



Administrative Approval Action

Case File / Name: ASR-SR-20-2017
Cathedral Parrish Hall-Church Gym

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

- LOCATION:** The 26.83 acre site is located to the east of Price and Nazareth Streets and to the north of Centennial Drive, on the southeast corner of the intersection of Crusader Drive and Price Streets, at 2401 Crusader Drive. The site is zoned OX-3.
- REQUEST:** This plan approval is for a sunset extension and minor revisions to a previously approved site plan (ASR-SR-20-2017) for a 20,000 square foot church gymnasium (civic building/indoor recreation) on the site of the existing Catholic Cathedral. The original plan was approved on May 26, 2017 with a sunset date of May 26, 2020. This sunset extension request utilizes NC Senate Bill 704 (SB 704), which became effective May 2, 2020, providing a five month extension to valid previously approved development. The approved 2-year extension (based on the separate State extension) applies from October 26, 2020 with an expiration date of October 26, 2022. The approved sunset extension is in accordance with UDO Section 10.2.8 E (renumbered to Section 10.2.8 F per TC-14-19 effective 11/19/20).
- 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 August 28, 2020 by MCADAMS.

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. Demonstrate compliance with short term bicycle parking requirements in UDO Section 7.1.2.C and UDO Section 7.1.8. In addition, provide bike rack placement details in accordance with the Raleigh Street Design B-20.01.
Demonstrate compliance with Raleigh Street Design Manual B-20.01 by providing Bike Rack Placement detail in an inset.

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).



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Urban Forestry

4. Tree protection fence for new and existing Tree Conservation Areas must be inspected by Urban Forestry staff prior to the issuance of a site permits.
5. Submit a final tree conservation plan that includes metes and bounds descriptions of all new and existing tree conservation areas and tree protection fencing as required (UDO 9.1.5).

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:

Public Utilities

1. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Urban Forestry

2. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .12 acres of new tree conservation are

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. Revise and receive approval to the existing Concurrent plan.

Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 9 street trees along Price St.
3. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

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

Urban Forestry



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1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

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 26, 2022

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 Date: 11/25/2020
Development Services Dir/Designee

Staff Coordinator: Michael Walters