



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-3-2014 / All Saints Anglican Church

General Location: This site is located south of Western Boulevard, west of its intersection with Deboy Street.

CAC: West

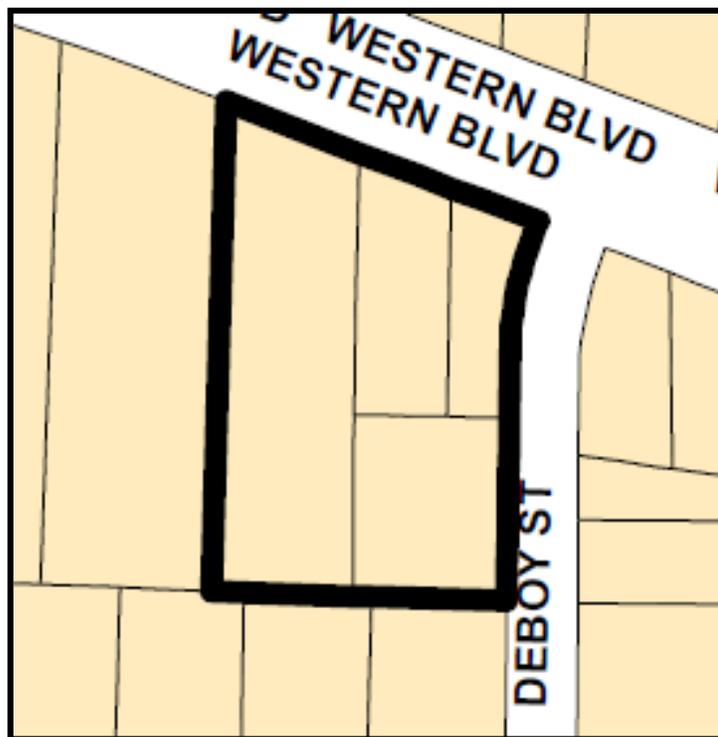
Request: Development of a 1.94 acre tract zoned Residential-6 into a civic use. Proposed development will contain one 3,200 square foot building. Parking will be provided based on the UDO requirement of 1 space per 4 seats for a civic use. 20 parking spaces are required; the applicant has offered 22 parking spaces.

Design Adjustment: N/A

Administrative Alternate: N/A

Contact: Lewis Hardee, John A. Edwards & Company

Cross-Reference: N/A



OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

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

1. 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 grading or the approval of construction drawings whichever event comes first;
2. That a nitrogen offset payment must be made to a qualifying mitigation bank;
3. That Infrastructure Construction Plans for public improvements be approved by the City and include a pedestrian detour plan, pavement marking and signing plan and traffic control;
4. That in accordance with Part 10A Section 9.4.4, a surety equal to 125% of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

Prior to issuance of building permits:

5. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements be paid to the Public Works Department;
6. That a recombination map be recorded recombining the existing lots into a single tract;
7. 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 homeowner association
8. 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;
9. 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;

Prior to issuance of building occupancy permit:

10. That all development-related improvements secured by a surety shall be installed and accepted for maintenance by the Public Works Department.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Ken Bours (S. Paul) Date: 6/9/14

Staff Coordinator: Stacy Barbour

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION 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 5/6/14, submitted by Lewis Hardee, John A. Edwards & Company.
