



## Administrative Approval Preliminary Site Plan

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

**Case File / Name:** SP-21-15 / Christ Episcopal Church Addition

**General Location:** The subject property has frontage on, and is bounded by, E. Edenton Street to the north, N. Wilmington Street to the west, and New Bern Place to the south.

**Owner:** Christ Episcopal Church

**Designer:** John A. Edwards & Company

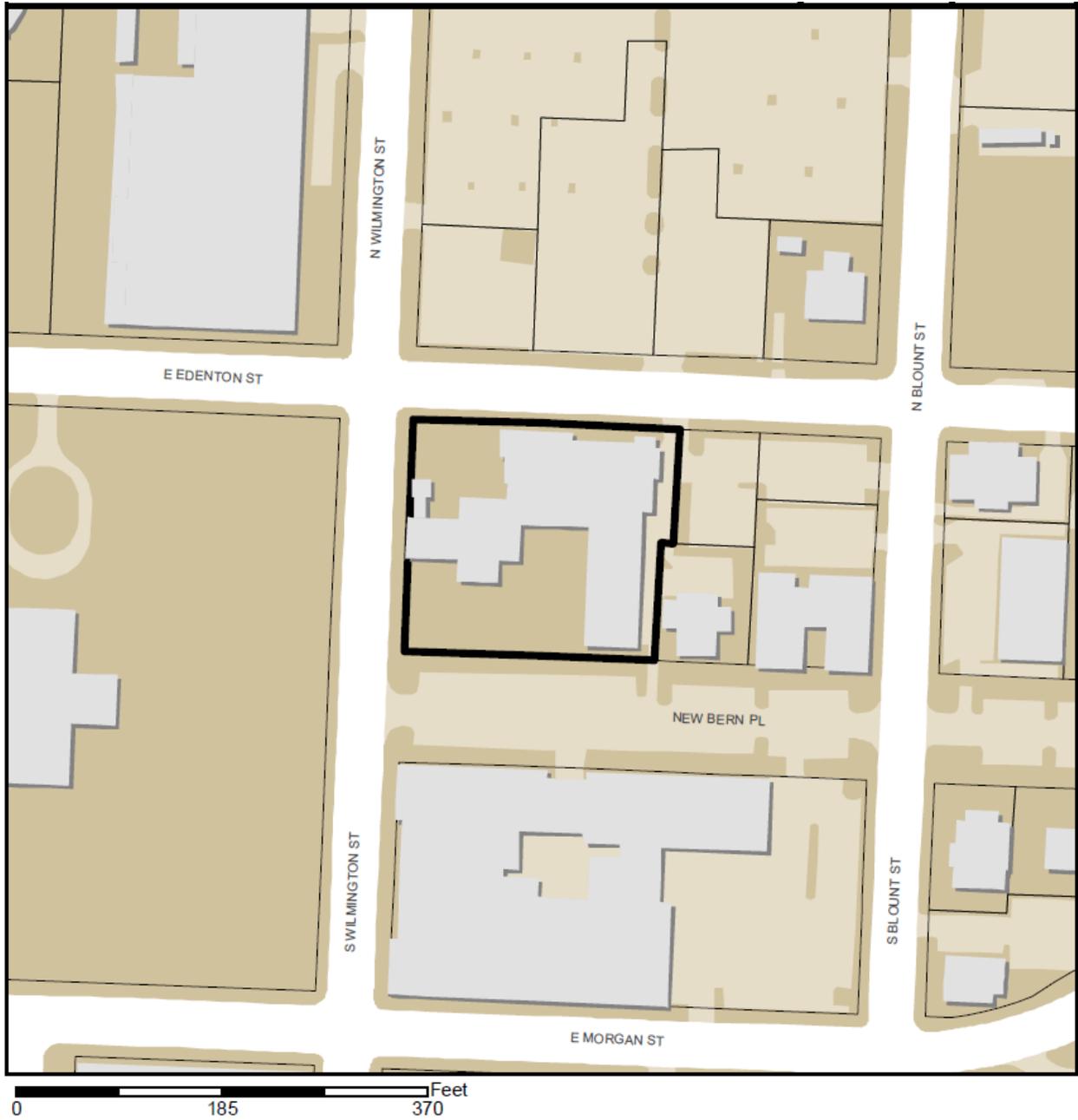
**CAC:** North Central

**Nature of Case:** The project proposes a 9,460 square foot addition to an existing 37,999 square foot church building for a total of 47,459 square feet or an increase of 2.48% in size. The addition is to be utilized as kitchen and public space. This proposal requires preliminary site plan approval as it is an addition to an existing structure containing a combined area of 10,000 square feet or more within the downtown Overlay district. (10-2132.2 b 8) The subject property is 1.31 acres and zoned Office and Institution-2 District (O&I-2), General Historic Overlay District (HOD-G, Capitol Square), and Downtown Overlay District (DOD).

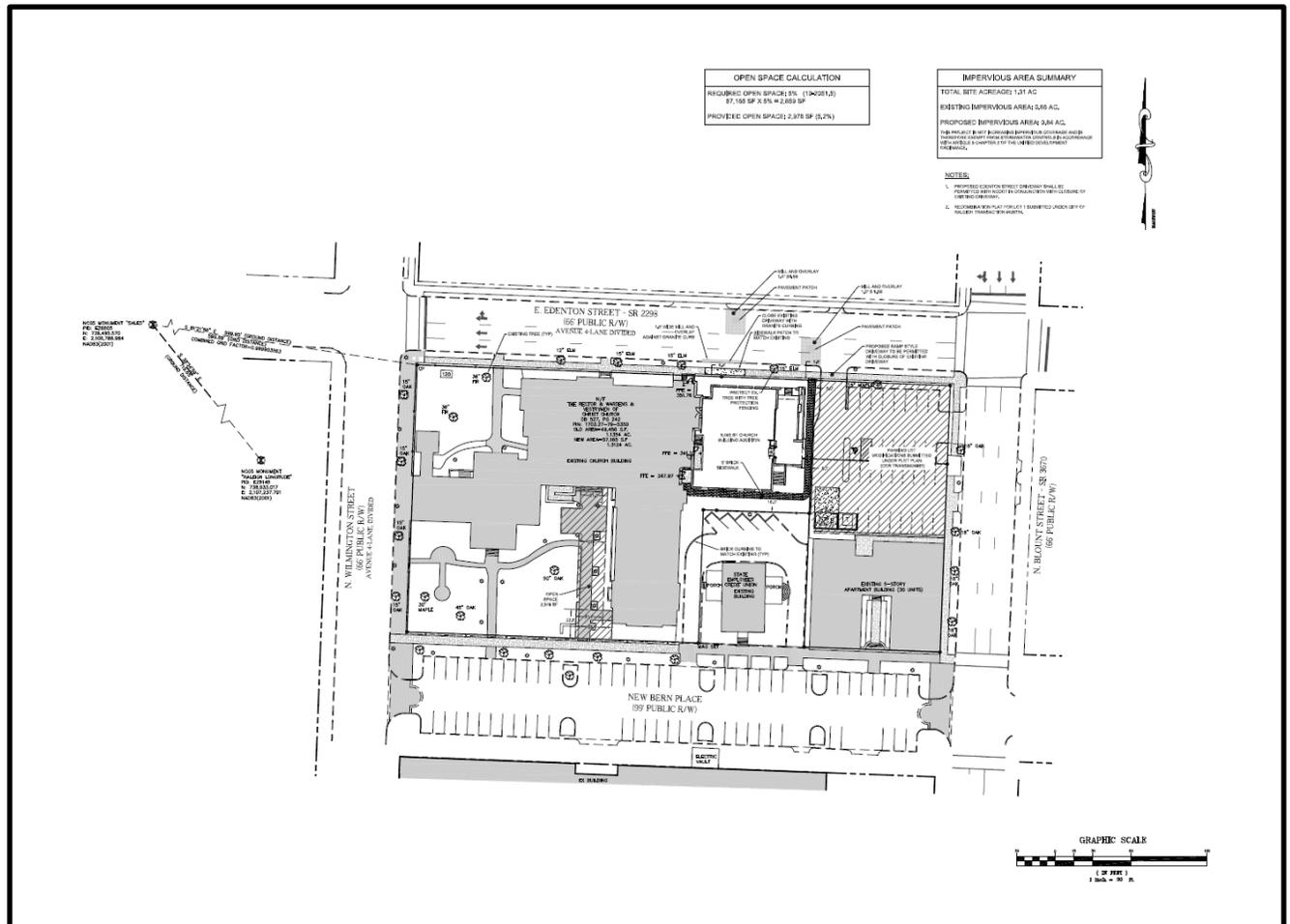
**Design Adjustment:** A Design Adjustment has been granted by the Public Works Director for this project:

A Design Adjustment is granted for the right-of-way dedication requirements as the project is located wholly within the boundary of the William Christmas Plan of 1792. The Design Adjustment also approves the existing sidewalks as required by the Downtown Overlay District, as the site falls within the General Historic Overlay District and the Certificate of Appropriateness proposing 14' sidewalks was denied (048-15-CA). A fee in lieu for sidewalk construction is required only when said sidewalk will be constructed in the future, as this is not the case, thus fee in lieu for sidewalk construction is also waived.

**Administrative  
Alternate:** NA



SP-21-15 / Christ Episcopal Church – Location Map



SP-21-15/ Christ Episcopal Church Addition – Site Plan



## Public Works Design Adjustment – Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Public Works Director may consult with the heads of other City departments regarding the review of the request. The Public Works Director may approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

Project	Project Name	Christ Episcopal Church Bldg. Addition	Date Completed Application Received	5/11/2015
	Case Number	SP-21-2015	Transaction Number	427326

Staff Response/Recommendation	<p>Staff supports the right-of-way dedication exemption as this property is within the Christmas boundary and historically, right-of-way dedication is exempted in most cases.</p> <p>The sidewalk construction was denied by the Historic Commission, thus the fee-in-lieu or construction will not be required as the fee is required when the City would construct sidewalk in the future, which will not be the case hereby.</p>		
	Staff Member	Rene Haagen	Support Request <input checked="" type="checkbox"/>

**Public Works Director's Action:**

Approve 
 Approval with Conditions 
 Deny

  
 Richard L. Kelly, Interim Public Works Director
 
 5/18/15  
 Date

\*The Public Works Director may also authorize a designee to sign in his stead. Please print name and title next to signature.

Conditions for Approval	
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Appeal of the decision from the Public Works Director shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

One Exchange Plaza, Suite 300  
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Phone: 919-996-3030  
www.raleighnc.gov

**SUBJECT:** SP-21-15 / Christ Episcopal Church Addition

**CROSS-REFERENCE** Transaction # 427326

**LOCATION** The subject property has frontage on, and is bounded by, E. Edenton Street to the north, N. Wilmington Street to the west, and New Bern Place to the south, and is within the City of Raleigh Corporate Limits.

**PIN:** 1703795310

**REQUEST:** The addition of a 9,460 square foot addition to an existing church building. The addition is to be utilized as kitchen and public space. The subject property is 1.31 acres and zoned Office and Institution-2 District (O&I-2), General Historic Overlay District (HOD-G, Capitol Square), and Downtown Overlay District (DOD).

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**OFFICIAL ACTION:** Approval with Conditions

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**CONDITIONS OF APPROVAL:** Administrative Actions:

**Prior to issuance of building permits:**

1. That a driveway permit for the parking lot adjacent to Edenton Street has been approved by North Carolina Department of Transportation;
2. That a fee-in-lieu for two Commercial Street Trees at the Intersection of East Edenton Street be paid to the City of Raleigh;
3. That a tree protection plan prepared by an arborist certified by the International Society of Arboriculture or a NC licensed Landscape Architect is provided to and approved by staff;
4. That an agreement is approved by the Solid Waste Department that applies to this site and a site adjacent for sharing of solid waste;
5. That detailed drawings and specifications of architectural elements such as the parapets, window openings, archways, butt-glazed glass walls and entry doors, stone samples and patten, roofing tile samples, lighting, metal railings, dumpster enclosures, curb cut and apron, and concrete walkways are provided to and approved by the City of Raleigh Planning Department's historic development staff;

6. That a Minor Work Certificate of Appropriateness be submitted, reviewed and approved by the City of Raleigh Planning Department's historic development staff for the landscape plan;

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I hereby certify this administrative decision.

**Signed:** (Planning Dir.) \_\_\_\_\_ Date: \_\_\_\_\_

**Staff Coordinator:** Michael Walters

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**FINDINGS:** City Administration finds that this request, with the above conditions being met, conforms to Part 10, Chapter 2, Sections 10-2132, 10-2036, 10-2051, and Part 10A (Unified Development Ordinance) Articles 5.4, 8, and 9. This approval is based on a preliminary plan dated May 5, 2015, submitted by John A. Edwards, Jr., John A. Edwards & Company.

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**ADDITIONAL NOTES:** This plan was submitted after September 1, 2013 but is in a legacy zoning district.

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**ZONING:**

**ZONING DISTRICTS:** Office and Institution-2 District (O&I-2), General Historic Overlay District (HOD-G, Capitol Square), and Downtown Overlay District (DOD)

**SETBACKS / HEIGHT:** This plan conforms to all minimum setback and height standards as set forth in Code Sections 10-2036 and 10-2051, and 5.4.1 of the UDO.

**PARKING:** No additional parking is required for this development. Section 10-2051 exempts required parking for up to 10,000 square feet of nonresidential space in the Downtown Overlay District (DOD). The proposed addition does not include the existing 4,150 sq. ft. of the main assembly hall, thus does not increase required parking.

**LANDSCAPING:** No transitional protective yard or vehicular surface area screening is proposed and/or required as no new vehicular surface area is being proposed.

**TREE CONSERVATION:** Tree conservation is not required for this development as the parcel is less than two acres in size. (UDO Article 9.1)

**DEVELOPMENT INTENSITY:** NA

**PHASING:** This is a one phase development.

**UNITY OF DEVELOPMENT:** Unity of development and sign criteria are not required.

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**COMPREHENSIVE PLAN:**

**GREENWAY:** There is no greenway on this site.

**STREET TYPOLOGY MAP:**

E. Edenton Street is classified as an Avenue 4-lane, Divided, N. Wilmington Street is classified as an Avenue 4-lane, Divided, and New Bern Place is classified as a Main Street Parallel Parking Street. An administrative design adjustment from the Public Works Director has been granted altering the additional right-of-way dedication required on E. Edenton Street, N. Wilmington, and New Bern Place, including the fee in lieu requirement for additional sidewalk width.

**TRANSIT:** No transit-oriented features are incorporated into the proposed plan.

**COMPREHENSIVE PLAN:**

The site is located within the North Central CAC, in an area designated Central Business District on the Future Land Use Map. This category is "intended to enhance Downtown Raleigh as a vibrant mixed use urban center. The category recognizes the area's role as the heart of the city, supporting a mix of high-

intensity office, retail, housing, government, institutional, visitor-serving, cultural, and entertainment uses.” In terms of Urban Form Map designations, the site is located within the Downtown Growth Center and is located on a Transit Emphasis Corridor (Edenton Street). An urban approach to frontage is recommended.

**HISTORIC DISTRICTS:** This site is located in a designated Historic District.

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**SUBDIVISION STANDARDS:**

**BLOCKS/LOTS/ ACCESS:** Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO.

**STREETSCAPE TYPE:** Proposed sidewalk locations conform to City regulations. A 14’ sidewalk would normally be required in the DOD. As this project also lies in the Historic District, the Historic Development Commission approved no widening of the sidewalk based on the historic character. As there will be no sidewalk requirement, the client is exempt from a fee-in-lieu for sidewalk. A fee-in-lieu for two street trees will be required along Edenton Street.

**PUBLIC UTILITIES:** City water and sewer services are available. The developer is responsible for installation of all lines necessary to provide service to this site.

**SOLID WASTE:** Shared lot service with the adjacent property is to be utilized. An agreement is required to be approved prior to any building permit issuance.

**CIRCULATION:** Street improvements are not required. City Streets meet the ordinance.

**PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. Sidewalks exist along E. Edenton, N. Wilmington, and New Bern Place. An approved Design Adjustment has been approved to allow the existing sidewalk to meet the requirement. An on-site 5’ brick sidewalk provides access from the proposed addition to the existing sidewalk along E. Edenton Street.

**FLOOD HAZARD:** There are no flood hazard areas on this site.

**STORMWATER MANAGEMENT:** This site is not subject to stormwater management controls in accordance with or Article 9 chapter 2 of the Unified Development Ordinance. Proposed stormwater control measures are shown in accordance with the Raleigh Stormwater Control and Watercourse Buffer Manual.

**WETLANDS / RIPARIAN BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.

**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:** The sunset provisions of City Code Section 10-2132.2 (j), including the ability to request extensions in the sunset date, apply to this site plan. If significant construction has not taken place on a project after preliminary site plan 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:** 6/25/2018

Submit a final site plan and valid building permit application for the total area of the project, or a phase of the project.

**5-Year Sunset Date:** 6/25/2020

Complete construction of entire development.

**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.