



## Administrative Action Preliminary site plan sunset extension

City of Raleigh  
Development Plans Review Center  
One Exchange Plaza  
Raleigh, NC 27601  
(919) 996-2626  
www.raleighnc.gov

**Case File / Name:** **SP-30-12/ Southbridge Fellowship Church (Revised plan-sunset extension request)**

**General Location:** Northwest quadrant- intersection of TW Alexander and Glenwood Ave.

**Owner:** Southbridge Fellowship Church  
**Designer:** The John R. McAdams Company, Inc.

**CAC:** Northwest

**Nature of Case:** This request is for an administrative approval of a revision to a previously approved site plan as required for consideration of a sunset extension per Part 10, Section 10-2132.2(j). The written request for the extension and the associated revised plan were both received on November 23, 2015. Since this revised plan was submitted prior to the February 14, 2016, and is within a Legacy District (1.3.4) under the Unified Development Ordinance, sections 8, 9, and 10 of the Part 10A Unified Development Ordinance are applicable.

The original request as well as this one for a sunset extension is for a church with 2 buildings, a worship center (22,000 square feet) and a children's building (20,000 square feet) totaling 42,000 square feet. The site is situated on 10.39 acres and zoned Thoroughfare District-Conditional Use with a portion zoned Residential 4 at the time of the original approval. This is an institutional use greater than 25,000 square feet located within 400 feet of a residential use or zone. The original preliminary site plan received approval by the Planning Commission on November 27, 2012 (certified action # 1280).

**Key Issues:** As presented, staff finds that this plan conforms to Code standards and adopted land use policies.

**Contact:** Jay Matey - The John R. McAdams Company, Inc.

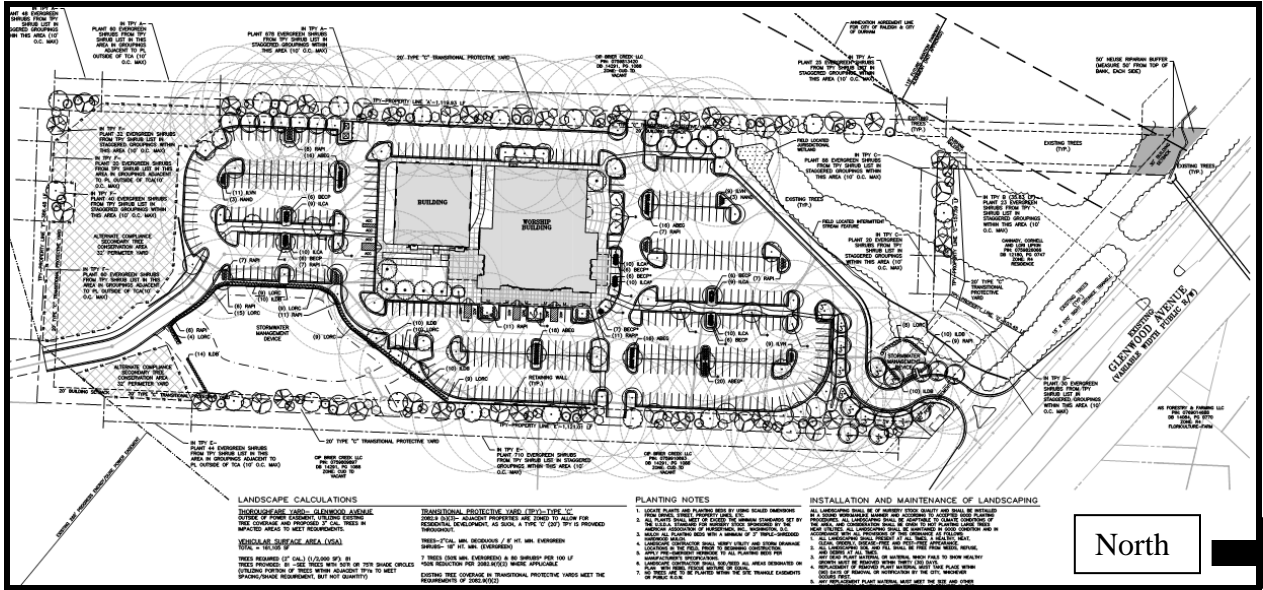
**Design Adjustment:** One Design Adjustment has been approved by the Public Works Director for this project, noted below.

1. Due to existing surrounding development, topographic concerns, and a proposed limited access roadway, a Design Adjustment has been granted waving the block perimeter requirement. (8.3);

**Administrative Alternate:** NA



Vicinity Map - 10931 Glenwood Avenue



Revised Site Plan – Southbridge Fellowship Church (SP-30-2012)



## Public Works Design Adjustment – Staff Response

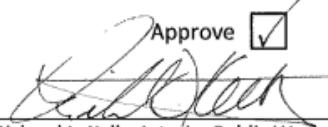
Per Section 10.2.18.C of the Unified Development Ordinance, the Public Works Director may consult with the heads of other City departments regarding the review of the request. The Public Works Director may approve, approve with conditions or deny the request, but must do so within 60 days of the receipt 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	Southbridge Fellowship Church	Date Completed Application Received	5/5/16
	Case Number	SP-30-12	Transaction Number	337901

Staff Response/Recommendation	Due to surrounding development, topographic concerns, and the presence of an existing and proposed limited access roadways staff agrees that it is not feasible to provide an additional public street to meet the block perimeter standard.		
	Staff Member	Daniel G. King, PE	Support Request <input checked="" type="checkbox"/>

### Public Works Director's Action:

Approve 
 Approval with Conditions 
 Deny

  
 Richard L. Kelly, Interim Public Works Director
 
 Date 5/23/16

\*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:** Revised SP-30-12 / Southbridge Fellowship Church

**CROSS-REFERENCE:** Z-54-08, SP-30-2012, # 337901

**LOCATION:** This site is located on the south side of Glenwood Avenue, northwest of the intersection of TW Alexander Drive and Glenwood Avenue, and is inside the city limits.

**PIN:** 0759816493

**REQUEST:** This request is for an administrative approval of a revision to a previously approved site plan as required for consideration of a sunset extension per Part 10, Section 10-2132.2(j). The written request for the extension and the associated revised plan were both received on November 23, 2015. This revised plan was submitted prior to the February 14, 2016 and falls within a Legacy District (1.3.4) under the Unified Development Ordinance, thus sections 8, 9, and 10 of the Unified Development Ordinance are applicable.

The original request as well as this revision is for a church with 2 buildings composed of a worship center (22,000 square feet) and children's building (20,000 square feet) which total 42,000 square feet. The site is situated on 10.39 acres and zoned Thoroughfare District-Conditional Use with a portion zoned Residential 4 at the time of the original approval. This is an institutional use greater than 25,000 square feet located within 400 feet of a residential use or zone. The original preliminary site plan received approval by the Planning Commission on November 27, 2012 (certified action # 1280).

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**OFFICIAL ACTION:** **Approval with conditions**

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

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**FINDINGS:** The Planning Commission found that, with the following conditions of approval below being met, this request conforms to Chapter 2, Part 10, Sections 2045, 2017 and 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. The approval was based on a preliminary plan dated 11/6/12, owned by Southbridge Fellowship Church submitted by John R. McAdams Company, Inc.

City Administration finds that the revised plan with the following conditions of approval below being met (sunset extension request) is consistent with the original plan and conforms to current code provisions of both the Part 10 Code, including sections 10-2132.2(j), 10-2045, and the Part 10A Unified Development Ordinance including sections 8, 9, and 10. This approval is based on a revised site plan dated 4/20/16, submitted by The John R. McAdams company, Inc.

I hereby certify this administrative decision.

**Signed:** (Planning Dir.) Keneth Bowers (S. Bowers) Date: 6-10-16

**Staff Coordinator:** Michael Walters

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

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**ADDITIONAL**

**NOTES:**

There are no additional notes for this plan.



## Staff Report

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**RECOMMENDED  
ACTION:**

**Approval with Conditions**

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**CONDITIONS OF  
APPROVAL:**

**Planning Commission Actions (still applicable to this plan):**

- (1) That this plan is compliant with pre and post runoff for the 25 year storm event;

**Administrative Actions:**

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

- (2) That as the developer proposes to disturb a jurisdictional wetland area; the appropriate impact permits or authorization from US Army Corps of Engineers shall be obtained prior to grading, site review or construction drawing approval, whichever occurs first;
- (3) That a tree conservation plan in compliance with UDO Article 9.1. must be approved by the Conservation Forester. The plan must include a map of the tree conservation areas with metes and bounds descriptions of all tree conservation area boundaries. Tree protection fence must be located in the field along the boundaries of all tree conservation areas and inspected by the Conservation Forester;
- (4) That in accordance with Part 10A Section 9.4.4, a surety equal to 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 occurs first:***

- (5) That a nitrogen offset payment must be made to a qualifying mitigation bank;
- (6) That a tree conservation plan in compliance with UDO Article 9.1. must be approved by the Conservation Forester. The plan must include a map of the tree conservation areas with metes and bounds descriptions of all tree conservation area boundaries. Tree protection fence must be located in the field along the boundaries of all tree conservation areas and inspected by the Conservation Forester;
- (7) 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 10 Chapter 9, 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;

- (8) That as the developer proposes to disturb a jurisdictional wetland area; the appropriate impact permits or authorization from US Army Corps of Engineers shall be obtained prior to grading, site review or construction drawing approval, whichever occurs first;

***Prior to issuance of building permits:***

- (9) 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)." This covenant is to run with the land, and shall be binding on the Owner, and all parties claiming under it;
- (10) That existing wetlands are on this site and shall be shown on all maps for recording;
- (11) That all blue line features (as shown on the USGS map and the SCS Wake County Soil Survey map) on the property will be required to be shown on all recorded maps. All buffers associated with the blue line features shall be shown on the plat unless evaluation/documentation from DWQ is provided stating that the feature no longer exists on the site and, therefore, the buffer does not exist;
- (12) That 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 and the plats shall contain the following note: "All private storm drainage easements & stormwater measures will be maintained by the property owner/owner's association.";
- (13) That a plat of all tree conservation areas with metes and bounds descriptions of the boundaries must be recorded at the Wake County Register of Deeds office;
- (14) That the developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans;
- (15) That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device is paid to the Public Works Department;
- (16) That all the conditions of Z-54-08 are met;



- (17) That cross access shall be provided to (CIP Brier Creek DB 14291, PG 1088 east of subject lot), (CIP Brier Creek DB 14291, PG 1088 west of subject lot), and (CIP Brier Creek DB 14291, PG 1088 south of subject lot), and it shall be recorded in the Wake County Registry. And, that a recorded copy of this cross access easement be provided to the Planning Department within 14 days of authorization for recording and prior to building permit issuance;
- (18) That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Code section 10-2082.14;
- (19) That a demolition permit be issued for the existing structures by the Inspections Department and this building permit number be shown on all maps for recording;
- (20) That the City Attorney approve an ~370 linear foot off-site sanitary sewer easement deed and map for the City of Raleigh sewer extension from subject site through CIP Brier Creek DB 14291, PG 1088 and other lots as required. That the deed and map are recorded with the County Register of Deeds office. A recorded copy of these documents must be provided to the Planning Department within 14 days of authorization for recording and prior to building permit issuance;
- (21) That a variable width of right of way for the future Aviation Parkway as indicated on the preliminary plan be dedicated to the City of Raleigh and a copy of the recorded plat be provided to the Planning Department within 14 days of authorization for recording and prior to building permit issuance;
- (22) That a 15' x 20' transit easement be located on Glenwood Ave. 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. A copy of this transit shall be recorded with the Wake County Register of Deeds. That the recorded copy of this transit easement be provided to the Planning Department within 14 days of authorization for recording and prior to building permit issuance;
- (23) That the City Attorney approves a 24' public access easement as depicted in the preliminary plan, and that this easement be recorded with the Wake County Register of Deeds. That the recorded copy of this public access easement be provided to the Planning Department within 14 days of authorization for recording and prior to building permit issuance;

***Prior to issuance of occupancy permit:***

- (24) That as-built certification for all stormwater control devices as required under UDO Sec. 9.2.2.d.3 shall be provided to the Public Works Department, Stormwater Management Division ;

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**ZONING:**

Zoning - Thoroughfare District/ R4 CUD.

**Ordinance (2008) 507 ZC 629 Adopted: 12/2/08**

**Z-54-08 - Glenwood Avenue**, south side, southeast of its intersection with Aviation Parkway Extension, approximately 33.5 acres being Wake County PIN's 0759-81-6591, 0759-81-3420, 0759-91-0693, 0759-80-9897, rezoned from Residential-4 & Thoroughfare District Conditional Use District to Thoroughfare District Conditional Use District.

Conditions Dated: November 21, 2008

- (a) The following uses shall be prohibited upon the Property:
- landfill
  - adult establishment
  - airfield, landing strip, or heliport
  - commercial uses of all types
  - office
  - ***APPLICANT'S RESPONSE TO CONDITION A: None of the prohibited uses per Z-54-08 are proposed as part of the development of this parcel.***
- (b) Reimbursement for any required right-of-way dedication for the Property shall be at the current Residential-4 rate.
- ***APPLICANT'S RESPONSE TO CONDITION B: So noted.***
- (c) Residential development on the property will be limited to a maximum of 416 dwelling units and/or equivalent dwelling units.
- ***APPLICANT'S RESPONSE TO CONDITION C: No residential uses are proposed as part of the development of this parcel.***
- (d) The Developer of the property will dedicate 110 feet of right-of-way for the future Aviation Parkway Extension to the City of Raleigh/NCDOT at the time of Site Plan approval or subdivision of the property, which ever event first occurs. The exact location of this right-of-way to be determined at the time of Site Plan approval or subdivision of the property, which ever event first occurs.
- ***APPLICANT'S RESPONSE TO CONDITION D: So noted.***
- (e) Irrigation water will be provided by wells and/or water reuse methods. The public water supply will not be used for irrigation.
- ***APPLICANT'S RESPONSE TO CONDITION E: The public water supply will not be used for irrigation purposes as part of the development of this parcel.***
- (f) Offers of cross-access will be provided to the adjacent properties along Glenwood Avenue at time of Site Plan approval or subdivision of the property, which ever event first occurs.
- ***APPLICANT'S RESPONSE TO CONDITION F: As part of the development of this parcel, the applicant is providing access drive stubs to the adjoining parcels to the east, west, and south.***
- (g) Prior to lot relocation or the issuance of any building permit, whichever shall first occur, the owner of the property shall deed to the City a transit easement

measuring twenty feet (20') long by fifteen feet (15') wide adjacent to the public right-of-way to support a bus stop for future transit services in the area. The location of the transit easement shall be timely reviewed and approved by the Transit Division of the City and the City Attorney or his designee shall approve the transit easement deed prior to recordation in the Wake County Registry. A bench and bus shelter will be constructed in association with transit easement, if requested by the City at the time of Site Plan review.

- **APPLICANT'S RESPONSE TO CONDITION G: As part of the development of this parcel, the applicant is providing a transit easement as shown on the preliminary site plan and will deed it accordingly.**

(h) Future development shall be limited to a maximum of three (3) driveway access points external to the zoning boundary.

- **APPLICANT'S RESPONSE TO CONDITION H: So noted.**

(i) Prior to future development, Preliminary Site Plan approval shall be required by the City of Raleigh Planning Commission.

- **APPLICANT'S RESPONSE TO CONDITION I: So noted.**

**SETBACKS / HEIGHT:**

This plan conforms to all minimum setback standards. Front yard = 440', rear yard = 435', front / rear aggregate = 875', side yard = 165', side =75' side yard aggregate =240'. This plan conforms to maximum height standards in this zoning district. Proposed height of the building is 40'.

**PARKING:**

Off-street parking conforms to minimum requirements: 130 spaces required, based on 1 space 8 seats (800 seats)= 100 spaces and 1 space per 8 enrollees or 30 spaces. This site plan is providing 384 spaces.

**LANDSCAPING:**

Street yard landscaping in conformity with Section 10-2082.5 and 10-2045 (d) 2 is shown. Plan in in compliance with the requirements of 10-2082.12. 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>
West	20' Type C	>110' or 170' not required
North	20' Type C	20' Provided
South	20' Type C	20' Provided

**TREE CONSERVATION:**

This project is larger than two acres and compliance with UDO Article 9.1. Tree Conservation is required. The project provides 1.04 acres of tree conservation area which is 10.00% of the net site acreage. Tree conservation acreage is as follows:  
 Primary: 0.00 acres  
 Secondary: 1.04 acres

**DEVELOPMENT INTENSITY:**

Not applicable in this zoning district.

**PHASING:** This project is to be constructed in 1 phase.

**UNITY OF DEVELOPMENT:** Not applicable.

**COMPREHENSIVE PLAN:**

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

**STREET PLAN MAP:** Proposed street(s) are NA. Dedication of right-of-way is not required.

Street Name	Existing R/W	Proposed R/W	Existing B to B	Proposed B to B	Slope Easment
Glenwood Avenue	178.6'	NA	26' each lane w/ median	100' taper in/out drive	NA

A variable width of right of way for the future Aviation Parkway is to be dedicated with this plan also.

**TRANSIT:** This plan is proposing a 15' x 20' public transit easement proposed along Glenwood Ave.

**COMPREHENSIVE PLAN:**

This site is located in the Northwest CAC limits. The zoning conditions of case Z-54-08 should be complied with. The following Comprehensive Plan policies have been evaluated:

- LU 4.5 Connectivity
- LU 4.7 Capitalizing on Transit Access
- LU 5.1 Reinforcing the Urban Pattern
- LU 7.6 Pedestrian Friendly Development
- LU 12.3 Reservations for Community Facilities
- T 2.4 Road Connectivity
- T 5.5 Sidewalk Requirements
- T 5.9 Pedestrian Networks

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

**APPEARANCE COMMISSION:**

When originally approved the Appearance Commission made the following comments on this preliminary plan. Shown below are comments and applicant responses:

<u>Comment</u>	<u>Response</u>
1. Parking spaces immediately adjacent to building are still a challenge, and should be	We feel strongly that having limited parking at the front of the building is important for this project in order to

considered for removal.

have handicap spaces as close as possible. Being that the majority of those spaces are for handicap parking only, we do not anticipate those spaces to get much use as compared to the standard parking spaces that we did remove per the Appearance Commission's suggestions.

2. Design the modular building to complement the primary building to best of the designer's ability given the constrained palette of modular buildings.

Applicant plans to do so.

3. Change tree selection at building perimeter (avoid red maples).

Red maples have been replaced as requested.

**SUBDIVISION STANDARDS:**

**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. An approximately 360 linear feet. off-site sanitary sewer easement is required due south of this site.

**SOLID WASTE:** Individual lot service to be provided by private contractor.

**CIRCULATION:** Proposed street improvements shall conform to normal City construction standards. Site plan provides cross access to site to the east, west and south pursuant to rezoning condition F.

**BLOCKS / LOTS / ACCESS:** Conformance with the Block Perimeter requirement (8.3.2) has been met via an approved Design Adjustment by the Public Works Director.

**STREETSCAPE TYPE:** As this portion of Glenwood Avenue is controlled by the North Carolina Department of Transportation, a Type C-2 Street Protective Yard is proposed.(8.5.1 D 4). The proposed C-2 Street yard landscaping component is being met via existing vegetation.

**FRONTAGE:** The 50' Parkway frontage requirement is being met via existing vegetation as shown on plan.

**PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A 5' sidewalk is proposed connecting the main building with Glenwood Ave. and a 5' sidewalk is proposed linking the main building with the southern property line adjacent to the vehicular drive.

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

**STORMWATER  
MANAGEMENT:**

This site is subject to stormwater management controls in accordance with Chapter 9 of Part 10 of the Raleigh City Code. Proposed stormwater control measures are shown in accordance with the Raleigh Stormwater Control and Watercourse Buffer Manual. A bioretention basin and a constructed wetland are proposed to be constructed on site to reduce nitrogen loads below the required threshold in order to utilize the option to purchase offsite mitigation credits from the NCEEP or accredited private mitigation bank. This project has also demonstrated the bioretention basin and a constructed wetland have the capability to attenuate post development peak discharge rates to the pre-development conditions for the 2 and 10 year design storms.

**WETLANDS  
/ RIPARIAN  
BUFFERS:**

There are jurisdictional wetlands areas and Neuse River riparian buffers located on are required on this site.

**OTHER  
REGULATIONS:**

Developer shall meet all other applicable City requirements of Code Part 10 and 10A (Unified Development Ordinance).

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**SUNSET DATES:**

**In accordance with Part 10, Section 10-2132.2(j)(1) the new sunset date for this site plan is calculated from the date of receipt of the sunset extension request (November 23, 2015).** 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:

**2-Year Sunset Date:** 11/23/2017

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:** 11/23/2020

Complete construction of entire development.

**WHAT NEXT?:**

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