



Administrative Action Administrative Site Review

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

Case File / Name: SR-33-16 / Divine Gospel Mission International (Transaction # 473324)

General Location: This site is located on the west side of Bethel Road, south of the intersection with Old Poole Road, located outside the city limits.

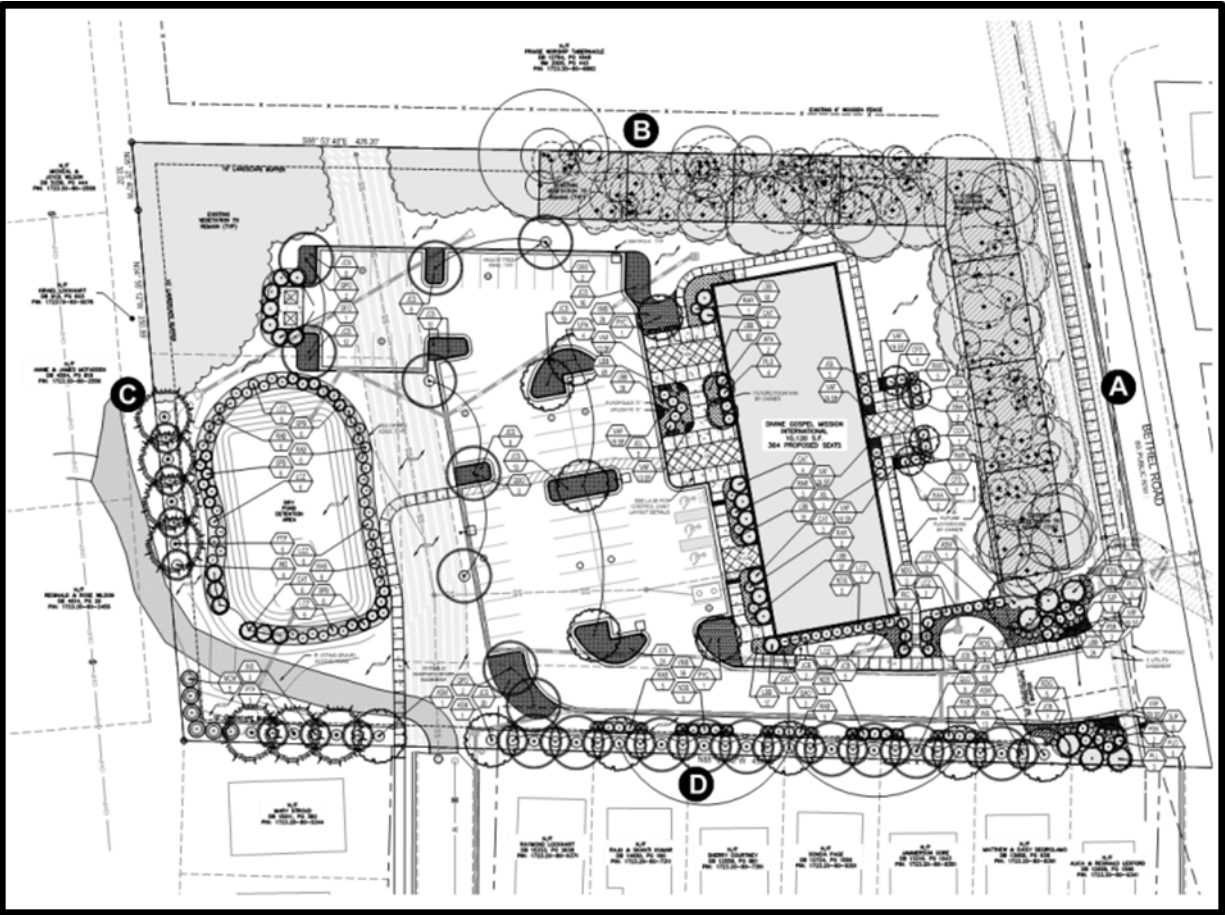
CAC: Southeast

Request: Development of a 10,120 square foot, one-story worship facility on a 2.86 acre parcel, zoned Residential-6. The building type is a civic building with 250 seats in the principal assembly area.

Cross-Reference: N/A



Location Map



Site Plan

Code Conformance:		Code Section(s)
Zoning District:	Residential-6	<u>2.1</u> , <u>3.1</u>
Overlay District:	N/A	<u>5.1</u>
Parking:	1 parking space / 4 seats in principal assembly area Required - 63 parking spaces Provided – 67 parking spaces	<u>7.1.2</u>
Street Type(s):	Bethel Road – Neighborhood Street Constructing – ½-36' B-B Dedicating – ½-64' right-of-way & 5' General utility Placement Easement	<u>8.4</u>
Streetscape:	6' tree lawn (no plantings) & constructing 6' sidewalk. Street tree requirement is being met using tree conservation in accordance with UDO Section 7.2.4.A2	<u>8.5</u>
Setbacks/Frontage:	Front – 100' Side –56' & 62' Rear – 228'	<u>3.4</u> , <u>3.2</u> , <u>2.2</u>
Neighborhood Transitions:	N/A	<u>3.5</u>
Transitional Protective Yards:	Type A2 Yard with the construction of a 6.5' fence along southern, western, and northern property lines. Areas not installing the Type A2 Yard will provide tree conservation in accordance with UDO Sections 7.2.4 and 9.1	<u>7.2.4</u>
Stormwater:	This site is subject to UDO Section 9.2 Stormwater Management requirements. This project is proposing a dry detention area, along with the purchase of a mitigation payment to achieve an acceptable nitrogen loading rate. The detention basin will also be used to attenuate the post development peak flow rates to pre-development conditions for the 2-yr and 10-yr storm events.	<u>9.2</u>
Tree Conservation:	This site is providing .286 acres or 10% of tree conservation area in accordance with Article 9.1.	<u>9.1</u>

Variances, Design Adjustments, Administrative Alternates:	Design Adjustment to UDO 8.3.2 - Block Perimeter	
Other:	N/A	

OFFICIAL ACTION: Approval with conditions

**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 of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;
2. That a final tree conservation plan 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;

Prior to approval of a concurrent review, final site review, or whichever comes first:

3. That a nitrogen offset payment must be made to a qualifying mitigation bank;
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 final tree conservation plan 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;

Prior to issuance of building permits:

6. That an offer of cross access with the lots owned by Rogerline Wilson (DB 001992 PG00382), Michael and Joyce Ann Wilson (DB005256 PG 00444), James and Annie McFadden (DB004564 PG 819), Reginald and Rose Wilson (DB004614 PG00026), Israel Lockhart (DB000931 PG00603) and Divine Gospel Mission International (DB016212 PG01112) be recorded in the Wake County Registry, and that a copy of the recorded offer of cross access easement be returned to the City prior to building permit issuance;
7. That a fee-in-lieu is paid to the Development Services Department for portions of the sidewalk not being constructed along Bethel Road;
8. That all applicable NCDOT permits and encroachments shall be obtained;
9. That infrastructure construction plans are approved by the City of Raleigh;
10. That ½-64' right-of-way along Bethel Road and a 5' General utility Placement Easement is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;

11. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements is paid to the Public Works Department;
12. That a tree conservation map be recorded with metes and bounds showing the designated Tree Conservation Area in compliance with Chapter 9 of the Unified Development Ordinance and a copy of the recorded plat be provided to the City prior to building permit issuance;
13. That a 30' Sanitary Sewer Easement is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;
14. 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;
15. 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;
16. 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 property owners association;"
17. 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 Engineering Services Department;

Prior to issuance of a Certificate of Occupancy:

18. 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; and

I hereby certify this administrative decision.

Signed:

(Planning Dir.) Kenneth Bowen (S. Burlew) Date: 8-11-16

Staff Coordinator:

Meade Bradshaw

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 6/29/16, submitted by John A. Edwards & Company.

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-

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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: 8-11-2019

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.



Engineering Services Design Adjustment – Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Engineering Services Director may consult with the heads of other City departments regarding the review of the request. The Engineering Services 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 Divine Gospel Mission International	Date Completed Application Received: 8/3/15
	Case Number: SR-33-2016	Transaction Number: 473324

DEPARTMENT RESPONSE/RECOMMENDATION	DEPARTMENT		REPRESENTATIVE SIGNATURE		
	<input type="checkbox"/>	Dev. Services Planner:		<input type="checkbox"/>	City Planning:
<input checked="" type="checkbox"/>	Dev. Services Eng:	Daniel G. King, PE	<i>DK</i>	<input type="checkbox"/>	Transportation:
<input type="checkbox"/>	Engineering Services:		<input type="checkbox"/>	PRCR:	
<p>Staff supports the design adjustment request based on surrounding development and future opportunity for a better location for a connective street.</p>					

Development Services Director or Designee Action:

Approve Approval with Conditions Deny

Authorized Signature

8/10/16
Date

*The Engineering Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.

CONDITIONS FOR APPROVAL	
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