



# Administrative Action Administrative Site Review

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

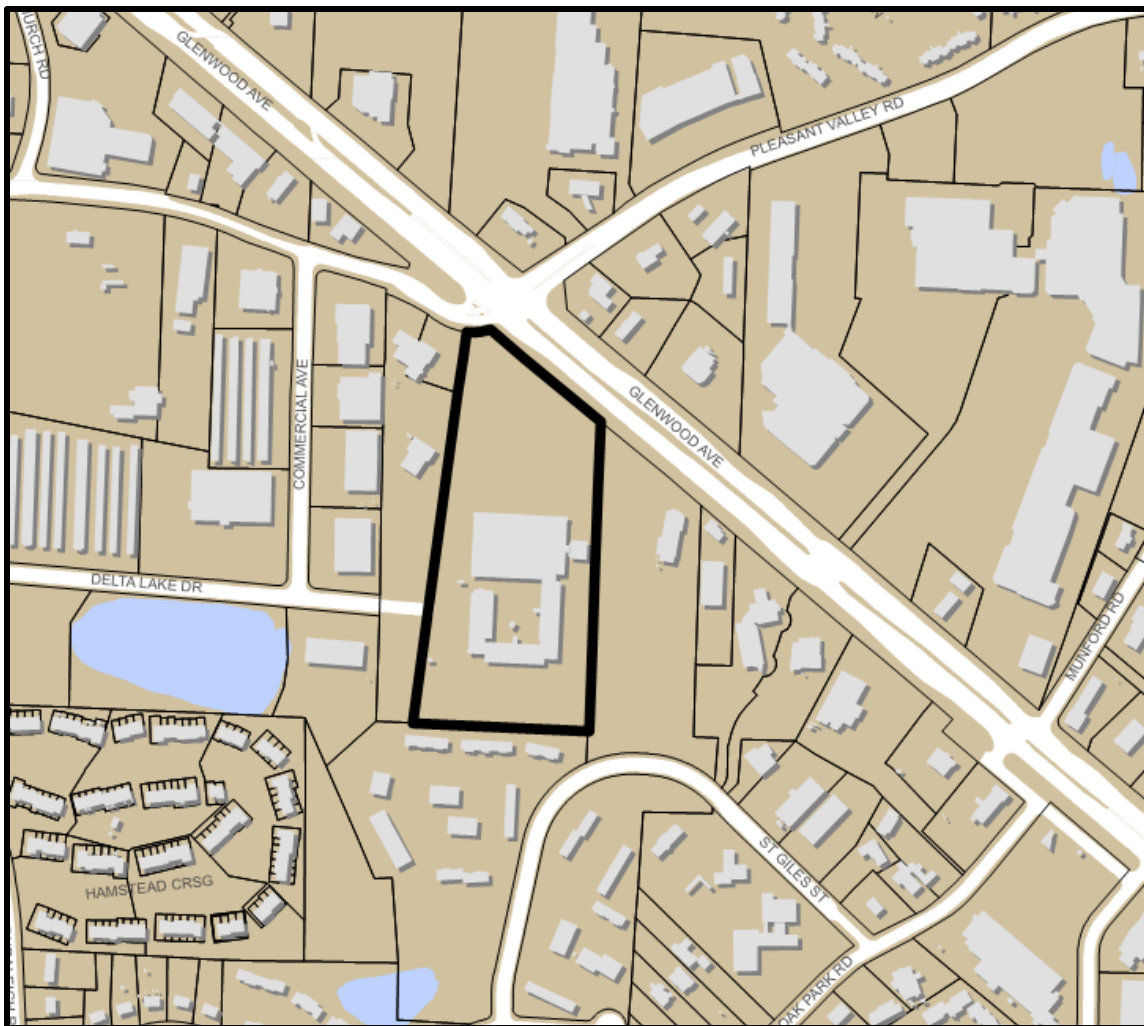
**Case File / Name:** SR-77-16 / Providence Baptist Church Worship Renovation

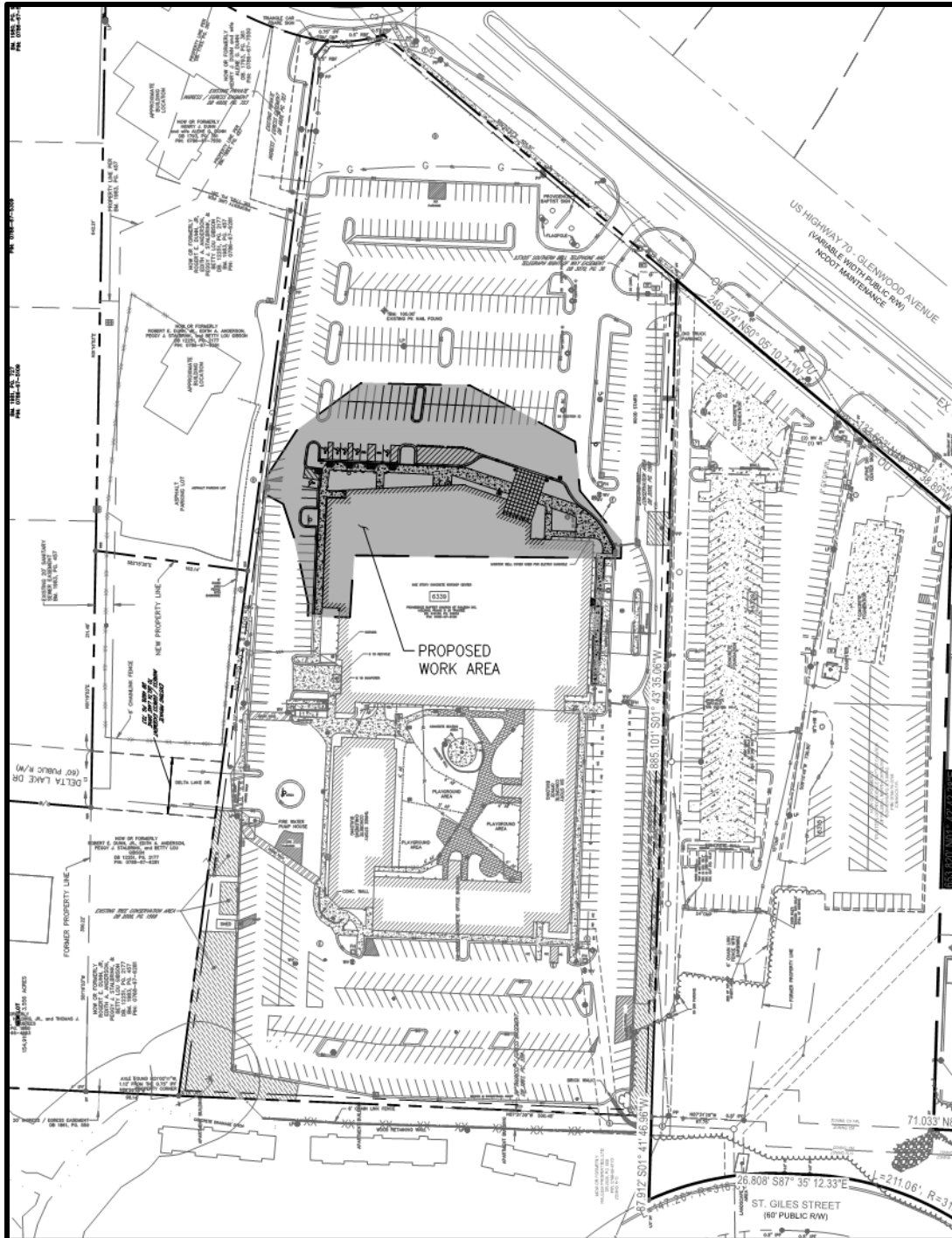
**General Location:** This site is located on the southeast corner of Pleasant Valley Road, and Glenwood Avenue and is within the city limits.

**CAC:** Northwest

**Request:** Building addition of 23,118 square feet size for an additional 400 seats to an existing 900 seat worship center located on a 10.6 acre tract zoned CX-7-PL.

**Cross-Reference:** TR# 489044





SR-77-16 Preliminary Site Plan

<b>Code Conformance:</b>		<b>Code Section(s)</b>
<b>Zoning District:</b>	CX-7-PL.	<a href="#">3.1</a>
<b>Overlay District:</b>	NA	<a href="#">5.1</a>
<b>Parking:</b>	Required - existing required = 225 Proposed required = 325 Total parking provided = 606 Net parking decrease of 50 spaces on site	<a href="#">7.1.2</a>
<b>Street Type(s):</b>	Glenwood Ave = Avenue 6 lane divided Pleasant Valley Road = Avenue 2 lane divided	<a href="#">8.4</a>
<b>Streetscape:</b>	Commercial  A fee-in-lieu for one street tree required along Pleasant Valley Rd A fee-in-lieu for 1' of sidewalk required for the entire frontage length of Glenwood Ave. A fee-in-lieu for 6' of sidewalks will be required for the entire frontage length of Pleasant Valley Rd. No r/w dedication required along Glenwood Ave or Pleasant Valley Rd	<a href="#">8.5</a>
<b>Setbacks/Frontage:</b>	Front 5' Side 3' Rear 0' and 6' Frontage = NA Addition to an existing building is < 25% and to the front (3.4.2 c 2)	<a href="#">3.4,</a>
<b>Neighborhood Transitions:</b>	NA	<a href="#">3.5</a>
<b>Transitional Protective Yards:</b>	NA	<a href="#">7.2.4</a>
<b>Stormwater:</b>	Project exercising exemption to stormwater controls via substitution of impervious surface with pervious surfaces as afforded by UDO 9.2.2.A.8. Project proposing decrease of 226 sf impervious; no stormwater controls or nitrogen buydown payment required..	<a href="#">9.2</a>
<b>Tree Conservation:</b>	Tree Conservation areas recorded already for this site - BM2006, PG 1569 (Article 9.1)	<a href="#">9.1</a>

Variances, Design NA  
Adjustments,  
Administrative  
Alternates:

Other: NA

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 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 reseeded a site, shall be paid to the City;

**Prior to issuance of building permits:**

2. That a demolition permit is to be issued for the partial removal of building and partial parking area;
  3. That a fee in lieu for one street tree meeting the street frontage requirement for Pleasant Valley Road shall be paid to the City of Raleigh;
  4. That a fee in lieu for 1' of sidewalk width, for the entire width of the parent tract for Glenwood Avenue shall be paid to the City of Raleigh;
  5. That a fee in lieu for 6' of sidewalk width, for the entire width of the parent tract for Pleasant Valley Road shall be paid to the City of Raleigh.
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I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bower (S. Bower) Date: 12-6-16

Staff Coordinator: Michael Walters

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 11/03/16, submitted by Alpha and Omega Group/Glenn Zeblo.

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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:** 12-6-2019  
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.