



Certified Action of the City of Raleigh Planning Commission

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

Case File / Name: SP-29-11 / First Assembly of God

General Location: The site is located on the north side of Blue Ridge Road, west of Glen Eden Drive, inside the city limits

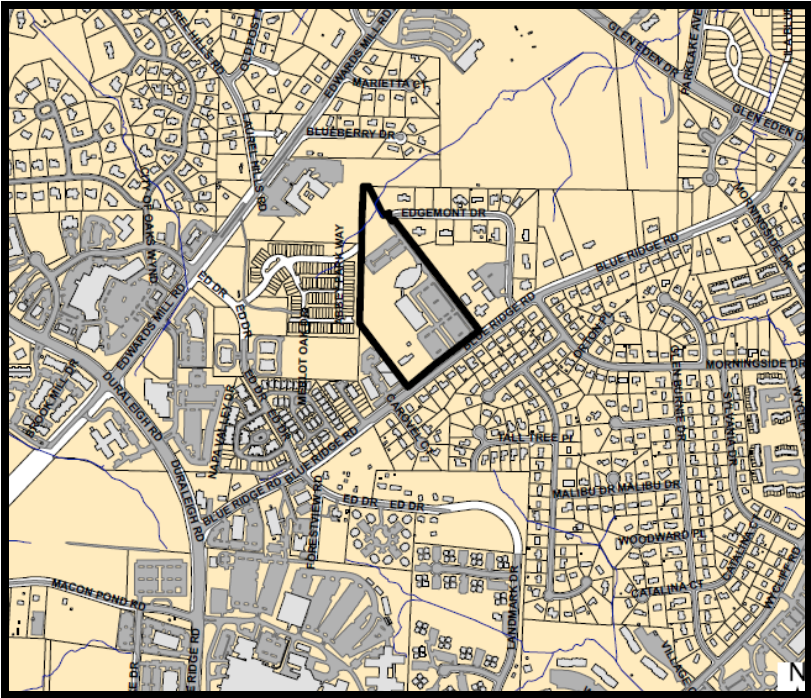
Owner: First Assembly of God of Raleigh
Designer: Alpha & Omega Group

CAC: Northwest

Nature of Case: This request is to approve a three-story 44,075 square foot addition and a 49,050 square foot parking lot expansion to an existing 45,736 square foot church facility on 13.8 acres, zoned Residential-4

Key Issues: As presented the plan conforms to city code.

Contact: Glenn Zeblo, Alpha & Omega Group



SP-29-11 First Assembly of God – Site Location Map

SUBJECT: SP-29-11 / First Assembly of God

CROSS-REFERENCE: S-4-12

LOCATION: This site is located on the north side of Blue Ridge Road, west of its intersection with Glen Eden Drive, inside the City Limits.

REQUEST: This request is to approve a 44,075 square foot addition and a 49,050 square foot parking lot expansion to an existing 45,736 square foot church facility on a 13.8 acre site, zoned Residential-4. This is a 103% expansion bringing the cumulative size of the facilities to 89,811 square feet. This site plan exceeds the criteria for administrative approval of site plans for residential institutions in residential zoning districts, which must be approved by the Planning Commission pursuant to Code Section 10-2132.2(b)16

OFFICIAL ACTION: **Approval with Conditions**

CONDITIONS OF APPROVAL: **As noted on the Staff Report, attached**

FINDINGS: The Planning Commission finds that this request, with the following conditions being met, conforms to Chapter 2, Part 10, Sections 10-2017, 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 1/15/13, owned by First Assembly of God of Raleigh, submitted by Alpha & Omega Group.

ADDITIONAL NOTES: There are no additional notes for this plan.

VARIANCES / ALTERNATES: n/a

To PC: January 8, 2012

Case History: Deferred / applicant to revisit Appearance Commission comments

Staff Coordinator: Meade Bradshaw

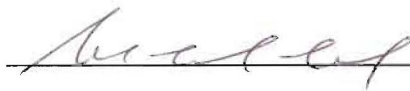
Motion: Fleming
Second: Sterling-Lewis
In Favor: Butler, Buxton, Fleming, Fluhrer, Harris Edmisten, Haq, Mattox, Sterling-Lewis, Schuster and Terando
Opposed:

Excused:

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the Staff Report attached.

Signatures:(Planning Dir.)

(PC Chair)





date 1/22/13

date 1/22/13



Staff Report

RECOMMENDED

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL:

Planning Commission Actions:

- (1) That the Planning Commission finds that this site plan meets the standards of Code Section 10-2132.2(d)
- (2) That the conditions addressing the Appearance Commission comments are incorporated into the plans for permit issuance, including changes reflected on landscape plans and elevations dated January 15, 2013: lighting, elevations, roof screens, crosswalks, and landscaping;

Administrative Actions:

Prior to issuance of a mass land disturbing permit for the site:

- (3) That prior to the issuance of a grading permit, the final tree conservation plan must be approved by the Forestry Specialist in the Development Services Department. 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 Development Services Department. A copy of the approved plan is placed on file in the Development Services Department;

Prior to issuance of a land disturbance permit at site review:

- (4) That all conditions of approval of S-4-12 be met and that the subdivision be recorded at the Wake County Register of Deeds and a copy of the recorded plat be provided prior to building permit issuance; and

Prior to issuance of building permits in the Inspections Department:

- (5) That a 15x20 foot transit easement located on Blue Ridge Road be approved by the Transit Planner in the Public Works Transportation Department, be shown on all maps for recording, and that a transit easement deed approved by the City Attorney is recorded with the local County Register of Deeds. That the recorded copy of this transit easement be provided to the Planning Department within 14 days of authorization of lot recording. If a recorded copy of this easement is not provided to the Planning Department within the 14 day period, further plat recordings and building permits authorization may be withheld;

- (6) 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 perpetuity 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).";
- (7) That flood prone areas, as approved by the City Stormwater Engineer, are shown on the preliminary plan and shall be shown on the recorded map;

Prior to the issuance of a Certificate of Occupancy:

- (8) That as-built certification for all stormwater control device as required under Code Section 10-9025(c) shall be provided to the Public Works Department, all stormwater systems shall be in place and functioning and an original inspection report per Code Seduction 10-9028 shall be provided.

ZONING:

ZONING DISTRICTS: Residential-4

SETBACKS / HEIGHT: This plan conforms to all minimum setback standards. Front yard = 270', rear yard = 470', front / rear aggregate = 740', side yard = 70' and 105', side yard aggregate = 175'. This plan exceeds maximum height standards of 40' in this zoning district, but an additional one foot of setback is applied for each foot that exceeds 40'. Proposed height of the building is 46'8"

PARKING: Off-street parking conforms to minimum requirements: 124 spaces required, based on 1 parking space per 8 seats in principal assembly area. 480 spaces are provided.

LANDSCAPING: Street yard landscaping in conformity with Section 10-2082.5 is shown. Vehicular surface area landscaping in conformity with Section 10-2082.6 is shown. This is a low impact use under Section 10-2082.9. Transitional protective yards are shown in compliance with City standards in the following locations:

<u>Location</u>	<u>Yard type required</u>	<u>Width proposed</u>
Western property line	Type C	30'-40'
Eastern property line	Type C	25'

TREE CONSERVATION: Tree conservation was approved with S-4-12.

DEVELOPMENT INTENSITY: Proposed floor area ratio (FAR) is 14.85% and the building lot coverage is 10.76%.

PHASING: There are no phases with this site plan.

UNITY OF DEVELOPMENT: Unity of development does not apply to this project

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN:

Right-of-way and street construction are tied to S-4-12 which required the following:

<u>Street</u>	<u>ROW</u>	<u>Construct</u>	<u>Slope Esmt.</u>
Blue Ridge Road*	1/2-80'	½-53' b-b with Curb & gutter	N/A

*Blue Ridge Road will be widened along the frontage of the adjacent acquired lot, which was part of the fee in lieu collected in 1989. A fee-in-lieu was paid for sidewalk and paving along a different frontage in 1989.

TRANSIT: The following transit-oriented features of this site are incorporated into the proposed plan: 15' x 20' along Blue Ridge Road.

URBAN FORM: This site is located in the Northwest Planning District.

HISTORIC / DISTRICTS: This site is not located in or adjacent to a designated Historic District.

APPEARANCE COMMISSION: The Appearance Commission has made the following comments on this preliminary plan. Shown below are comments and applicant responses:

Comment **Response**

1. Additional design emphasis be provided to pedestrian connections to the street (e.g., add textured crosswalks, more landscaping along walkways, etc.).	Textured crosswalks and additional landscaping are added to the onsite pedestrian connection to Blue Ridge Road – these are found on C3-0 Site Plan & LP 2-1 drawings;
2. Additional landscaping should be added to transition the new building's façades to the surrounding grounds (e.g., a row of trees paralleling façades).	Rows of trees parallel to new façades are incorporated – these are found on LP 2-0 & LP 2-1

<p>3. The knoll should be integrated into the site as useable space, through the addition of access steps, walks, or similar features.</p>	<p>Does not comply due to possible, future expansion of the church</p>
<p>4. Given the height of the buildings and the planned parking lot trees, new pole-mounted lighting fixtures should be proportionately reduced in height (i.e., less than 25').</p>	<p>Site lighting has been reduced to 25'.</p>
<p>5. The screening surrounding rooftop mechanical units should be more horizontal in dimension, to reflect the lines of the building better.</p>	<p>Roof screens have been made more horizontal – this is found on A3-01.</p>

SUBDIVISION STANDARDS:

BLOCK LAYOUT: The proposed street layout conforms to City Code, providing for efficient circulation of traffic within the entire neighborhood area. The maximum block length in this development meets the 1500-foot standard as noted in the Streets, Sidewalks and Driveway Access Handbook. No dead end street in this development exceeds 800 feet in length.

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: Individual lot service to be provided by private contractor.

CIRCULATION: Proposed street improvements shall conform to normal City construction standards.

PEDESTRIAN: Sidewalk construction is required along the entire frontage on Blue Ridge Road and on the Edgemont Drive connection, but is tied with S-4-12.

FLOOD HAZARD: There are flood prone areas on this site. Flood hazard soil, Mantachie (Me), locations are delineated on site plan based upon field borings. No jurisdictional wetlands were shown to be located on site.

STORMWATER MANAGEMENT: This site is subject to stormwater management controls in accordance with Chapter 9 of Part 10 of the Raleigh City Code. A dry pond is proposed to attenuate post development runoff rates to the pre-development conditions for the 2 year and 10 year design storms. The dry pond along with a one-time mitigation payment to the NCEEP, or appropriate private pollutant mitigation bank, is proposed to reduce nitrogen loading rates to 3.6 lbs/ac/yr and due to an unrelated subdivision, the 24% payment shall be collected prior to the lot recordation.

Per conditions of approval of Subdivision S-04-12: Lot 2 (0.88 acres) is unbuildable due to the greenway easement and tree conservation area; therefore, the developer has chosen to utilize this lot as permanently preserved

open space as part of the Stormwater compliance calculations for lot 1 (12.69 ac). The 0.88 acre lot must be deed restricted such that no future impervious area can be placed on it and it is tied to the 12.689 acre lot. A stormwater maintenance covenant is not required.

**WETLANDS
/ RIPARIAN
BUFFERS:**

Neuse River riparian buffers are located on this site. NCDENR-DWQ has authorized the proposed impacts to the buffer for the construction of Edgemont Drive Extension and the armored dry pond discharge channel to the receiving stream.

**OTHER
REGULATIONS:**

Developer shall meet all City requirements, including underground utility service (§10-3059), flood protection measures (Part 10, Chapter 4), and the soil erosion ordinance (Part 10, Chapter 5), unless specifically varied by this approval.