



Certified Action of the City of Raleigh Planning Commission

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

Case File / Name: SP-30-13 / Our Lady of Lourdes

General Location: Located east of Anderson Drive south of its intersection with Claremont and Oxford Road.

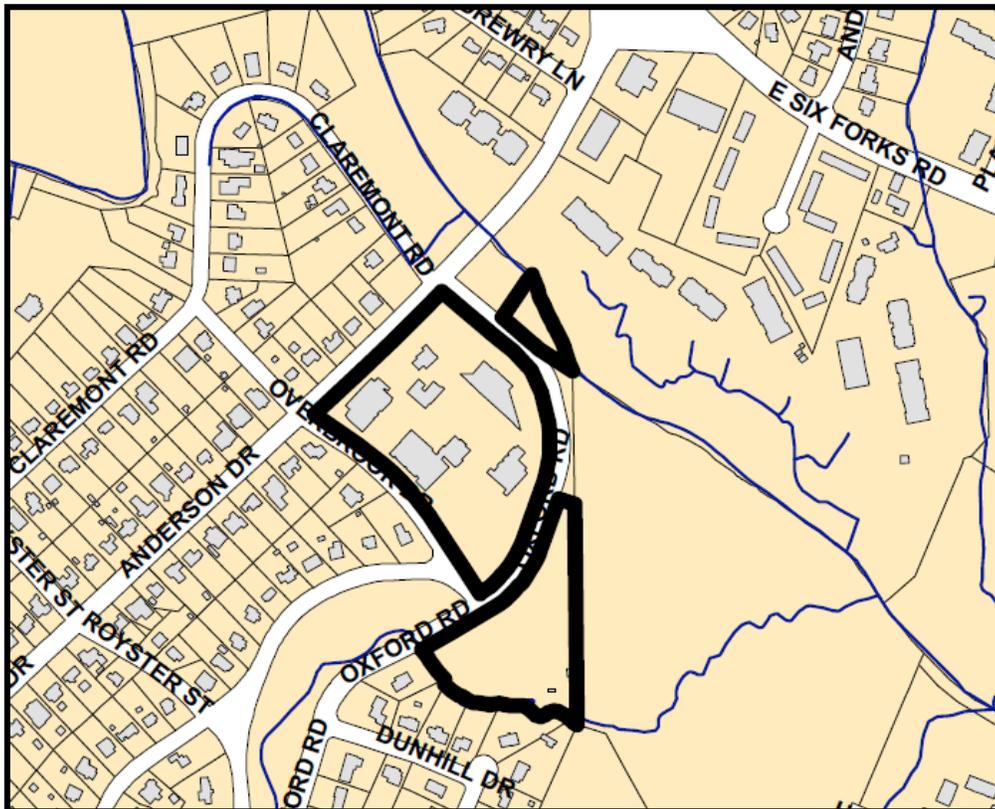
Owner: Raleigh Diocese of the Roman Catholic Church
Designer: Bass, Nixon and Kennedy

CAC: Five Points

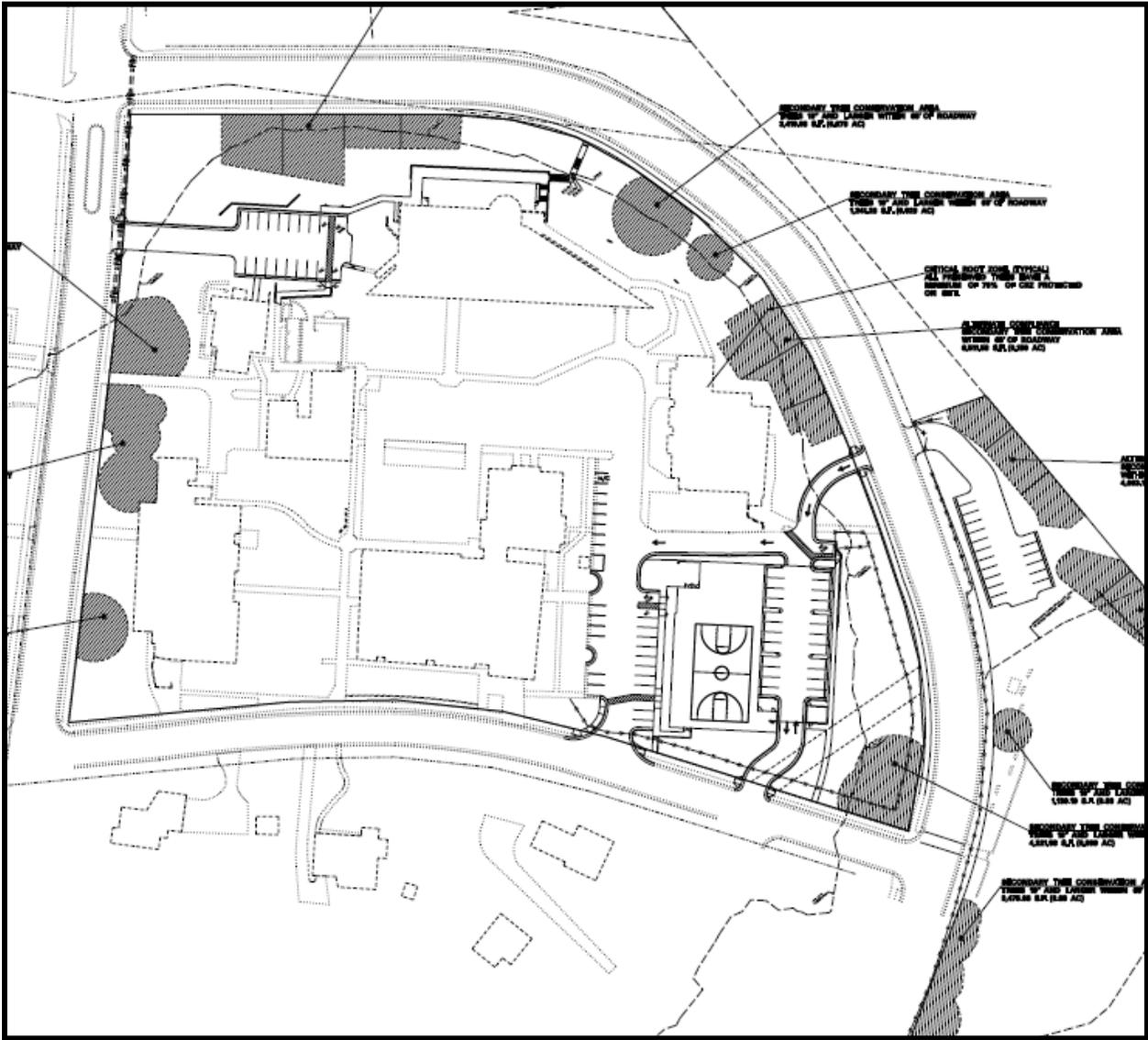
Nature of Case: Expansion of buildings on existing church campus totaling 22,110 square feet on a 14.43 acre property zoned Residential-6. The proposed expansion would increase the overall square footage on the church campus to 91,458 square feet. Residential institutions located in residential zoning districts that exceed 25,000 square feet require Planning Commission approval.

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

Contact: David Dunn - Bass, Nixon and Kennedy



Location Map



Site Plan

SUBJECT: SP-30-13 / Our Lady of Lourdes

CROSS-REFERENCE: SU-4-13

LOCATION: Located east of Anderson Drive south of its intersection with Claremont and Oxford Road.

REQUEST: Expansion of buildings on existing church campus totaling 22,110 square feet on a 14.43 acre property zoned Residential-6, located inside the city limits. The proposed expansion would increase the overall square footage on the church campus to 91,458 square feet. Residential institutions located in residential zoning districts that exceed 25,000 square feet require Planning Commission approval. The applicant is also proposing an offsite accessory parking lot containing 20 parking spaces. The offsite parking requires the approval of a Special Use Permit by City Council, which the applicant obtained on 10/15/13. The offsite parking also requires approval by Planning Commission as part of the overall site plan.

OFFICIAL ACTION: Approval with conditions

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

FINDINGS: The Planning Commission finds that, with the following conditions of approval being met, this request conforms to Chapter 2, Part 10, Sections 10-2019, 10-2132.2 and to Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 9/12/13, owned by Raleigh Diocese, submitted by David Dunn.

ADDITIONAL NOTES: This development plan was submitted prior to September 1, 2013 prior to the effective date of the Unified Development Ordinance.

VARIANCES / ALTERNATES: SU-4-13 Our Lady of Lourdes – Special Use Permit for offsite parking associated with residential institution in residential zoning district, approved by City Council October 15, 2013.

To PC: October 22, 2013

Case History: N/A

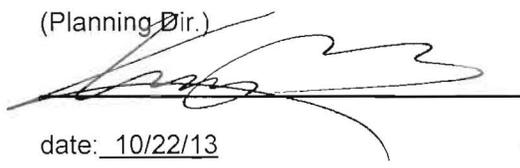
Staff Coordinator: Stan Wingo

Motion: Lyle
Second: Braun
In Favor: Braun, Buxton, Fleming, Lyle, Sterling, Swink and Terando
Opposed: xxxxx

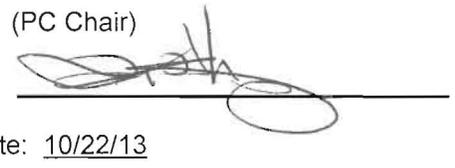
Excused: Fluhner, Mattox and Schuster

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.)


date: 10/22/13

(PC Chair)


date: 10/22/13



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 for approval of Code Section 10-2132.2(d);

Administrative Actions:

Prior to issuance of land disturbance permits upon site review:

- (2) 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;
- (3) That a nitrogen offset payment must be made to a qualifying mitigation bank;
- (4) That a tree conservation plan with Primary Tree Conservation Areas and Secondary Tree Conservation Area plots identified and coordinated with the Tree Cover report, labeled with standardized names and data summary and a second plan of only the tree conservation areas outlined in dashed lines with metes and bounds descriptions must be submitted to Development Services for review. The protection fence must be set up along the boundaries of all tree conservation areas and an appointment must be made with the City Forestry Specialist to inspect the fence prior to issuing all associated site permits.

Prior to approval of construction drawings for public or private improvements:

- (5) 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;
- (6) That proposed tree Conservation Areas should not be in conflict with proposed improvements shown on construction drawings. Tree protection fence must be set up along the boundaries of all tree conservation areas and an appointment must be made with the City Forestry Specialist to inspect the fence;

- (7) That a pedestrian detour plan be included for sidewalk closures during construction on Oxford Road, Overbrook Drive and Anderson Drive. Alternate pedestrian routes during construction will be required to be compliant with the Public Rights of Way Accessibility Guidelines (PROWAG), 2010 ADA Standards for Accessible Design and the Manual on Uniform Traffic Control Devices (MUTCD);

Prior to issuance of building permits:

- (8) 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 owner. The private drainage easements shall tie to the public right of way;
- (9) That flood prone areas, as approved by the City Stormwater Engineer, are shown on the preliminary plan and shall be shown on the required recorded map;
- (10) 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, grade, 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);
- (11) That a fee-in-lieu for construction of 240 linear feet of ½ of a 5' sidewalk along Oxford Road be paid to the Public Works Department;
- (12) That all sight triangles and sight easements on the preliminary plan are to be shown on all plats for recording stating: "Within the sight triangles shown on this plan, no obstruction between 2 feet and 8 feet in height above the curb line elevation shall be located in whole or part. Obstructions include but are not limited to any berm, foliage, fence, wall, sign, parked vehicle or other object";
- (13) That a plat of all tree conservation areas must be recorded at the Wake County Register of Deeds and the book and map reference must be provided to the City Forestry Specialist;
- (14) That construction drawings are approved by the Public Works and Public Utilities Departments;

ZONING:

ZONING DISTRICTS: Residential-6

SETBACKS / HEIGHT: This plan conforms to all minimum setback standards. Proposed gym expansion has a setback of 45' from Oxford Road and 25' from Overbrook Drive. Proposed church lobby expansion has a front setback of 50' from Oxford Road. The proposed plan conforms to maximum height standards in this zoning district of 40'. Proposed maximum height of the buildings is 36'.

PARKING: Off-street parking conforms to minimum requirements: Development proposes a 22,110 square foot expansion, which does not require additional parking. Proposed expansion does not increase occupancy of principal assembly room. 155 parking spaces are proposed.

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. Transitional protective yards are not required with this proposal as the church campus is bordered on all sides by public R-O-W.

TREE CONSERVATION: This project is required 10% or 1.14 acres for tree conservation. This project has dedicated 1.196 acres which is allocated as:
Primary: .051 acre
Secondary: 1.145 acres

PHASING: There is one phase in this development.

UNITY OF DEVELOPMENT: N/A

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: No street construction is required as per the City thoroughfare or collector street plan. At the intersection of Oxford Road and Overbrook Drive, the right-of-way will be mitered and dedicated to include all sidewalks within the right-of-way.

TRANSIT: This site is not presently served by a CAT route. The nearest transit routes are Route 24L North Cross-Town which travels north on Six Forks Road and Route 2 Falls of Neuse which travels bi-directionally on Wake Forest Road.

COMPREHENSIVE

PLAN:

The site is located within Five Points CAC, in an area designated Institutional on the Future Land Use Map.

Staff has reviewed the site plan and finds this plan in compliance with the Comprehensive Plan and the following policies:

LU 5.3 – Institutional Uses

LU 9.2 – Coordinating Institutional Growth

**HISTORIC /
DISTRICTS:**

The existing building is not a designated Historic Structure. This site is not located in or adjacent to a designated Historic District.

**APPEARANCE
COMMISSION:**

The Appearance Commission reviewed this proposal on August 1, 2013 and had the following comments:

- The Commission commends the architectural design and the siting of the project.
- The Commission recommends the addition of a crosswalk between new parking areas across Oxford Road to existing driveway. **Applicant has incorporated this suggestion into proposed plans.**

**SUBDIVISION
STANDARDS:**

BLOCK LAYOUT:

No new streets are required or proposed.

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:

Solid Waste Service will be provided by contract.

CIRCULATION:

Proposed street improvements shall conform to normal City construction standards.

PEDESTRIAN:

Proposed sidewalk locations conform to City regulations. A sidewalk is being constructed on the east side of Oxford Road across the satellite parking lot with a terminus constructed with a wheelchair ramp to provide access within a crosswalk at the intersection of Oxford Road / Overbrook Drive. A fee-in-lieu for half of a 5' sidewalk is required for the 240 feet of sidewalk not constructed beyond the wheelchair ramp due to the stream crossing on site.

FLOOD HAZARD:

There are mapped FEMA Special Flood Hazard Areas, Zone AE & Floodway on site.

**STORMWATER
MANAGEMENT:**

This site is subject to stormwater management nitrogen reduction and stormwater runoff control requirements of Part 10 Chapter 9. This project is claiming exemption from stormwater runoff control as afforded by code section 10-9023(b)(3). A one-time buy down is proposed for nitrogen reduction prior to issuance of site review permits.

**WETLANDS
/ RIPARIAN
BUFFERS:**

There is Neuse River riparian buffer located on site.

**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.