



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-68-11 / Watts Chapel Baptist Church Parking

General Location: This site is located at the southeast intersection of Tryon Rd. and Gorman St.

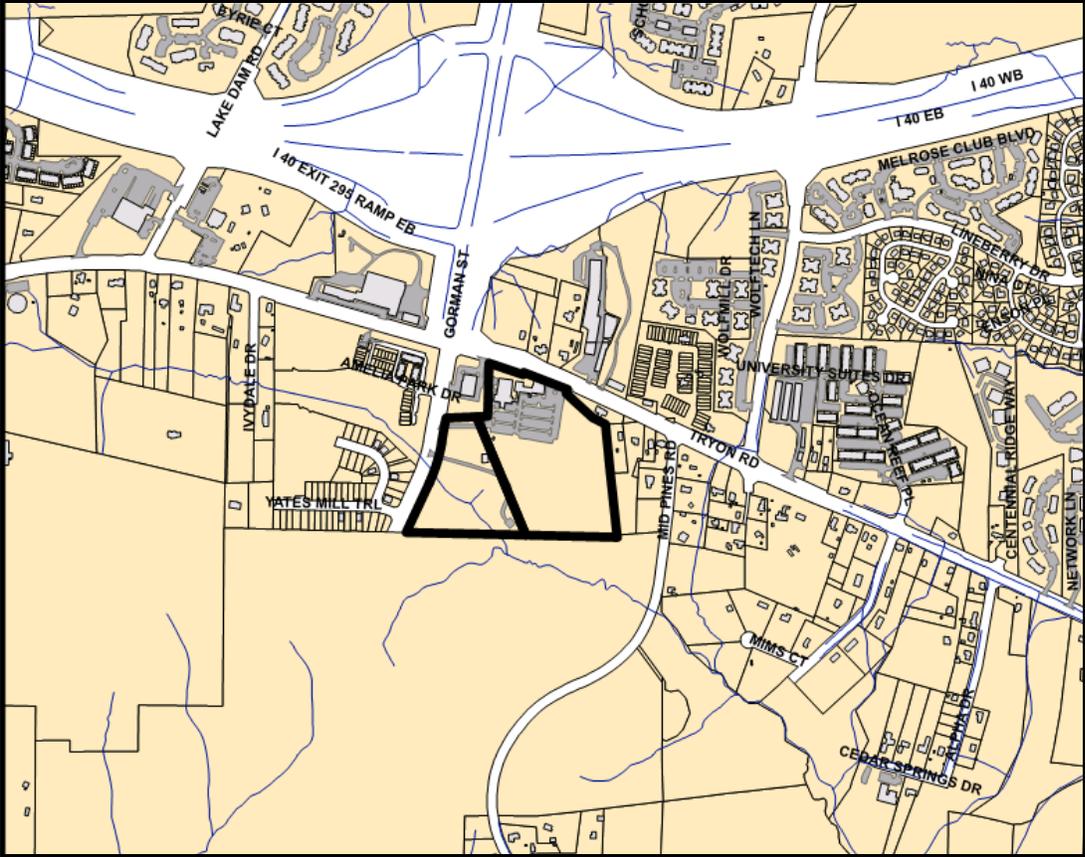
Owner: Watts Chapel Baptist Church
Designer: RWK, PA

CAC: West

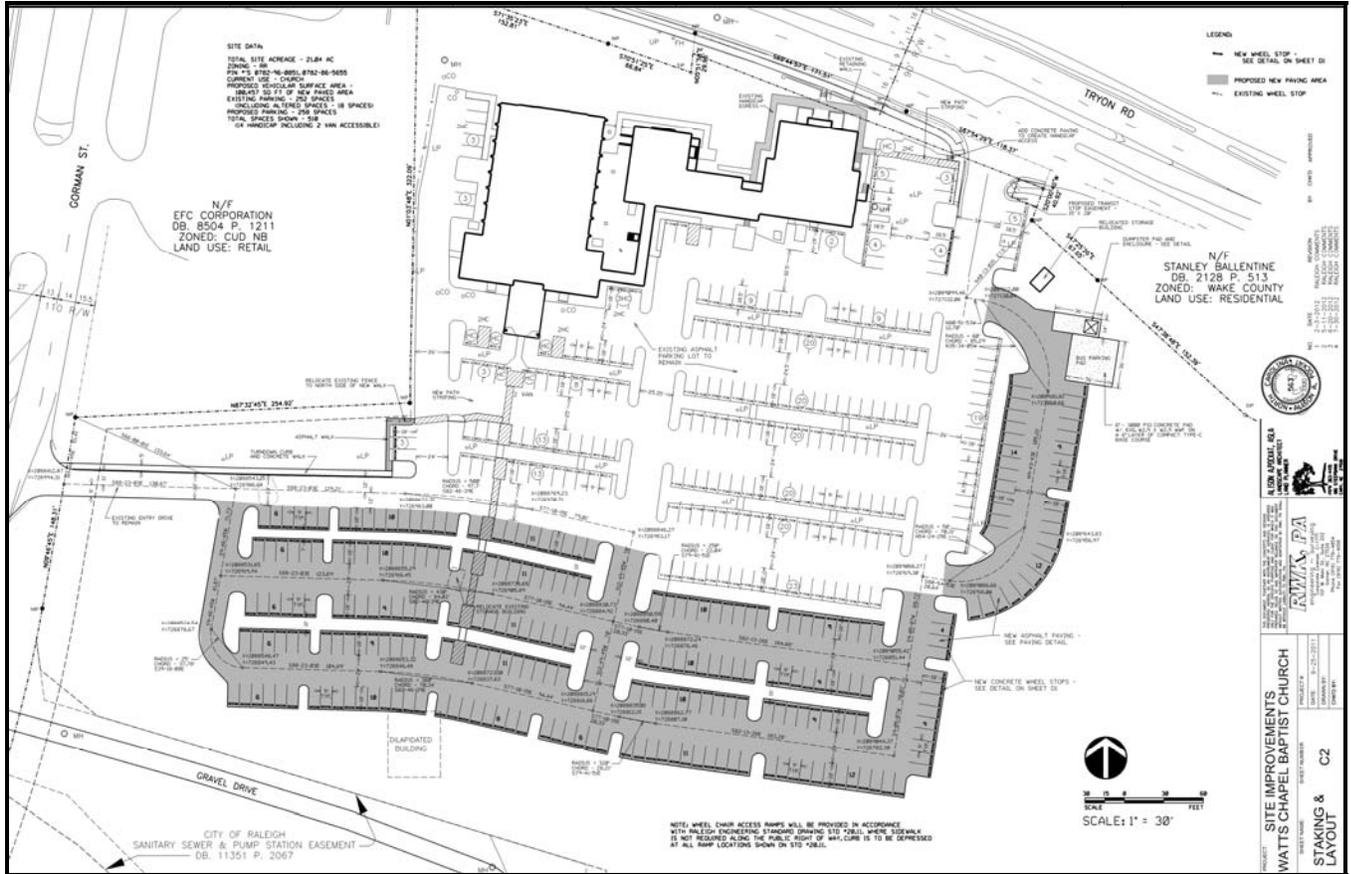
Nature of Case: This request is to approve a 258 parking space increase to an existing 252 parking lot for Watts Chapel Baptist Church. The site consists of two parcels totaling 21.05 acres composed of a 14.03 acre and 7.02 acre tracts zoned RR, with Watershed Protection Overlay District. This plan is achieving a 23.97% maximum impervious calculation within this Overlay district, the maximum allowed is 24%; no watercourse buffers are being impacted with this development. This site plan is proposing greater than 80 parking spaces located within 400 feet of a residential use or zone constituting site plan approval by Planning Commission.

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

Contact: Chuck Piratzky



Vicinity Map



Proposed Site Plan

SUBJECT: SP-68-11 / Watts Chapel Baptist Church Parking

**CROSS-
REFERENCE:** Not applicable

LOCATION: This site is located on the south east intersection of Gorman St. and Tryon Rd. inside the City Limits.

REQUEST: This request is to approve a 258 parking space increase to an existing 252 parking lot for Watts Chapel Baptist Church. The site consists of two parcels totaling 21.05 acres composed of a 14.03 acre and 7.02 acre tracts zoned RR, with Watershed Protection Overlay District. This plan is achieving a 23.97% maximum impervious calculation within this Overlay district, the maximum allowed is 24%; no buffers are being impacted with this development. This site plan is proposing greater than 80 parking spaces located within 400 feet of a residential use or zone constituting site plan approval by Planning Commission.

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 below being met, this request conforms to Chapter 2, Part 10, Sections 10-2015, 10-2132.2, 10-2056 Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 6/7/2011, owned by Watts Chapel Baptist Church, submitted by R.W.K, P.A.

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

**VARIANCES /
ALTERNATES:** Not applicable

To PC: 11/27/12

Case History:

Staff Coordinator: James Marapoti

Motion: Butler

Second: Haq

In Favor: Butler, Harris Edmisten, Fleming, Fluhrer, Haq, Mattox, Schuster, Sterling-Lewis, Terando

Opposed:

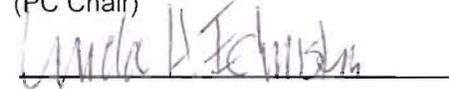
Excused:

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: November 27, 2012

date: November 27, 2012



Staff Report

**RECOMMENDED
ACTION:** Approval with Conditions

**CONDITIONS OF
APPROVAL:**

Planning Commission Actions:

- 1) That a bike rack ('U'- Style) be provided to hold 2 bikes;
- 2) That a summary table is provided showing pre and post runoff for the 25 and 50 year storm events;

Administrative Actions:

Prior to site review and zoning 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 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 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 and 10-10221 including the first one-half inch of stormwater and 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;
- 5) That a drainage area map that demonstrates the treatment area for each BMP be submitted;
- 6) That a summary table is provided showing pre and post runoff for the 2 and 10 year storm events;
- 7) That an Operation and Maintenance Manual is required to be submitted for review and approval. The construction cost, including labor, for all proposed BMP's must be included in the manual;
- 8) That a payment in the amount of 24% of the construction cost of all BMP's will be required to be made, payable to the City of Raleigh, prior to plan approval. A letter will be provided by staff upon review;
- 9) That an offset payment may be required for nutrient loading. This will be determined with approval of stormwater plan;
- 10) That a 15 x 20 foot transit easement located on Tryon Rd. be approved by the Transit Planner in the Public Works Transportation Department, be shown on all maps for recording, and that a transit easement

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 recording and prior to permit issuance for construction of the parking lot;

- 11) That the 100' greenway easement as shown on the preliminary plan be reserved for 1 year pursuant to 10-3021;
- 12) That all private drainage easements are shown on the recorded map;
- 13) 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;
- 14) 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).";
- 15) That future construction plans demonstrate that the nitrogen reduction credit is applied only to the drainage area which flows at a minimum 150' through a grassed swale;
- 16) That a recombination map be recorded prior to or in conjunction with the recording of lots, recombining the existing lot into a single tract;

Prior to field inspection for the site:

- 17) That an as-built certification for the BMP will be required prior to final permit approval;

ZONING:

ZONING DISTRICTS: RR (Rural Residential), WPOD

SETBACKS / HEIGHT: Not applicable to parking lot.

PARKING: 116 spaces are required for the existing use based on 1 space/ 8 seats or 928 seats. The proposed parking lot expansion is for overflow, currently there exists 252 spaces and this expansion will add 258 spaces for a total of 510 spaces.

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>
East provided	20' Type C	*120'
South	20' Type C	*420' provided

*South and East property lines are greater than 100' thus no transitional protective yard landscaping is required.

TREE CONSERVATION:

Total tree conservation of this project, zoned RR, is 3.18 acres or 15.11% of the site.

Primary Tree Conservation – 0.51 acres - consisting of the Neuse zone 2 buffers.

Secondary Tree Conservation – 2.67 acres consisting of 65'-wide perimeter yards found on the east, south, and west boundaries.

WPOD Required Forested Area – 8.85 acres to remain forested, includes the 3.18 acres of tree conservation areas.

DEVELOPMENT INTENSITY:

Not applicable.

PHASING:

This project will be constructed in 1 phase.

UNITY OF DEVELOPMENT:

Not applicable.

COMPREHENSIVE PLAN:

GREENWAY:

This plan is reserving a 100' greenway easement along the south western portion of the site pursuant to 10-3021.

THOROUGHFARE / COLLECTOR PLAN:

Adequate right of way and constructed infrastructure exist on Gorman Street and Tryon Rd.

TRANSIT:

A 15' x 10' transit easement is being dedicated along Tryon Rd.

COMPREHENSIVE PLAN:

Plan as shown is consistent with all applicable Comprehensive Plan policies with exception to. Policy LU 5.1—Reinforcing the Urban Pattern
 Surface parking lots should be designed to break the elements of the lots (parking bays, vehicular and pedestrian circulation and landscaping) to avoid large, uninterrupted expanses of pavement.

Policy EP 3.12—Mitigating Stormwater Impacts
 The parking lot should be designed to avoid environmental degradation due to excessive sheet flow during rain events.

HISTORIC / DISTRICTS:

Not applicable

**APPEARANCE
COMMISSION:**

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

<u>Comment</u>	<u>Response</u>
1) Given the church's Swift Creek watershed location, and that the parking lot expansion is in preparation for a future, not yet planned, addition, the commission recommends the applicants explore ways of reducing the overall percentage of impervious surfaces in the parking lot area.	Every effort to reduce the impervious surface area and still meet the client's needs has been explored.
2) Given the number of parking spaces proposed, the Commission recommends that a linear series of spaces be converted to striped, safe pedestrian ways leading across the width of the lot to the church entrance.	Striping and walk pads have been provided to allow pedestrian access to the rear of the parking lot
3) Please confirm that the proposed dumpster enclosure material matches that of the principal building.	Enclosure materials is in accordance with the City code requirements and will match aesthetically with the current and proposed buildings
4) The commission also recommends the applicant pursue reuse of the existing shed, either intact or deconstructed so that its materials might be incorporated into new building.	Every effort has been made to find a re-use for this structure.

**SUBDIVISION
STANDARDS:**

BLOCK LAYOUT: Not applicable.

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 is to be provided by private contractor.

CIRCULATION: Proposed plan allows for a vehicular and pedestrian through connection from Tryon Rd. to Gorman St.

PEDESTRIAN: 5' sidewalk connections are linking the church with Tryon Rd. and Gorman St.

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

**STORMWATER
MANAGEMENT:**

A majority of the site is located within the Swift Creek Watershed which is a Secondary watershed. All proposed development expansion within the watershed is subject to Part 10, Chapter 10 – Reservoir Watershed Protection Area Regulations, in addition to Part 10, Chapter 9 Stormwater Control and Watercourse Buffer Regulations. The proposed plan utilizes 2 grassed swales and a bio-retention area for Stormwater Compliance and Watershed Regulation Compliance. There is no proposed development in the Walnut Creek drainage basin; therefore, this drainage basin does not need to show compliance as there is no proposed impact. This plan is proposing a 23.97% impervious surface area; the maximum allowed in the WPOD is 24%. The first one-half inch of stormwater must be controlled pursuant to 10-10021 (c) (1). No watercourse buffers are being impacted with this development.

**WETLANDS
/ RIPARIAN
BUFFERS:**

Neuse River riparian buffers are present and are not being impacted.

**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.