building permit number shown on all maps for recording.

3. Comply with all conditions of BOA-0074-2021

☑ 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:

General

1. A demolition permit shall be obtained (and permit #s are provided & shown on the building permit plans set site information table).

2. A recombination map shall be recorded prior to or in conjunction with the recording of lots, recombining the existing lots into a single tract as shown on the approved plan.


Public Utilities
4. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

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).

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

Stormwater

1. 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: October 19, 2025
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: ________________ Date: ________________
Daniel L. Stegall
Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy
TREE CONSERVATION NOTES:

ENDING VEGETATION ON THE SITE DOES NOT MEET THE STANDARDS FOR TREE CONSERVATION:

1. PRIMARY TREE CONSERVATION AREAS:
   - Within HAYES and Glenwood Avenue are thoroughfares and considered primary tree conservation areas. Per UDO section 9.1.4.C, the existing trees, 10’ DBH and above, in these thoroughfares do not qualify for tree conservation due to over 30% of root zones being traversed by existing impervious surfaces or by adjacent property.

2. SECONDARY TREE CONSERVATION AREAS:
   - Per UDO section 9.1.4.C, the majority of the trees in the secondary tree conservation areas do not qualify for tree conservation due to over 30% of root zones being traversed by existing impervious surfaces or by adjacent property. A fee-in-lieu of compliance with tree conservation area requirements for 23 acres ($23,500) is requested to be paid to the City of Raleigh, UDO 9.1.5.C, or (1) 10’ pine and (1) 12’ pine.

HAYES BARTON
BAPTIST CHURCH
BUILDING AND PARKING EXPANSION

LEGEND

CRITICAL ROOT ZONE IMPACT AREAS