

WILLIAMS GROVE BAPTIST CHURCH INC. SR-46-2016



0 300 600 Feet

Zoning: **NX-3**
CAC: **South Central**
Drainage Basin: **Walnut Creek**
Acreage: **1.52**
Units: **4,503**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **GH Williams Collaborative**
Phone: **919-489-9209**





Administrative Action

Administrative Site Review

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

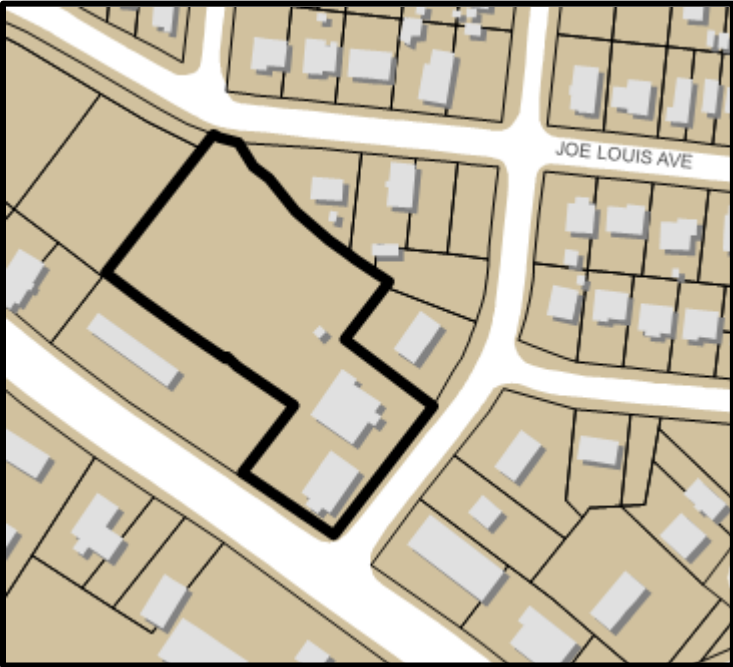
Case File / Name: SR-46-16 / Williams Grove Baptist Church

General Location: This site is located on the northwest corner of the intersection of Merrywood Drive and Rock Quarry Road, south of Joe Louis Avenue.

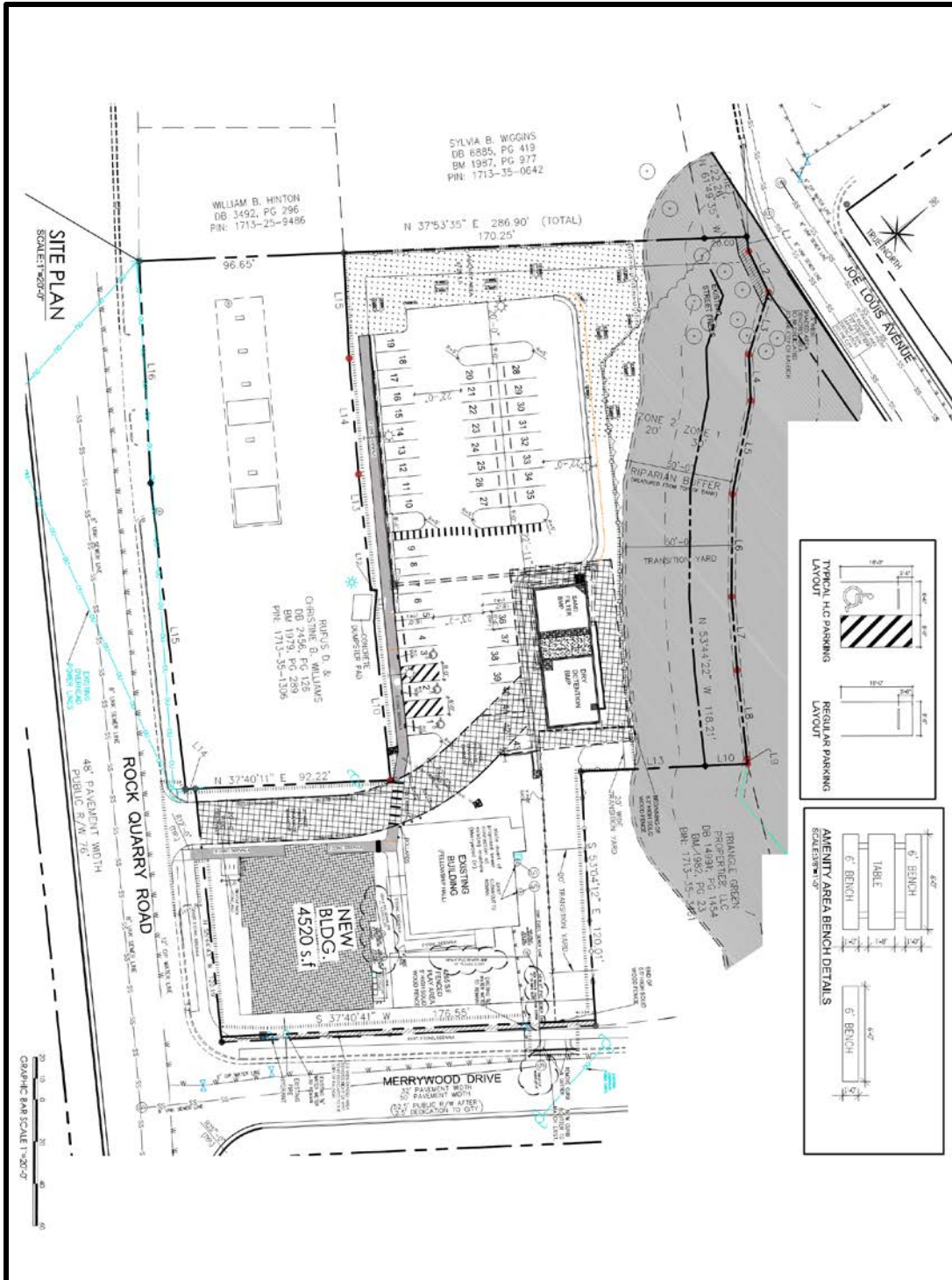
CAC: South Central

Request: Redevelopment of a 1.52 acre tract zoned NX-3 including the demolition of an existing sanctuary and construction of a new 4,520 square foot, 27' tall new sanctuary (civic building type).

Cross-Reference: N/A



SR-46-16 Location Map



SR-46-16 Preliminary Site Plan

Code Conformance:		Code Section(s)
Zoning District:	NX-3	2.1 , 3.1
Overlay District:	N/A	5.1
Parking:	43 spaces required and provided based on 1 space per 4 seats in the sanctuary.	7.1.2
Street Type(s):	Joe Louis Ave. and Merrywood Dr. are both classified as Neighborhood Yield Streets. Rock Quarry Rd. is classified as an Avenue 2-Lane, Undivided.	8.4
Streetscape:	Residential. 5' sidewalks exist on Rock Quarry and Merrywood. A fee-in-lieu of construction shall be required for an additional foot on each. A fee-in-lieu shall be required for a 6' sidewalk along the property's Joe Louis Avenue frontage. Street trees are being planted in accordance with the approved Design Adjustment.	8.5
Setbacks/Frontage:	Proposed building location shows compliance with 10' primary and side street setback and 0'/6' side and rear setbacks.	3.4 , 3.2 , 2.2
Neighborhood Transitions:	Zones A and B Transitions required and provided along the northern property line.	3.5
Transitional Protective Yards:	Civic uses require a type A1 or A2 TPY adjacent to residential uses. This requirement is being met with the 20' Zone A Transition Yard to the north.	7.2.4
Stormwater:	This site is complying with Section 9.2 through the construction of a sand filter and dry detention basin. A nitrogen buydown will be utilized to comply with water quality regulations.	9.2
Tree Conservation:	This site is less than two acres in size and therefore exempt from Article 9.1, Tree Conservation.	9.1
Variances, Design Adjustments, Administrative Alternates:	A Design Adjustment has been approved by the Engineering Services Director for an alternate placement of street trees along Merrywood Drive and Rock Quarry Road.	
Other:	Utilities, greenways, transit, infill, etc.	

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

2. 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;
3. That a nitrogen offset payment must be made to a qualifying mitigation bank;

Prior to issuance of building permits:

4. That ½ of the required right of way for Merrywood Drive and Joe Louis Avenue is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;
5. 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;
6. That riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with a note stating "The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in their natural or mitigated condition, No person or entity shall fill, grad, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from NC Division of Water Quality in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259).";
7. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees, is paid to the Engineering Services Department;
8. That a demolition permit be issued;

9. That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of construction of a stormwater device shall be paid to the City;
10. That Infrastructure Construction Plans are approved by the City of Raleigh;
11. That a tree impact permit is obtained for any trees to be planted in the public right-of-way;
12. That the City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City;
13. 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 issuance of building occupancy permit:

14. 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;

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowen (J. Bowen) Date: 12-22-16

Staff Coordinator: Justin Rametta

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 10/3/16, submitted by The G.H Williams Collaborative, 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: 12-22-2019

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.



Development Services Design Adjustment – Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director may consult with the heads of other City departments regarding the review of the request. The Development 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 Williams Grove Baptist Church	Date Completed Application Received: 10/25/2016
	Case Number: SR-46-2016	Transaction Number: 478676

DEPARTMENT RESPONSE/RECOMMENDATION	DEPARTMENT	REPRESENTATIVE SIGNATURE	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>DKK</i>	<input type="checkbox"/>	Transportation:
	<input type="checkbox"/>	Engineering Services:		<input type="checkbox"/>	PRCR:
Based on existing developed conditions staff supports the attached request for alternate location of street trees.					

Development Services Director or Designee Action:

Approve Approval with Conditions Deny

[Handwritten Signature]
Authorized Signature

10/1/16
Date

*The Development 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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Appeal of the decision from the Development Services Director shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).



**Planning &
Development**

**Public Works
Transportation Field Services**
One Exchange Plaza
Suite 300
Raleigh, NC 27602
www.raleighnc.gov

Public Works Design Adjustment Application

The purpose of this request is to seek a design adjustment from the Public Works Director for a specific project only and if granted may be given with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 of the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sections 8.3.6 and 8.4.1.E of the UDO.

Project	Project Name Williams Grove Baptist Church	
	Case Number <i>SR-46-2016</i>	Transaction Number 478676

Owner	Name Williams Grove Baptist Church		
	Address 735 Rock Quarry Rd.		City Raleigh
	State NC	Zip Code 27610	Phone 919-829-1282

Applicant	Name G. H. Williams Collaborative		Firm G.H Williams Collaborative
	Address 1410 W. Chapel Hill St.		City Durham
	State NC	Zip Code 27704	Phone 919-489-9209

***Applicant must be a Licensed Professional (Engineer, Architect, Surveyor, or Contractor)**

Design Adjustment Request	Code Section Referenced UDO. sec. 7.2.7 & Sec 8.5.1d
	<p>Justification</p> <p>Street trees are required to be planted between the sidewalk and the curb in a 6' wide strip. However our sidewalk and curb are already existing and the existing strip is only 4.5' wide. We have adjusted the trees' location by moving them towards the property line so as to satisfy UDO. 7.2.7 & 8.5.1 D. We have discussed this application with Mr. Zachory Manor.</p>

*Please include any additional supportive documents (Plan sheets, aerials, etc.) along with this application. It is the applicant's responsibility to provide all pertinent information required for consideration.

By signing this document I hereby acknowledge the information on this application is accurate to the best of my knowledge.

[Signature] - Pastor 9-30-16
Owner/Owner's Representative Signature Date

In witness whereof, the parties signed have executed this document on this date.

[Signature] 9-30-2016
Notary Signature Date

