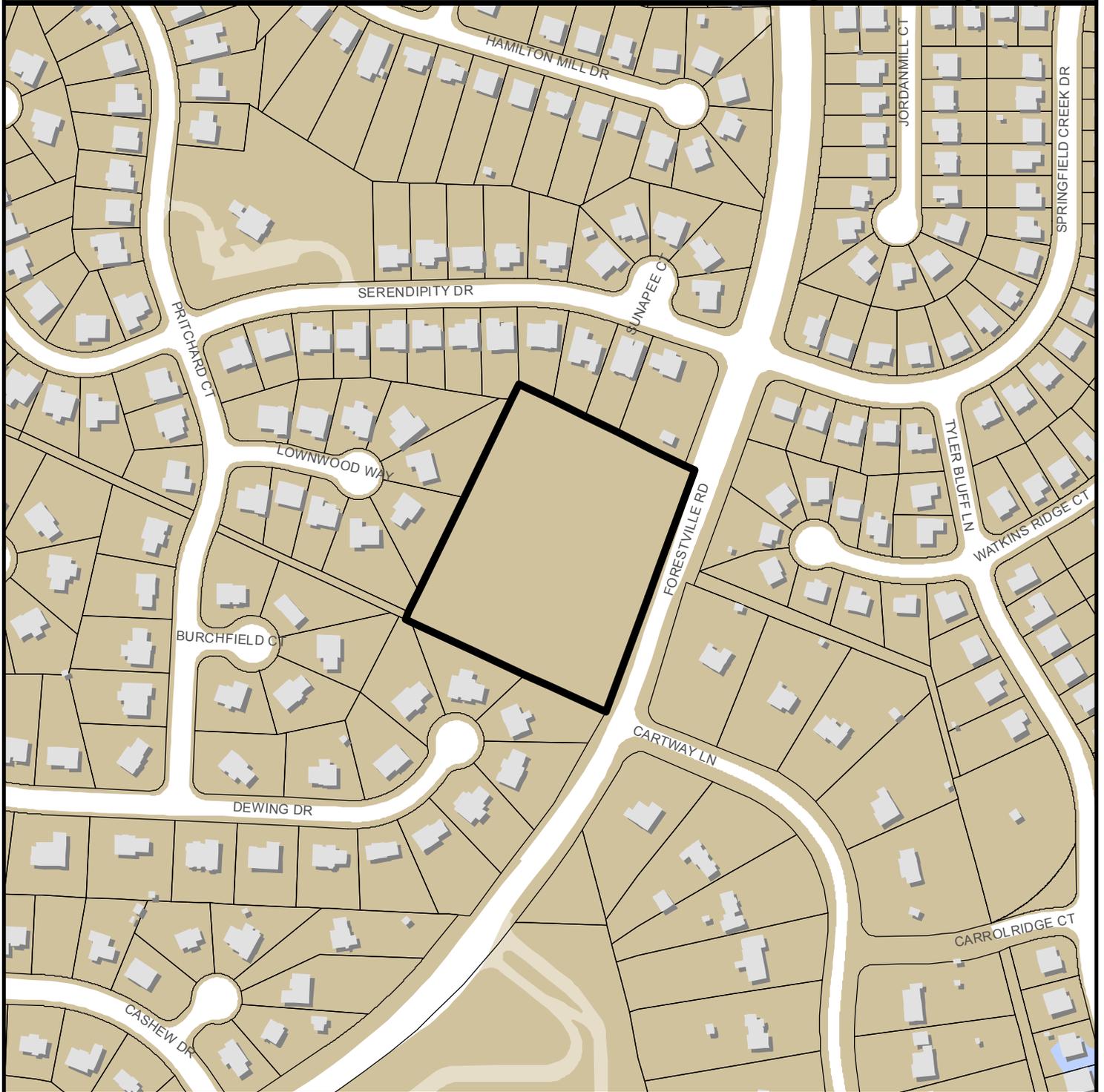


# SOUL REAPERS WORSHIP CENTER SR-22-2015



0 300 600 Feet

Zoning: **R-4 CU**  
CAC: **Forestville**

Drainage Basin: **Neuse**  
Acreage: **3.85**  
Square Feet: **20,930**

Planner: **Meade Bradshaw**  
Phone: **(919) 996-2664**

Applicant: **Soul Reapers  
Worship Center**





# Administrative Action Administrative Site Review

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

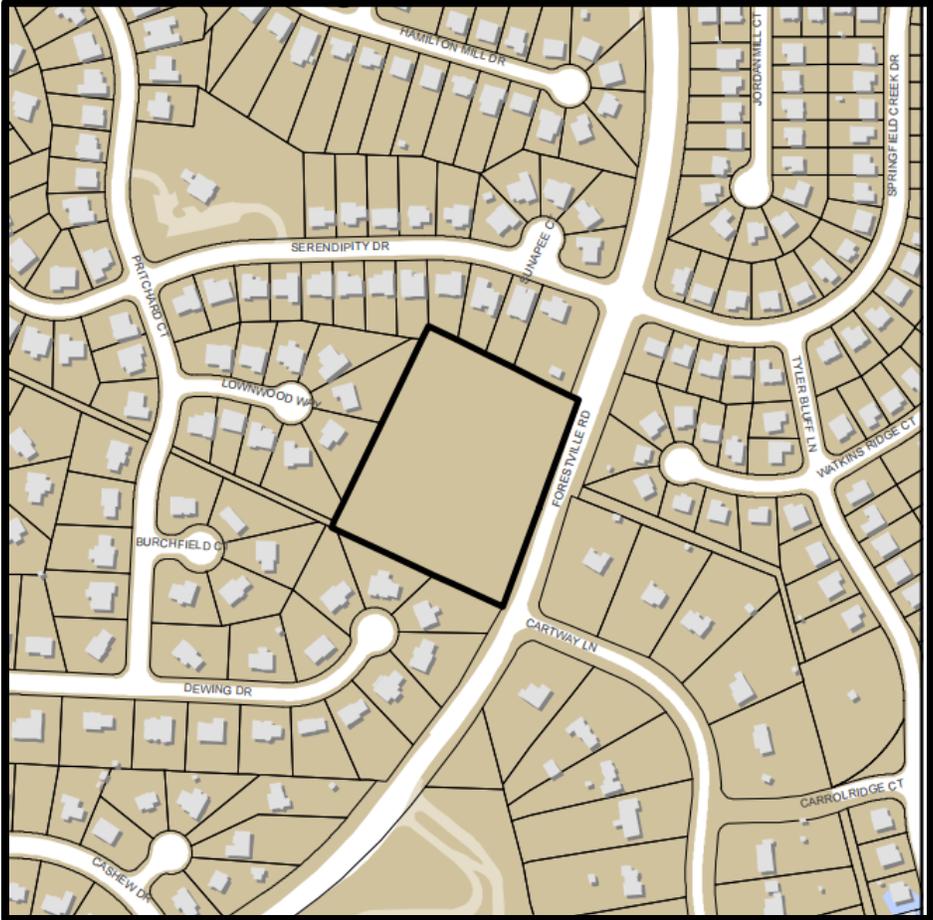
**Case File / Name:** SR-22-15 / Soul Reapers Worship Center International

**General Location:** This site is located on the west side of Forestville Road, south of the intersection of Mitchell Mill Road

**CAC:** Forestville

**Request:** Development of a 3.82 acre tract zoned Residential-4 into a 20,930 square foot, 20' tall 1-story religious institution (civic use).

**Cross-Reference:** Z-35-01



**Location Map**



<b>Code Conformance:</b>		<b>Code Section(s)</b>
<b>Zoning District:</b>	Residential-4	<a href="#">2.1</a> , <a href="#">3.1</a>
<b>Overlay District:</b>	N/A	<a href="#">5.1</a>
<b>Parking:</b>	93 required based on 1 space per 4 seats in principal assembly room. 93 provided.	<a href="#">7.1.2</a>
<b>Street Type(s):</b>	Avenue 4-Lane, divided; ½-104'right-of-way is dedicated, constructing up to 34' from centerline	<a href="#">8.4</a>
<b>Streetscape:</b>	Type C2 Yard, 5' general utility placement easement, 6' sidewalk, fee-in-lieu for 6' sidewalk not being constructed and slope easement	<a href="#">8.5</a>
<b>Setbacks/Frontage:</b>	Front – 115', Side – 155' & 135', Rear - 80'	<a href="#">3.4</a> , <a href="#">3.2</a> , <a href="#">2.2</a>
<b>Neighborhood Transitions:</b>	N/A	<a href="#">3.5</a>
<b>Transitional Protective Yards:</b>	Type A2 10' in width along South, West, and North property lines	<a href="#">7.2.4</a>
<b>Stormwater:</b>	Project has demonstrated preliminary compliance with Stormwater Management utilizing a bio retention basin for attenuating peak runoff to pre-dev condition for 2 & 10 yr storm events as well as reducing nitrogen loading below 10 lb/ac/yr and then offset payment to 3.6 lb/ac/yr.	<a href="#">9.2</a>
<b>Tree Conservation:</b>	This site is providing .415 acres or 10.8% of tree conservation area in accordance with Article 9.1.	<a href="#">9.1</a>
<b>Variances, Design Adjustments, Administrative Alternates:</b>	N/A	
<b>Other:</b>	N/A	

**OFFICIAL ACTION: Approval with conditions**

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**CONDITIONS OF  
APPROVAL:**

**Prior to issuance of a grading permit for the site:**

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

**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;
3. That a final tree conservation plan with permit be approved by the Conservation Forester. 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 Conservation Forester;
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 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;
5. That a driveway permit and encroachments from NCDOT are approved;

**Prior to issuance of building permits:**

6. 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;
7. 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;
8. That ½-104' of the required right-of-way, 5' general utility placement easement, and slope easement along Forestville 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;
9. 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;
10. That a fee-in-lieu, based on the City's rates, will be required for a 6' concrete sidewalk all along the frontage of Forestville Road;

11. That in accordance with Part 10A Section 9.2.2, an impervious surface as-built survey shall be reviewed and accepted by the City prior to final stormwater inspection approval;
12. That infrastructure construction plans are approved by the City of Raleigh;
13. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements which remain incomplete; and

**Prior to issuance of building occupancy permit:**

14. That as-built certification for all stormwater control devices as required under UDO Sec. 9.2.2.d.3 shall be provided to the Public Works Department, Stormwater Management Division.

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I hereby certify this administrative decision.

**Signed:** (Planning Dir.) Kenneth Bowen (Signature) Date: 2-19-16

**Staff Coordinator:** Meade Bradshaw

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

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**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 1/19/16, submitted by John A. Edwards & Company.

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**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: 2-19-2019**

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.