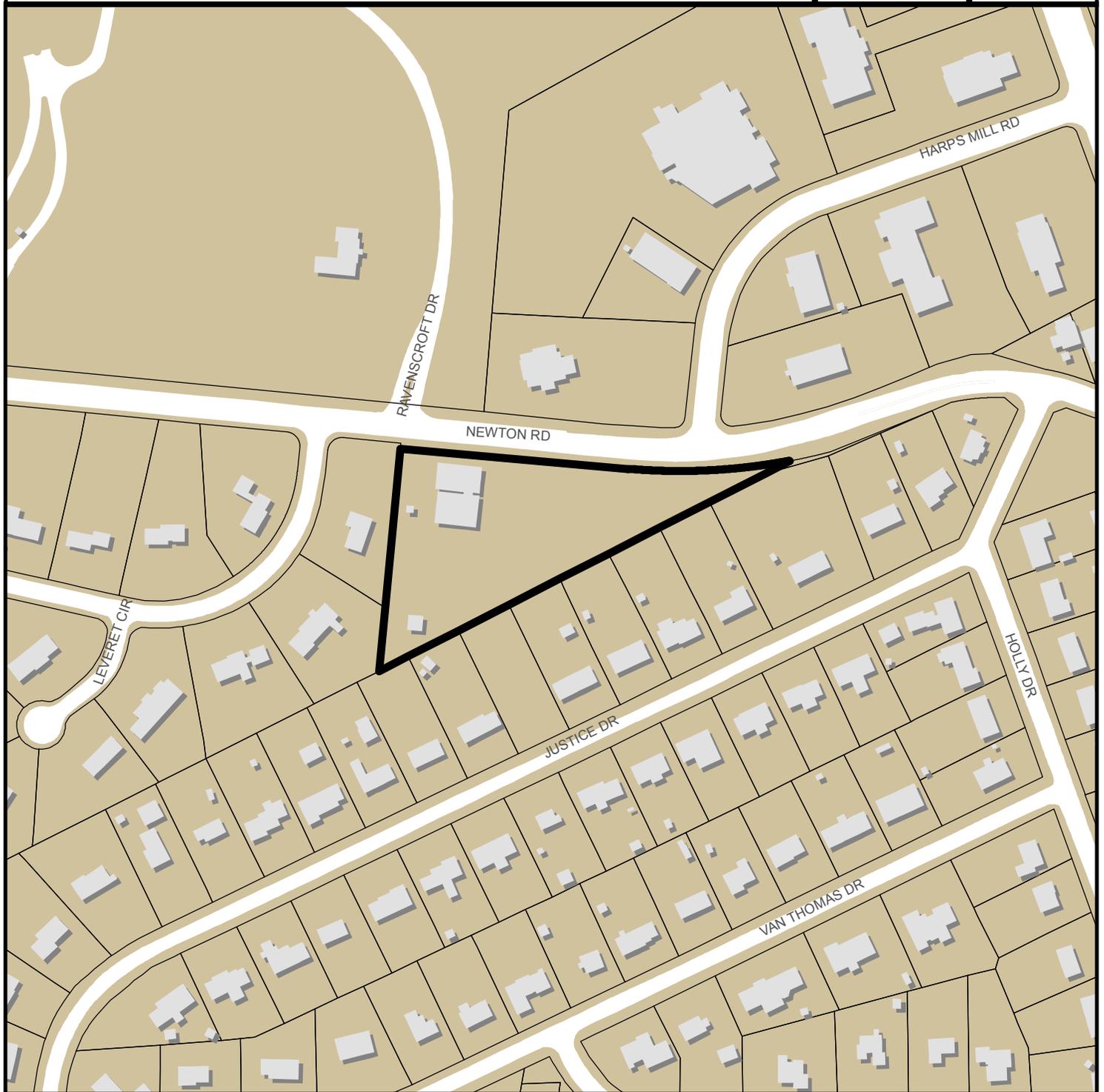


# PRECIOUS LAMBS EARLY LEARNING CENTER SR-68-2016



0 300 600 Feet

Zoning: **R-4**  
CAC: **North**

Drainage Basin: **Mine**  
Acreage: **3.42**  
Sq. Ft.: **16,813**

Planner: **Michael Walters**  
Phone: **(919) 996-2636**

Applicant: **Victor Buzard**  
Phone: **(919) 847-1875**





## 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-68-16 / Precious Lamb Early Learning Center

**General Location:** This site is located on the south side of Newton Road east of the intersection of Newton Road and Willow Run South Drive, and is within the city limits.

**CAC:** North

**Request:** Development of a 2.89 acre tract zoned Residential-4 with the addition of a church preschool building to a site with an existing church. The church preschool is to be a 9,816 square foot, 26' 9" tall one-story civic building.

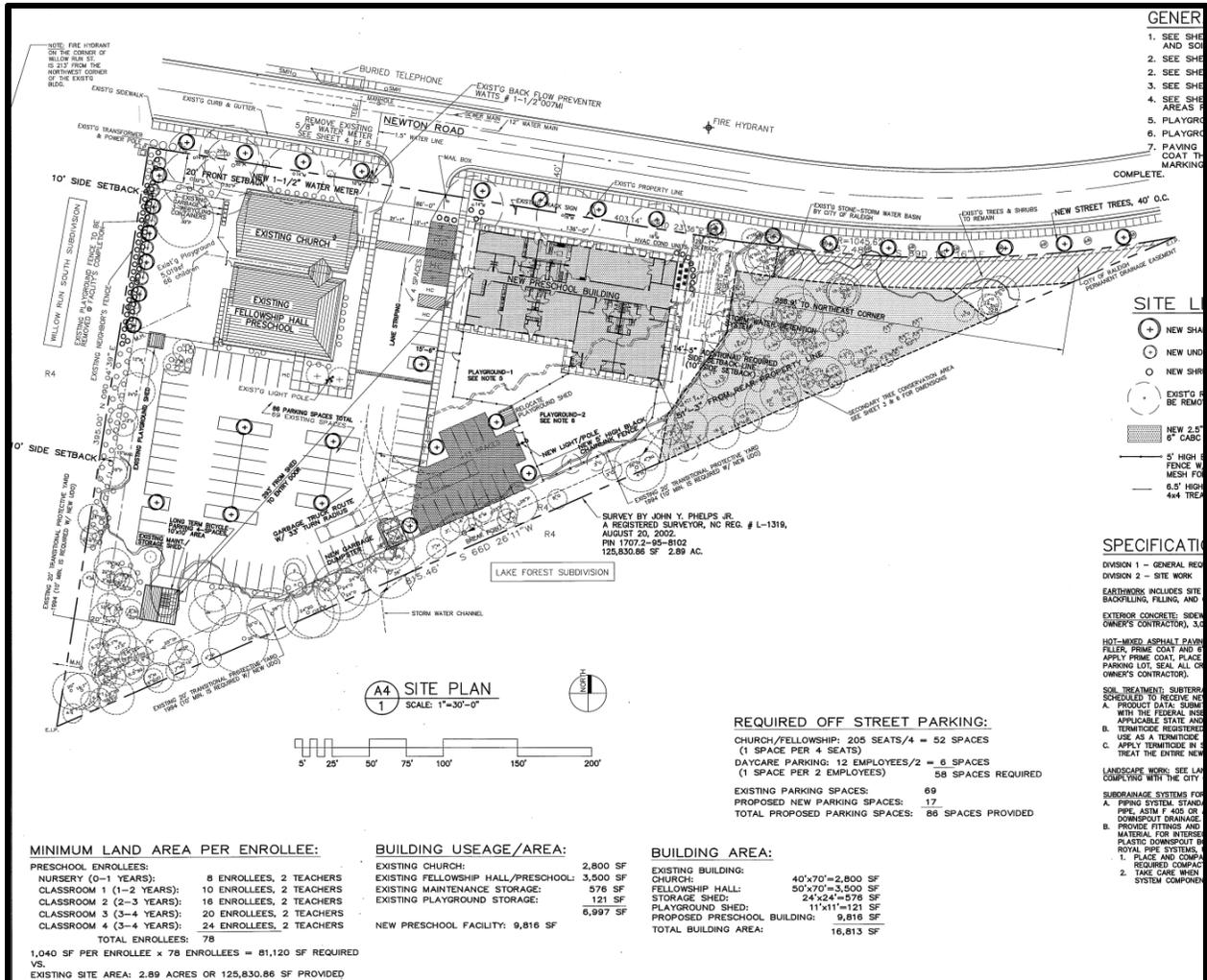
**Cross-Reference:** TR# 485580, Special Use permit (A-75-17), and Sign Variance (A-76-17)

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

1. Allowance of an alternative streetscape cross section. (street trees behind sidewalk, and a 5' sidewalk)



SR-68-16 Location Map



- GENERAL**
1. SEE SHEET AND SITE PLAN
  2. SEE SHEET AND SITE PLAN
  3. SEE SHEET AND SITE PLAN
  4. SEE SHEET AND SITE PLAN
  5. PLAYGROUND
  6. PLAYGROUND
  7. PAINTING COAT THICK MARKING COMPLETE.
- SITE PLAN**
- NEW SHADE
  - NEW UNDER
  - NEW SHED
  - EXISTING TO BE REMOVED
  - NEW 2.5" 6" C&G
  - 5' HIGH FENCE W/ MESH FOR
  - 6.5' HIGH 4x4 TRIP

- SPECIFICATIONS**
- DIVISION 1 - GENERAL REQUIREMENTS  
DIVISION 2 - SITE WORK
- EARTHWORK INCLUDES SITE EXCAVATING, FILLING, AND
- EXTERIOR CONCRETE, SIDEWALKS, OWNER'S CONTRACTOR, 3.0
- HOT-MIXED ASPHALT PAVEMENT, PRIME COAT AND 5" APPLY PRIME COAT, PLACE PARKING LOT, SEAL ALL OF OWNER'S CONTRACTOR).
- SOIL TREATMENT, SUBSTRATE, SCHEDULED TO RECEIVE NO PRODUCT DATA, SUBMIT WITH THE FURNISH AND APPLICABLE STATE AND
- B. TERMINOLOGY REGISTERED USE AS A TERMINOLOGY
- C. APPLY TERMINOLOGY IN TREAT THE ENTIRE NEW LANDSCAPE WORK: SEE LANDSCAPE WORK WITH THE CITY
- SUBDRAINAGE SYSTEMS FOR A. PIPING SYSTEM STAND PIPE, ASTM F 406 OR 1. PIPING SYSTEM STAND PIPE, ASTM F 406 OR 1. PIPING SYSTEM STAND PIPE, ASTM F 406 OR 1. PIPING SYSTEM STAND PIPE, ASTM F 406 OR 1.
- B. PROVIDE FITTINGS AND MATERIAL FOR INTERIOR PLASTIC DOWNSPOUT BE ROYAL PIPE SYSTEMS. PLACE AND COMPACT REQUIRED COMPACT. 2. TAKE CARE WHEN SYSTEM COMPONENTS

**A4 SITE PLAN**  
SCALE: 1"=30'-0"

**REQUIRED OFF STREET PARKING:**

CHURCH/FELLOWSHIP: 205 SEATS/4 = 52 SPACES  
(1 SPACE PER 4 SEATS)

DAYCARE PARKING: 12 EMPLOYEES/2 = 6 SPACES  
(1 SPACE PER 2 EMPLOYEES) 58 SPACES REQUIRED

EXISTING PARKING SPACES: 69  
PROPOSED NEW PARKING SPACES: 17  
TOTAL PROPOSED PARKING SPACES: 86 SPACES PROVIDED

**MINIMUM LAND AREA PER ENROLLEE:**

PRESCHOOL ENROLLEES:	
NURSERY (0-1 YEARS):	8 ENROLLEES, 2 TEACHERS
CLASSROOM 1 (1-2 YEARS):	10 ENROLLEES, 2 TEACHERS
CLASSROOM 2 (2-3 YEARS):	16 ENROLLEES, 2 TEACHERS
CLASSROOM 3 (3-4 YEARS):	20 ENROLLEES, 2 TEACHERS
CLASSROOM 4 (3-4 YEARS):	24 ENROLLEES, 2 TEACHERS
TOTAL ENROLLEES:	78

1,040 SF PER ENROLLEE x 78 ENROLLEES = 81,120 SF REQUIRED VS. EXISTING SITE AREA: 2.89 ACRES OR 125,830.86 SF PROVIDED

**BUILDING USAGE/AREA:**

EXISTING CHURCH:	2,800 SF
EXISTING FELLOWSHIP HALL/PRESCHOOL:	3,500 SF
EXISTING MAINTENANCE STORAGE:	576 SF
EXISTING PLAYGROUND STORAGE:	121 SF
	6,997 SF
NEW PRESCHOOL FACILITY:	9,816 SF

**BUILDING AREA:**

EXISTING BUILDING:	
CHURCH:	40'x70'=2,800 SF
FELLOWSHIP HALL:	50'x70'=3,500 SF
STORAGE SHED:	24'x24'=576 SF
PLAYGROUND SHED:	11'x11'=121 SF
PROPOSED PRESCHOOL BUILDING:	9,816 SF
TOTAL BUILDING AREA:	16,813 SF

**SR-68-16 Preliminary Site Plan**

# Design Adjustment Staff Response



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495  
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall 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.

<b>PROJECT</b>	Project Name	Precious Lambs Early Learning Center	Date completed Application received	1/24/16
	Case Number	SR-68-16	Transaction Number	485580

<b>DEPARTMENT RESPONSE/RECOMMENDATION</b>	Staff <u>SUPPORTS</u> the Design Adjustment based upon the findings in these applicable code:																						
	<input type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	<input type="checkbox"/> UDO Art. 8.4 New Streets	<input type="checkbox"/> Other																				
	<input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets	<input type="checkbox"/> Raleigh Street Design Manual																					
	<table border="1"> <thead> <tr> <th>DEPARTMENT</th> <th>REPRESENTATIVE SIGNATURE</th> <th>DEPARTMENT</th> <th>REPRESENTATIVE SIGNATURE</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Dev. Services Planner</td> <td></td> <td><input type="checkbox"/> City Planning</td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Development Engineering</td> <td>Cadell Hall <i>CH 1/30/17</i></td> <td><input type="checkbox"/> Transportation</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Engineering Services</td> <td></td> <td><input checked="" type="checkbox"/> PRCR</td> <td>Andy Gilliam <i>AG 1/30/17</i></td> </tr> <tr> <td><input type="checkbox"/> Public Utilities</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE	<input type="checkbox"/> Dev. Services Planner		<input type="checkbox"/> City Planning		<input checked="" type="checkbox"/> Development Engineering	Cadell Hall <i>CH 1/30/17</i>	<input type="checkbox"/> Transportation		<input type="checkbox"/> Engineering Services		<input checked="" type="checkbox"/> PRCR	Andy Gilliam <i>AG 1/30/17</i>	<input type="checkbox"/> Public Utilities		
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<p><b>Findings:</b> Staff is in support of the design adjustment to keep the existing streetscape that matches the neighboring development. A fee-in-lieu will be paid for the additional 1' of sidewalk. Per Urban Forestry, street trees will be planted within the r/w behind the existing 5' sidewalks.</p>																							

**Development Services Director or Designee Action:** Approve  Approval with Conditions  Deny

*[Signature]*  
**Authorized Signature** HELEN W. EITCHIE, PE 2/2/2017  
**DEVELOPMENT SERVICES REVIEW MANAGER** **Date**

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

<b>CONDITIONS</b>	
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Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).



## Planning and Development Director Action

### Administrative Alternate Findings:

#### UDO Sec. 7.2.3. Administrative Alternate Findings (Landscaping and Screening)

The Planning and Development Officer may in accordance with Sec. 10.2.17. may approve an administrative alternate subject to all of the following findings:

1. The approved administrative alternate meets the intent of the landscaping and screening regulations;

*Staff response: With the conditions recommended by the Appearance Commission to leave undisturbed the existing mature vegetation in areas not affected by construction and to provide plantings in areas affected by construction that include larger and more diverse shrubs, the proposed planting plan will result in a meaningful and well-designed alternative that provides screening and buffering. The proposed alternate planting does not interfere with safe vehicular and pedestrian circulation on the site.*

2. The approved administrative alternate conforms with the Comprehensive Plan and adopted City plans;

*Staff response: The proposed administrative alternate is consistent with the Comprehensive Plan and conforms to several Comprehensive Plan policies, including LU 5.3 Institutional Uses, LU 5.6 Buffering Requirements, and UD 3.8 Screening of Unightly Uses.*

3. The approved administrative alternate is considered equal or better to the standard;

*Staff response: With the preservation of existing mature plantings in undisturbed areas and the addition of larger and more diverse planting materials in areas affected by redevelopment of the site, the proposed administrative alternate is considered equal or better to the standards of the Type A2 Transitional Protective Yard.*

**Decision** The Planning and Development Director finds that the requested alternate generally meets the findings enumerated in the Unified Development Ordinance

  
Signature

11-28-2016  
Date

Code Conformance:		Code Section(s)
<b>Zoning District:</b>	Residential-4	<a href="#">2.1,</a>
<b>Overlay District:</b>	NA	<a href="#">5.1</a>
<b>Parking:</b>	<p>Required –            Church 1 space/4 seats (205) = 52            Daycare 1 sp./2 employees (12 employees) = 6            Total = 58            Proposed = 86 spaces</p> <p>Bicycle req'd = 1 sp/10000 sq. ft gfa (daycare)            (minimum = 4) Proposed 4 long term spaces</p>	<a href="#">7.1.2</a>
<b>Street Type(s):</b>	Newton Rd is classified as an Avenue 2-Lane Divided St, which requires 76' of r/w width. The existing r/w meets the requirement.	<a href="#">8.4</a>
<b>Streetscape:</b>	<p>As this is a City of Raleigh maintained street, shade Trees are required and proposed every 40' within the Right of Way. (8.5.1 D 4)</p> <p>A Design Adjustment allowing an alternative streetscape cross section. (street trees behind sidewalk, and a 5' sidewalk) has been approved by the Public Works Director for this project.</p> <p>A Type C-2 landscape yard is also required (6.4.1 C) and is existing and proposed outside of the Right of Way along the street frontage.</p> <p>Secondary tree conservation exists in lieu of the required C-2 yard as per 7.2.4 B 2. (outside of the existing storm water basin on the eastern end of frontage)</p>	<a href="#">8.5</a>
<b>Setbacks/Frontage:</b>	<p>Front = 20'            Side lot line = 10'            Sum of side setbacks = 20'            Rear lot line = 20'</p>	<a href="#">2.2</a>
<b>Neighborhood Transitions:</b>	NA	<a href="#">3.5</a>

<p><b>Transitional Protective Yards:</b></p>	<p>A Type A1 or A2 Transitional Protective Yard is required. (6.4.1 C)</p> <p>An Administrative Alternate was approved for the Transitional Yards adjoining residential property.</p> <p>The approved Administrative Alternate allows for a wider protective yard consisting of a combination of existing trees, and vegetation along with new shade and understory trees and shrubbery. The new shrubs are not required per the type A2 standards however would be utilized in place of the required fence.</p>	<p><a href="#">7.2.4 &amp; 6.4.1 C</a></p>
<p><b>Stormwater:</b></p>	<p>Site is subject to UDO 9.2 Stormwater Management.</p> <p>Pipe detention is proposed to attenuate peak runoff rates to predevelopment conditions for 2 &amp; 10 yrs. storm events.</p> <p>Nitrogen reduction will be met with Buydown only option.</p>	<p><a href="#">9.2</a></p>
<p><b>Tree Conservation:</b></p>	<p>Tree Conservation Area Summary: Secondary tree conservation area exists on this site.0.289 acres [10.00% of net site area] of secondary tree conservation area is provided in accordance with Article 9.1.</p>	<p><a href="#">9.1</a></p>
<p><b>Variances, Design Adjustments, Administrative Alternates:</b></p>	<p><u>Administrative Alternate</u> – The additional development requires a Type A2 Transitional Protective Yard where adjacent to adjoining residential development. The approved Administrative Alternate allows for a wider protective yard consisting of a combination of existing trees, and vegetation along with new shade and understory trees and shrubbery.. The new shrubs are not required per the type A2 standards however would be utilized I place of the required fence.</p> <p><u>Public Works Design Adjustment</u> - One Design Adjustment has been approved by the Public Works Director for this project - Allowance of an alternative streetscape cross section. (street trees behind sidewalk, and a 5' sidewalk)</p>	
<p><b>Other:</b></p>	<p>Minimum Land Area/enrollee (6.4.1 C)</p> <p>Nursery (0-1 yr) 8 enrollees + 2 teachers</p> <p>Classroom 1 (1-2 yrs) 10 enrollees + 2 teachers</p> <p>Classroom 2 (2-3 yrs) 16 enrollees + 2 teachers</p> <p>Classroom 3 (3-4 yrs) 20 enrollees + 2 teachers</p> <p>Classroom 4 (3-4 yrs) 24 enrollees+ 2 teachers</p>	<p>6.4.1 C</p>

	<p>Required = 1,040 SF/enrollee (minimum lot area) or 81,120 sf required. Existing site area = 2.89 acres or 125,830.86 sf</p> <p>Special Use approval for Daycare (6.4.1 C) - Special Use permit (A-75-17), and Sign Variance (A-76-17)</p> <p>A-75-17 WHEREAS, Gethsemane Evangelical Lutheran Church, property owner, requests a special use permit pursuant to Sections 6.4.1.C. and 10.2.9. of the Unified Development Ordinance in order to expand the existing 33 enrollee church preschool to a 78 enrollee Day Care Center on a 3.42 acre parcel zoned Residential-4 and located at 1100 Newton Road.</p> <p>A-76-17 WHEREAS, Gethsemane Evangelical Lutheran Church, property owner, requests a variance from Section 7.3.2. of the Unified Development Ordinance to allow a wall sign for their Day Care Center in a Residential Zoning District on a 3.42 acre parcel zoned Residential-4 and located at 1100 Newton Road.</p>	
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**OFFICIAL ACTION: Approval with conditions**

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**CONDITIONS OF APPROVAL:**

**Prior to issuance of a mass land disturbing permit for the site:**

1. That a final tree conservation plan with permit be approved by the Forestry Specialist. 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 Forestry Specialist;
2. That prior to issuance of a grading permit, 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:**

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;

**Prior to issuance of building permits:**

5. That a fee-in-lieu for 1' of sidewalk be paid to the City of Raleigh;
6. That a tree impact permit be obtained from the City of Raleigh;
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 on Newton Road is paid to the City;
8. 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;
9. That in accordance with UDO 9.2.2, 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;

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

10. 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;

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I hereby certify this administrative decision.

**Signed:** (Planning Dir.) Kenneth Bauers Date: 6/27/17

**Staff Coordinator:** Michael Walters

(ABT)

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 03/24/17, submitted by Victor M. Buzard Jr., Architect.

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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:** 6/27/2020

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.