



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-38-12 / Hayes Barton Family Life Center Addition

General Location: Located on the southeast quadrant of Fairview Road and Stone Street

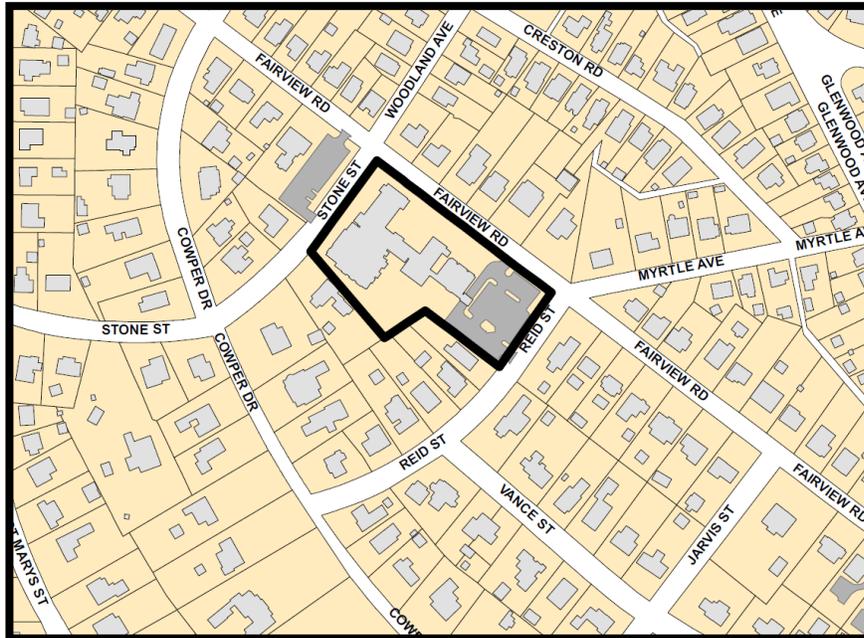
Owner: Hayes Barton United Methodist Church
Designer: McNeely & Associates

CAC: Five Points

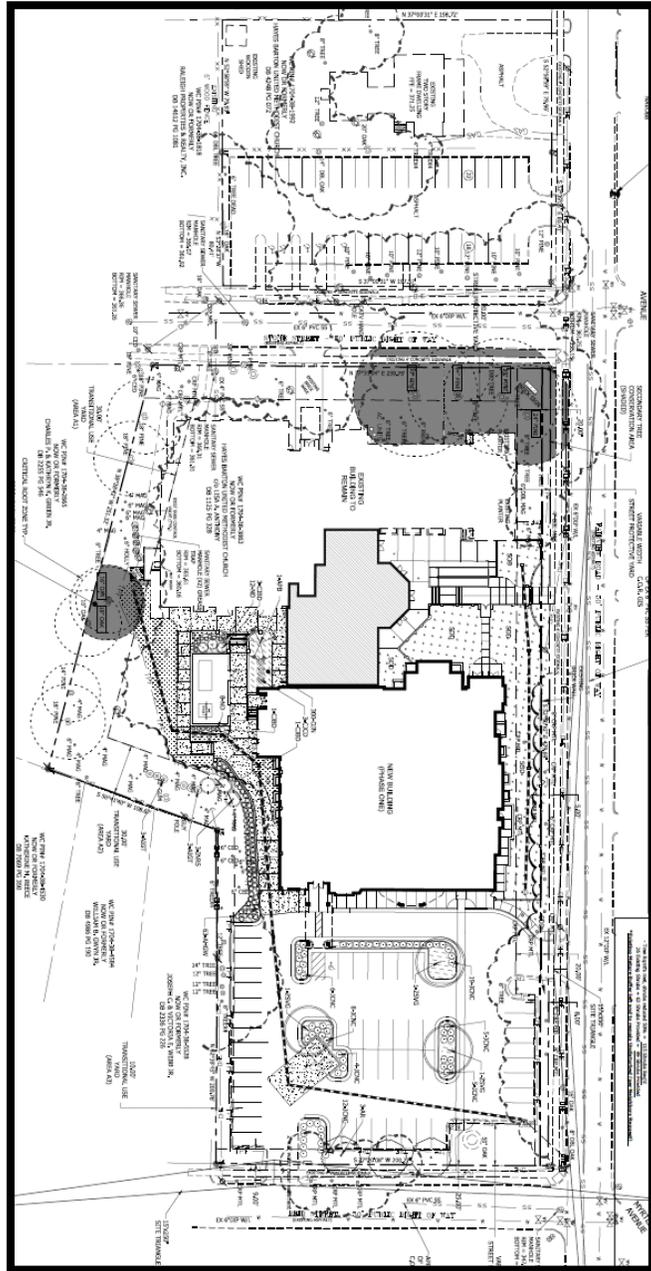
Nature of Case: This request is to approve a 3-story 59,536 square foot addition to an existing 56,600 square foot church facility on 2.64 acres, zoned Residential-4.

Key Issues: An alternate means of compliance from providing a 30' Type B Transitional Protective Yard along the eastern property line.

Contact: Keith Downing, McNeely Associates, PA



SP-38-12 / Hayes Barton Family Life Center – Location Map



SP-38-12 / Hayes Barton Family Life Center – Site Plan

SUBJECT: SP-38-12 / Hayes Barton Family Life Center

CROSS-REFERENCE: N/A

LOCATION: This site is located on the southeast side of Fairview Road and Stone Street quadrant, inside the City Limits.

PIN: 1704383863

REQUEST: This request is to approve a 3-story 59,536 square foot addition (not to the sanctuary) to an existing 56,600 square foot church facility on 2.64 acres. 25,186 square feet of the existing building will be demolished creating a new gross area of 90,950 square feet. This site is located within 400 feet of a residential use.

A request for approval of an alternate means of compliance, in accordance with 10-2082.4, from providing a 30' Type B Transitional Protective Yard along the southwestern property line is proposed. In addition, an alternate means of compliance along the southwestern property line where the existing parking lot is 8' from a single-family residence. 32 existing evergreen holly trees separate the parking from the single-family residences. On other portions of the eastern property line, a 20' in width area, 52' in length and 10' in width 140' in length has existing vegetation and will be left undisturbed. 94 shrubs are being planted in the buffer, 26 short of the required 120.

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 10-2017, 10-2072(b) and 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 11/25/13, owned by Hayes Barton united Methodist Church, submitted by McNeely Associates, PA.

ADDITIONAL NOTES: This plan was submitted prior to September 1, 2013

VARIANCES / ALTERNATES: Code Section 10-2072 requires residential institutions in a residential zoning district with a floor area ratio exceeding .33 or building lot coverage 20% adjacent to residential properties equivalent to less than 15 units, to provide a 30-foot wide Type B transitional protective yard instead of the generally required 20 -foot wide Type C transitional protective yard.

An alternate means of compliance is being requested along the southwestern property line where the existing parking lot is 8' from a single-family residence. 32 existing evergreen holly trees separate the parking from the single-family residences.

On other portions of the southwestern property line, a 20' in width area, 52' in length and 10' in width 140' in length has existing vegetation and will be left undisturbed. 94 shrubs are being planted in the buffer, 26 short of the required 120.

See attached letter requesting the alternate means of compliance for further details.

To PC: February 25, 2014

Case History: xxxxx

Staff Coordinator: Meade Bradshaw

Motion: Buxton

Second: Swink

In Favor: Braun, Buxton, Fleming, Fluhrer, Schuster, Sterling-Lewis, Swink, Terando and Whitsett

Opposed: xxxxx

Excused: xxxxx

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: 2/25/14

(PC Chair)



date: 2/25/14



Staff Report

**RECOMMENDED
ACTION:** Approval with Conditions

**CONDITIONS OF
APPROVAL:**

Planning Commission Actions:

- (1) That the Planning Commission approve an alternate means of compliance from providing a 30' Type B Transitional Protective Yard along the southwestern property line in accordance with Code Section 10-2082.4;
- (2) 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 a site review permit or approval of infrastructure construction plans whichever comes first:

- (3) That prior to the issuance of a grading permit, the final tree conservation plan must be approved by the Forestry Specialist in the Inspections 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 Inspections Department. A copy of the approved plan is placed on file in the Planning Department;
- (4) That if impervious pavement is used, the project must comply with Part 10, Chapter 9;
- (5) That the use of pervious pavement must be designed to meet guidelines set forth in the revised NC BMP manual chapter, effective October 2012, this includes how impervious area is quantified on the project site with disregard to the use of pervious pavement;
- (6) That a stormwater operations and maintenance manual must be submitted for review and approval;

Prior to issuance of building permits:

- (7) 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;
- (8) That a bicycle rack is added to the plans prior to permit issuance;
- (9) 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;

- (10) That ½-60' right-of-way along Fairview Road is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;
- (11) That in accordance with Code Section 10-2081(c)(3)(a) written verification is provided to City Staff that the off-site parking lot (DB04248 PG0072; Pin # 1704381992) is owned by the church and will provide parking for the church and the church agrees in writing that if the off-site parking is no longer provided and no equivalent parking is provided, the church and its successors will discontinue the principle use or provide required off-street parking;

Prior to issuance of an occupancy permit:

- (9) That as-built certification is required for all BMP's utilized to meet Part 10, Chapter 9 Stormwater Regulations.

ZONING:

ZONING DISTRICTS: Residential-4.

SETBACKS / HEIGHT: This plan conforms to all minimum setback standards. Front yard = 30', rear yard = 165', front / rear aggregate = 195', side yard = 21' & 38', side yard aggregate = 59'. 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: 72 spaces required, based on 1 parking space per 8 seats in the sanctuary. 87 spaces are provided. 40 spaces are provided off-site on a property owned by the church, DB04248 PG 0072 (Pin # 1704381992). There is no change to the size of the sanctuary and no change to the amount of parking 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; however, Code Section 10-2072 requires Residential Institutions in a residential zoning district whose floor area ratio exceeds .33 or a building lot coverage of 20% and the adjacent properties are residential properties equivalent to less than 15 units an acre, a Type B transitional protective yard is required. 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>
Southwestern Property Line	30' Type B	8'-20'

*Code Section 10-2072 requires residential institutions in a residential zoning district with a floor area ratio exceeding .33 or building lot coverage 20% adjacent to residential properties equivalent to less than 15 units, to provide a 30-foot wide Type B transitional protective yard instead of the generally required 20 -foot wide Type C transitional protective yard.

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32 existing evergreen holly trees separate the parking from the single-family residences.

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**TREE
CONSERVATION:**

This project is larger than two acres and compliance with Code Section 10-2082.14—Tree Conservation is required. The project provides 0.17 acres of tree conservation area which is 6.44% of gross site acreage. This site was developed prior to the Tree Conservation Ordinance and all eligible tree conservation areas are being preserved.

Tree conservation acreage is as follows:
Primary: 0.00 acres
Secondary: 0.17 acres consisting of six trees >= 10" DBH and their critical root zones.

**DEVELOPMENT
INTENSITY:**

Proposed floor area ratio (FAR) of .79 and lot coverage of 39% are proposed. There is no Floor Area Ratio or Building Lot Coverage Maximums in the Residential-4 Zoning District. Code Section 10-2072 requires residential institutions in a residential zoning district which floor area ratio exceeds .33 or building lot coverage 20% adjacent to residential properties equivalent to less than 15 units, a 30' Type B transitional protective yard is required.

PHASING: There is one phase in this development.

**UNITY OF
DEVELOPMENT:**

Unity of development and sign criteria are not required in this development.

**COMPREHENSIVE
PLAN:**

GREENWAY: There is no greenway on this site.

**THOROUGHFARE
/ COLLECTOR
PLAN:**

Dedication of right-of-way and construction of the following streets are required by the Thoroughfare and Collector Street Plan:

<u>Street</u>	<u>ROW</u>	<u>Construct</u>	<u>Slope Esmt.</u>
Fairview Road	½ 60'	N/A	N/A

TRANSIT: This site is presently not served by the existing transit system.

**COMPREHENSIVE
PLAN:**

The site is located within the Five Points CAC, in an area designated Low Density Residential on the Future Land Use Map. That category envisions single family residential, clustered housing, duplexes, and other housing types consistent with this designation as long as an overall gross density not exceeding 6 units per acre.

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

- LU 2.2 – Compact Development
- LU 5.1 – Reinforcing the Urban Pattern
- LU 5.6 – Buffering Requirements
- LU 8.5 – Conservation of Single-Family Neighborhoods
- UD 1.4 – Maintaining Façade Lines
- UD 5.1 – Contextual Design
- UD 5.4 – Neighborhood Character and Identity
- UD 6.2 – Enhancing Pedestrian Comfort and Convenience

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 Commission did not have any comments for the project.

SUBDIVISION STANDARDS:

BLOCK LAYOUT: The proposed street layout conforms to City Code, providing for efficient circulation of traffic within the entire neighborhood area.

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: Proposed sidewalk locations conform to City regulations. Sidewalks exist on Fairview Road, Stone Street, and Reid Street. Private sidewalks connect the building entrances on Fairview Road and Stone Street to the public sidewalk.

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. The project is intended to demonstrate no net increase in impervious surface area. The proposed project intends to utilize pervious pavement in the parking lot. As proposed the site plan is exempt via Code Section 10-9021(6).

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 (§10-3059), flood protection measures (Part 10, Chapter 4), and the soil erosion ordinance (Part 10, Chapter 5), unless specifically varied by this approval.