



Administrative Action Preliminary Subdivision

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
www.raleighnc.gov

Case File / Name: S-16-14 / Catholic Cathedral Subdivision

General Location: The site is located on Crusader Street, bounded by Western Boulevard on the north and Centennial Parkway to the south.

CAC: Southwest

Nature of Case: The recombination of two lots and subsequent dedication of the Pullen Road Extension right-of-way thus creating two lots in a new configuration with a public street. The parcels are zoned Office and Institutional-1, located inside the city limits.

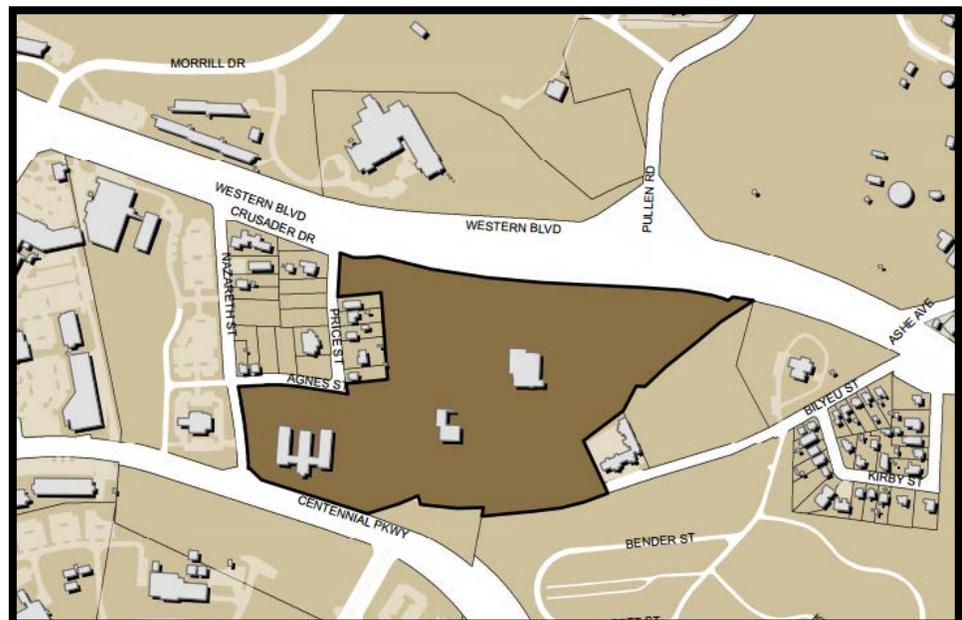
Lot 1 - 26.39 acres
Lot 2 - 1.64 acres

Contact: Andy Padiak, The John R McAdams Company, Inc.

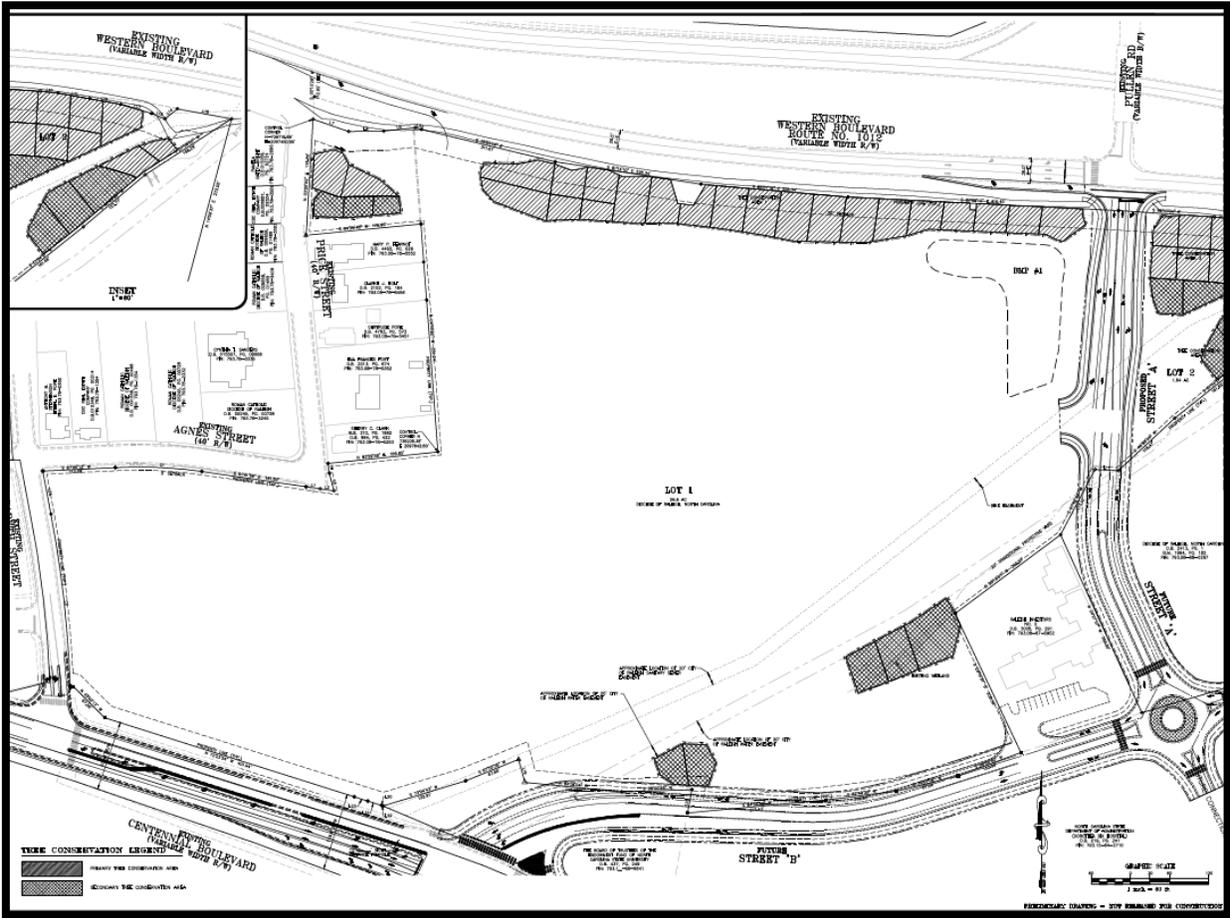
Design Adjustment: One Design Adjustment has been approved by the Public Works Director for this project, noted below.

1. 2 - Design Adjustment UDO 8.5.2(D) – Streetscape Type

Administrative Alternate: NA



S-16-14 / Location Map



S-16-14 – Subdivision Layout

SUBJECT: S-16-14 / Catholic Cathedral

**CROSS-
REFERENCE:** Z-18-55, SP-41-14

LOCATION: The site is located on Crusader Street, on the south side of Western Boulevard, on the north side of Centennial Parkway.

PIN: 0793881119 & 0793772995

REQUEST: The recombination of two parcels into one parcel with subsequent dedication of the Pullen Road Extension right-of-way bisecting the lot, thus creating two lots in a new configuration. The parcels are zoned Office and Institutional-1, located inside the city limits.

Lot 1 - 26.39 acres
Lot 2 – 1.64 acres

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Prior to issuance of a mass grading permit for the site:

- (1) That a final tree conservation plan with permit be approved by the Forestry Specialist. 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 Forestry Specialist;
- (2) That a 100-year floodplain analysis be submitted and approved by the Public Works Department;
- (3) That as the developer proposes to disturb a designated riparian buffer, the North Carolina Division of Water Quality shall approve the disturbance of the riparian buffer before any grading or approval of construction drawings, (whichever first occurs) and evidence of such approval shall be provided to the Stormwater Engineer in the Public Works Department, and a written watercourse buffer permit is thereby issued by the Inspection Department before commencement of work;
- (4) That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

Prior to approval of a concurrent review of Final Site Review and Infrastructure construction plans, or whichever is applicable:

- (5) That a nitrogen offset payment must be made to a qualifying mitigation bank;

- (6) That in accordance with Part 10A Section 9.4.4, a surety equal to 125% of the cost of clearing, grubbing and reseeding a site and the stormwater device, shall be paid to the City;
- (7) That a public private agreement with the city, North Carolina State University, and The Roman Catholic Diocese be executed regarding right-of-way and road improvements for Street A and Street B. If the Public, Private Agreement, for whatever reason, fails to be executed, then infrastructure improvements addressed above shall remain the sole responsibility of the property owner for construction.
- (8) That all NCDOT permits are obtained;
- (9) 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 10A Chapter 9 of the Unified Development Ordinance, 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 Planning Department authorization to record lots:

- (10) That a plat of all tree conservation areas must be recorded at the Wake County Register of Deeds office and the book and map reference must be provided to the City Forestry Specialist;
- (11) That riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on 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 their natural or mitigated condition, No person or entity shall fill, grad, 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);"
- (12) That a 10' pedestrian access easement is approved by the City Attorney's office, recorded and shown on all maps for recording;
- (13) That all rights-of-way, 5' utility easements and slope easements are recorded and fees-in-lieu paid to the Public Works Department;
- (14) That all NCDOT permits are obtained;
- (15) That a 30' Sanitary Sewer Easement is dedicated to the City of Raleigh and shown on all maps for recording;
- (16) That the existing 20' bicycle trail be abandoned and the existing public sanitary sewer easement be exchanged and these actions be approved by Raleigh City Council;
- (17) That Infrastructure Construction Plans are approved by the City of Raleigh;

- (18) That a recombination map be recorded prior to or in conjunction with the recording of lots, recombining the existing lots into a single tract;
- (19) That street names for this development be approved by the Raleigh City Planning Department and by Wake County;
- (20) That for non-residential developments with one building, a financial security of 1.5 times the cost of public improvements shall be paid; and
- (21) That a demolition permit be issued and this permit number shown on all maps for recording.

I hereby certify this administrative decision.

Signed: (Planning Dir.) *Kenneth Brewer (S. Bradson)* Date: *12/10/14*

Staff Coordinator: Meade Bradshaw

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to Code Section 10-2035, and UDO Chapters 8 and 9. This approval is based on a preliminary plan dated 10/24/14 owned by the Roman Catholic Diocese, submitted by John R McAdams Company, Inc.

ZONING:

ZONING DISTRICTS: Office & Institutional-1

TREE CONSERVATION: This project is larger than two acres and compliance with Code Section 10-2082.14 Tree Conservation is required. The project provides 2.80 acres of tree conservation area which is 10.09% of gross site acreage.

Tree conservation acreage is as follows:
Primary: 0.00 acres
Secondary: 2.80 acres

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

**STREET
TYPOLOGY MAP:**

Dedication of right-of-way and construction of the following streets are required by the Street Typology Map of the Comprehensive Plan.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)
Street A* (Pullen Road extension)	Avenue 2-Lane Divided		80'-93'		Public Private Agreement
Western Boulevard	Avenue 4-Lane, Divided		N/A + 5' utility easement		FIL – Curb & Gutter, storm drainage, utility pipe location
Nazareth Street	Neighborhood Local		½-64' + 5' utility easement		½-36'
Agnes Street	Neighborhood Local		½-59' + 5' utility easement		½-31'
Price Street	Neighborhood Local		½-59' + 5' utility easement		½-31'
Centennial Parkway	Avenue 4-Lane, Divided		N/A + 5' utility easement		FIL – 1' sidewalk
Future Street B*	Avenue 2-Lane Divided		20' slope easement		Public private agreement

*A Public, Private Agreement for these streets involving the City and the property owner is expected. Note that the details of that agreement may differ from the conditions of approval set for the Subdivision (S-16-14) and/or the Site Review (SP-41-14). If necessary, a revision may be required. If the Public, Private Agreement, for whatever reason, fails to be executed, then infrastructure improvements addressed above shall remain the sole responsibility of the property owner for construction.

The total Right of Way width and easement width needed along future roads is to be determined once Construction Drawings are submitted/reviewed. These will be reflected on the recorded map.

TRANSIT: Transit easement will be required at site plan review.

**COMPREHENSIVE
PLAN:**

This site is located in the Southwest CAC in an area designated as Medium Residential.

**SUBDIVISION
STANDARDS:**

- LOT LAYOUT:** The minimum lot size in Office & institutional-1 zoning district is 5,000 square feet. The minimum lot depth in this zoning district is 70 feet. The minimum lot width of an interior lot in this zoning district is 45 feet. Lots in this development conform to these minimum standards.
- PUBLIC UTILITIES:** City water and sewer services are available. The subdivider is responsible for installation of all lines necessary to provide service to this site.
- SOLID WASTE:** Individual lot service will be reviewed at the time a site plan is submitted.
- BLOCKS / LOTS /
ACCESS:** A 10' pedestrian passage in the form of an easement is provided through the property connecting Western Boulevard to Centennial Parkway.
- STREETSCAPE
TYPE:** The applicable streetscape is commercial. Construction of a 6' planting strip with a 6' wide sidewalk is proposed along Street A, Street B, Nazareth Street, Price Street, and Agnes Street. Western Boulevard is an NCDOT road and will utilize the existing trees to meet the Type C street yard. A Design Adjustment was approved by the Public Works Director to install trees on private property due to the existing 3.5 planting strip between the existing sidewalk and Centennial Parkway not having sufficient spacing to install trees.
- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A 5' sidewalk exists on Centennial Parkway and a fee-in-lieu for 1' sidewalk will be paid. 6' sidewalk will be constructed on Agnes Street, Nazareth Street, Price Street, Street A, and Street B. The Centennial Bikeway Connector (8' asphalt trail) is located along Western Boulevard and will be relocated within Street A.
- FLOOD HAZARD:** There are flood hazard soils present on this site.
- STORMWATER
MANAGEMENT:** This site is subject to stormwater management controls in accordance with Article 9.2 of the UDO. Lot 1 will address Stormwater requirements for Lot 1 and all roadway improvements for the subdivision at time of site plan or further subdivision. No development is expected to occur on Lot 2.
- WETLANDS
/ RIPARIAN
BUFFERS:** Wetland areas and Neuse River riparian buffers are present on this site.
- STREET NAMES:** Two new streets are being proposed with this development. A fee for street signs is required in accordance with the Raleigh Street Design Manual.
- OTHER
REGULATIONS:** Developer shall meet all City requirements, including underground utility service, flood protection measures, and the soil erosion ordinance, unless specifically varied by this approval.

SUNSET DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: 12/10/17
Record at least ½ of the land area approved.

5-Year Sunset Date: 12/10/19
Record entire subdivision.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City. and submit them to the Development Plans Review Center for approval.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the Development Plans Review Center for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE SUNSET THRESHOLDS AS NOTED ABOVE.

**FACILITY FEES
REIMBURSEMENT:**

If oversized street construction takes place, or greenway or oversized public street right-of-way is conveyed to the public, the owner is responsible for application to the City for reimbursement allowed by Code. Reimbursement takes place twice a year in January and July; a written request must be filed with the Planning Department for greenway and street right-of-way; and in the Engineering Department for street construction; by the first working day in November and May each year.