



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-5-14 / Iglesia Nuevo Renacer

General Location: This site is located on the south side of Pearl Road, .44 miles west of the intersection of Pearl and Rock Quarry Roads.

CAC: South

Request: Development of a 3.65 acre tract zoned Residential-4 (R-4), as a proposed church site. The proposed building square footage is 6,232 square feet gross. The principal assembly room proposes seating for 290. Parking will be provided by onsite parking, with one space required per every 4 seats in the principal assembly room, for a total of 73 spaces required, 75 total spaces are being proposed.

In order to meet the required Ultimate Cross Section for ½ - 64' ROW, and 36' back to back for an Avenue 2-Lane undivided street, an additional 2.2' of Right of Way is being proposed and is to be dedicated.

Frontage improvements (Section 8.5.2 of the UDO) of a minimum 6' planting strip, with 10 street trees, a 6' minimum concrete sidewalk, 2.2' of Right of Way dedication, and a 5' utility easement are proposed.

The block perimeter for the proposed property does not meet the City's requirement for a new public street extension per the block perimeter standards of 8.3.2 of the Unified Development Ordinance. A Design Adjustment granted by the Public Works Director was requested and approved.

There is a total of .365 acres of Tree Conservation Area provided on site.

Water will be provided via the extension of the public water main. Sewer is to be provided via private on-site septic.

Tree Conservation (10%) is required for this project. 0.365 acres has been proposed thus meeting this requirement (0 acres of primary, and .365 acres of secondary).

As per UDO Article 2.2.7 B 1 (b), residential Infill does not apply, as at least 50% of the side and rear lot lines of the parcel, do not abut existing, attached or detached, building types.

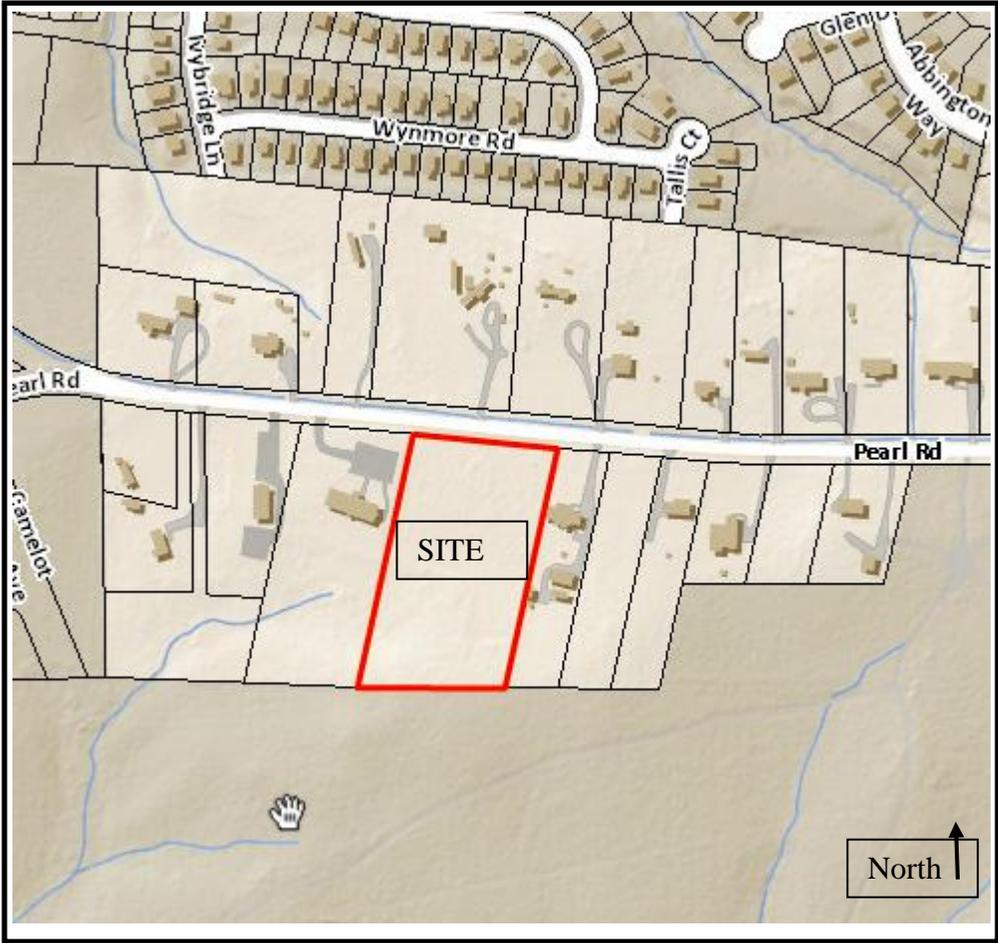
Design Adjustment(s): One Design Adjustment has been approved by the Public Works Director for this project, noted below.

A Design Adjustment waiving the requirement of a new public street extension per the Block Perimeter Standards of Section 8.3.2 as a public road connection through this site to adjacent parcels offers no benefit to the general public;

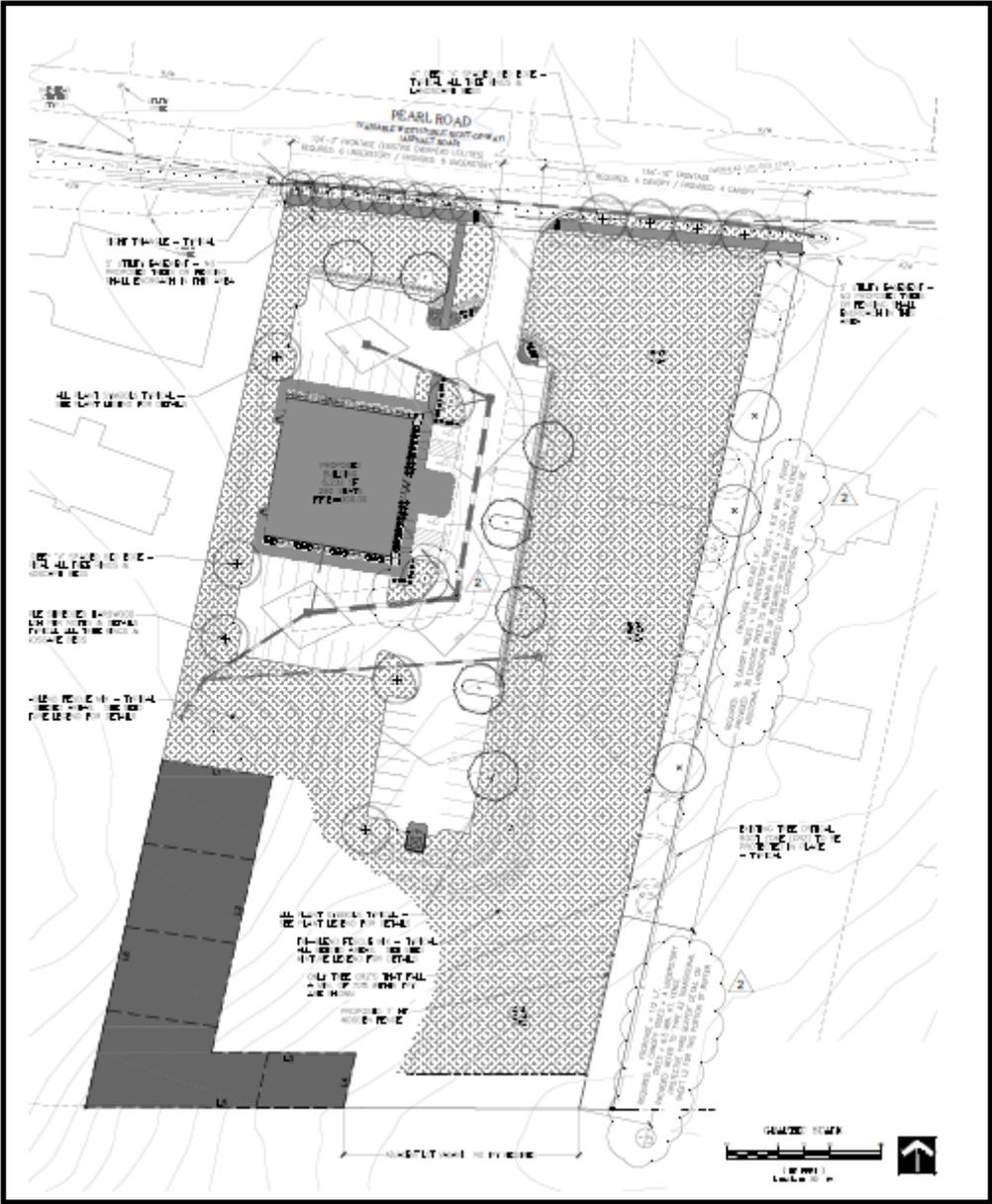
**Administrative
Alternate:** NA

Contact: Jon Callahan, John A. Edwards and Company

**Cross-
Reference:** BM 1983 pg. 981, (Deed Book 2689 pg. 144, August 18, 1983, Wake County)
City Administrative Site Review Transaction Number 392300



Location Map



Site Plan

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 as the developer has chosen to offset a portion of nitrogen export load limitation by paying monies to the North Carolina Ecosystem Enhancement Program (NCEEP) in accordance with Nitrogen reduction requirements of Section 10-9022, this payment shall be made to NCEEP and verification of the amount of payment shall be provided to the City of Raleigh Stormwater Engineer;
2. That a driveway permit is to be obtained from the North Carolina Department of Transportation;
3. That a sediment and erosion control surety will be required prior to grading permit approval;
4. That prior to site final or construction drawings, whichever occurs first, the plans must show how the Right of Way improvements are complying with gutter spread, pipe capacity and how flows are being dissipated to non-erosive flows and all standards as related to stormwater conveyances in the Right of Way, including pipe cover requirements. Information showing the spread at pipe inlet P-10 is to be provided also diffused flow shall be maintained for flows onto adjacent properties;
5. That review and approval of the proposed work in Pearl Road will be completed upon Infrastructure construction plan submittal;
6. That all applicable North Carolina Department of Transportation permits be obtained;
7. That a final tree conservation plan be approved by the Forestry Specialist. The plan must show metes and bounds descriptions of all tree conservation areas, and tree protection fence protecting all tree conservation areas. Tree protection fence must be located in the field and inspected;
8. That a tree impact permit will be required prior to Tree installation within the Right of Way;

Prior to Issuance of Building Permits:

9. That a plat map showing all required easements, proposed Tree Conservation Areas, Right of Way to be dedicated, and the number of the septic permit(s) issued by Wake County, be submitted to the City of Raleigh for review, approval, and following approval, recorded in the Wake County Register of Deeds Office. A copy of the recorded map shall be provided to the Planning Department prior to building permit issuance;

10. That a petition for annexation into the City limits be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property;
11. 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. The easements shall tie to a public right of way;
12. That the permit number of the Septic Permit Issued by Wake County Environmental Services, Water Quality Division be noted on the plat for review and recordation with the Wake County Register of Deeds;
13. 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 site grading approval. Within the operations and maintenance manual, the engineer is to provide the total construction costs of the stormwater BMPs for this site. The amount equaling 24% of the total construction costs is to be shown in the manual. The 24% BMP payment is to be made to the City of Raleigh prior to approval of any building permits;
14. That a surety is required to be posted with the City covering all work within the Right of Way and that wheel stops will be provided for the parking spaces that nose-in against the proposed sidewalk;
15. That a BMP surety equal to 125% of the stormwater devices total construction costs will be required prior to building permit approval;
16. That a tree conservation map be recorded with metes and bounds showing the designated Tree Conservation Areas and shall be in compliance with UDO section 9.1.5 of the City of Raleigh Unified Development Ordinance;
17. That infrastructure construction drawings be approved by the City of Raleigh;

Prior to issuance of building occupancy permit:

18. That all development-related improvements secured by a surety shall be installed and accepted for maintenance by the Public Works Department;
19. That off-site utility improvements for the public water main extension must be completed, inspected and accepted by the City Public Utilities Department;
20. That a performance surety shall be posted with the City in the amount of 100% of a total estimate covering all public improvements (5.6, COR Street Design Manual)
21. That the applicant submits as built drawings for approval by the Public Works Department for all stormwater facilities;

I hereby certify this administrative decision.

Signed: (Planning Dir.) Ken Bonus (S. Baston) Date: 8/7/14

Staff Coordinator: Michael Walters

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 07/02/14, owned by Iglesia Nuevo Renacer, submitted by Jon Callahan, John A. Edwards and Company.
