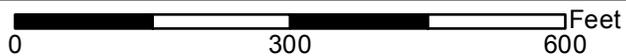
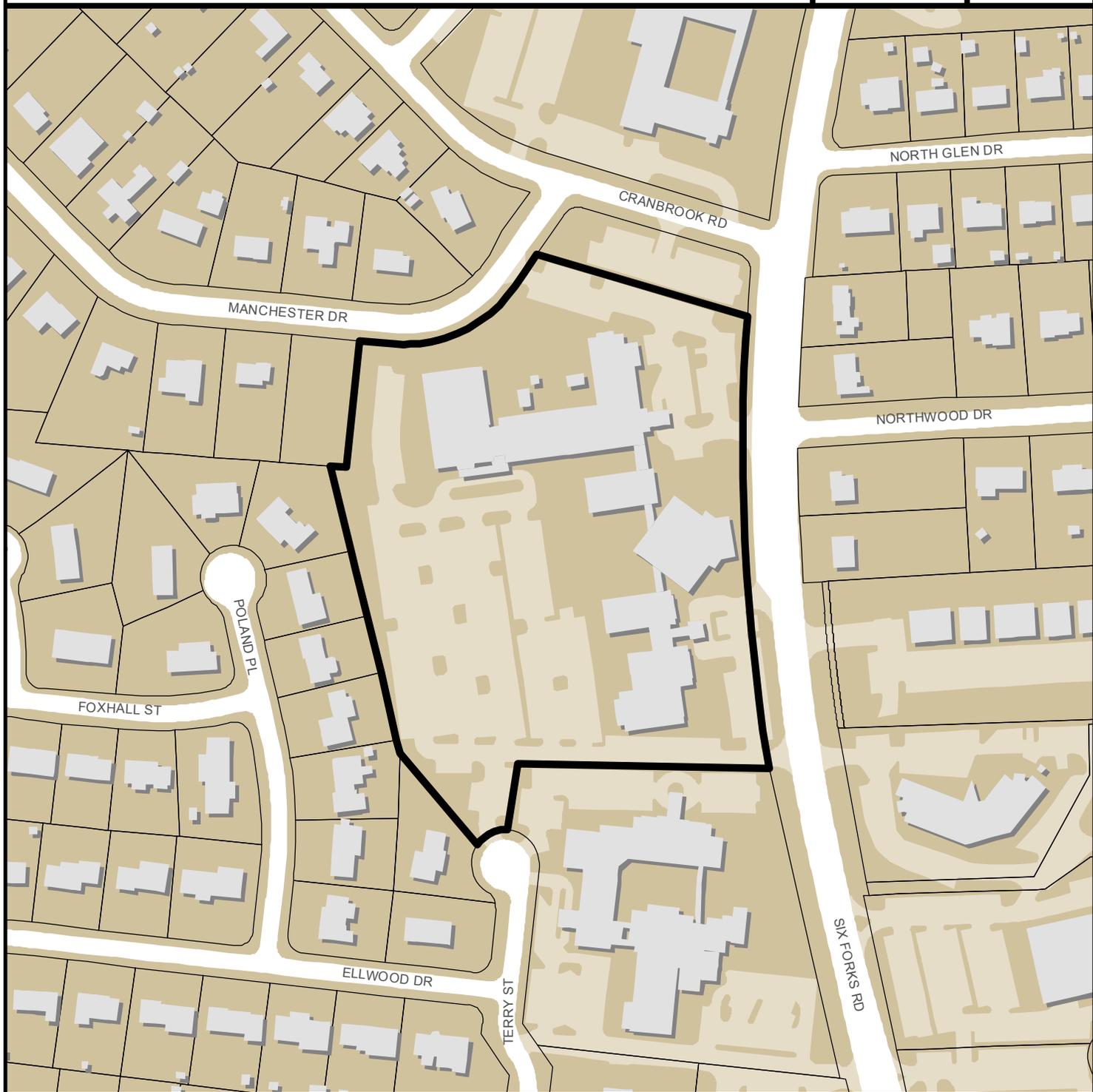


TRINITY BAPTIST CLASSROOM ADDITION SR-1-12016



Zoning: **R-4**
CAC: **Midtown**
Drainage Basin: **Mine**
Acreage: **9.2**
Square Feet: **39,525**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **Trinity Baptist Church**
Phone: **(919) 790-0024**





Administrative Action Administrative Site Review

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
www.raleighnc.gov

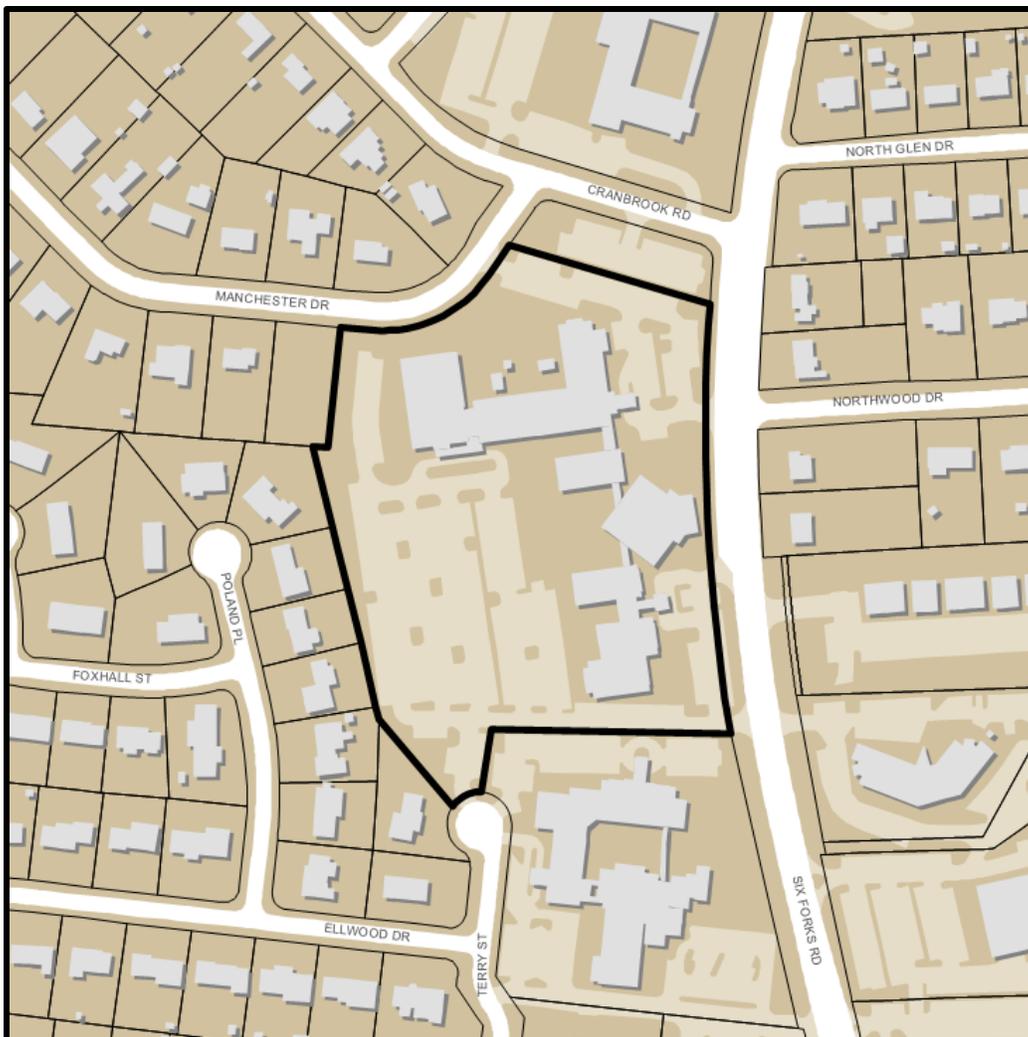
Case File / Name: SR-1-2016 / Trinity Baptist Church Addition

General Location: This site is located between Six Forks Road and Manchester Drive, south of the intersection of Cranbrook and Six Forks Road(s).

CAC: Midtown

Request: The proposed 3 story classroom addition and sanctuary expansion for an existing church on a 9.2 acre tract zoned Residential-4. Both the addition and the expansion are to the sides and the rear of the existing sanctuary.

Cross-Reference: SP-79-02, TR# 458009





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	Trinity Baptist Church	Date Completed Application Received	6/14/2016
	Case Number		Transaction Number	458009

Staff Response/Recommendation	<p>This church is requesting a design adjustment to allow the encroachment of the existing parking area south of the church sanctuary into the required right-of-way dedication of 1/2-126'. Trinity Baptist Church has agreed to cooperate with the City and / or NCDOT with removing the encroaching parking lot once the Six Forks Road widening is to begin. A slope easement is also being provided just outside the new right-of-way to tie the widening improvements into the church property.</p>		
	Staff Member	Kathryn Beard	Support Request <input checked="" type="checkbox"/>

Public Works Director's Action:

Approve Approval with Conditions Deny




Richard L. Kelly, Interim Public Works Director Date

*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
Raleigh, NC 27601

Phone: 919-996-3030
www.raleighnc.gov

Code Conformance:		Code Section(s)
Zoning District:	Residential-4, (R-4)	2.1,
Overlay District:	NA	
Parking:	Existing Required = 260 spaces Proposed Required = 305 Spaces Existing Parking = 441 Spaces % of Required vs. Existing Parking = 144.59%	7.1.2
Street Type(s):	Six Forks Road (Avenue 6 lane Divided), Right of Way dedication = ½ of 126' 10' slope easement – southern portion of frontage 20' slope easement – northern and mid portions of frontage 5' General Utility Easement Manchester Drive (Neighborhood Local Street) 2' Right of Way to be dedicated (1/2 of 59') Terry Street (existing adjacent cul de sac off site) Right of Way Dedication NA Design Adjustment - allowing the existing parking spaces along the southern portion of the Six Forks Road frontage which will be within the future right-of-way, to continue to be used for parking, also allowed by NCDOT, until the future widening of Six Forks Road begins.	8.4
Streetscape:	(Residential Streetscape Type) Manchester Drive and Terry Street – Existing (SP-79-02) Six Forks Road – Existing street trees within the Right of Way to be located within the Six Forks Road right-of-way south of the church sanctuary, an area of approximately 230 linear feet. (SP-79-02)	8.5
Setbacks/Frontage:	Front 20' Side 10' Rear 30'	2.2
Neighborhood Transitions:	NA	3.5
Transitional Protective Yards:	Existing West side (680 l.f.) Existing West side (120 l.f.) (SP-79-02)	7.2.4
Stormwater:	The site is showing compliance with stormwater regulations through the use of a sand filter and one-time nitrogen offset payment to NCEEP	9.2

Tree Conservation:	This site is providing .15 acres or 1.56% of secondary tree conservation area in accordance with Article 9.1.	9.1
Variances, Design Adjustments, Administrative Alternates:	Design Adjustment (Public Works) - allowing the existing parking spaces along the southern portion of the Six Forks Road frontage which will be within the future right-of-way, to continue to be used for parking, also allowed by NCDOT, until the future widening of Six Forks Road begins.	
Other:	Existing Site allowed as per SP-79-02 Proposed increase in building square footage (gross) = 24.81% Parking Required vs. Existing % = 144.59%	

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

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

1. That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City prior to grading permit issuance;

Prior to the issuance of any site permits, infrastructure construction plans or concurrent review process, whichever is applicable;

2. That a nitrogen offset payment must be made to a qualifying mitigation bank prior to site final grading approval;
3. 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 prior to building permit issuance;
4. That a final tree conservation plan with permit be approved by the Forestry Specialist. 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 Forestry Specialist;

Prior to issuance of building permits:

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 10A Chapter 9 of the Unified Development Ordinance, including the designation of buffer areas and open space areas for stormwater purposes prior to site final grading. The operations and maintenance manual is to include the itemized total construction costs estimate for the stormwater device and those amounts equal to 125% and 24% for the surety and replacement account, respectively;
6. 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 issuance. The private drainage easements shall tie to the public right-of-way;
7. 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 City of Raleigh prior to building permit issuance;
8. That ½ of the required 126' right of way along Six Forks Road, and that ½ of the required 59' right of way along Manchester Drive and easements as shown on the preliminary plan are dedicated to the City of Raleigh, and a copy of the recorded plat be provided to the City prior to building 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 Chapter 9 of the Unified Development Ordinance;

Prior to issuance of building occupancy permit:

10. That in accordance with Part 10A Section 9.2.2, an as-built plan and certification any stormwater control device shall be reviewed and accepted by the City prior to final stormwater inspection approval or certificate of building occupancy.

I hereby certify this administrative decision.

Signed:

(Planning Dir.)

Kimth Bowen (S. Barber) Date: 7-18-16

Staff Coordinator:

Michael Walters

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

FINDINGS:

City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated June 14, 2016, submitted by George Finch, Boney and Associates, PA.

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: 7-18-2019

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

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.