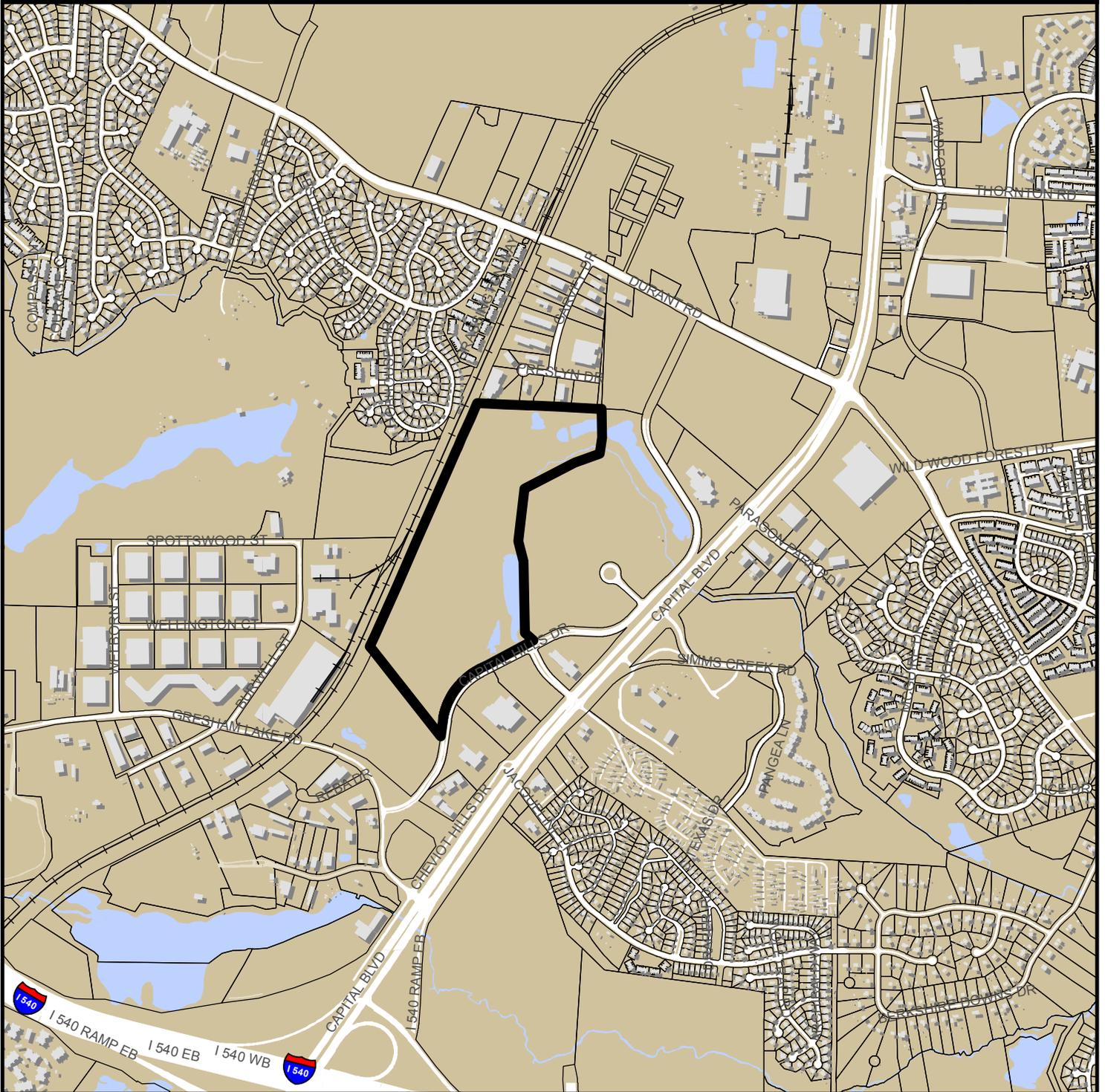


THE SUMMIT CHURCH SR-84-2016



0 300 600 1,200 1,800 2,400 3,000 3,600 Feet

Zoning: **IX-3**
CAC: **North**

Drainage Basin: **Perry Creek**
Acreage: **69.94**
Sq. Ft.: **65,900**

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

Applicant: **The Summit Church**
Phone: **(919) 593-3226**





Administrative Action

Preliminary Subdivision and 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: S-4-17, The Summit Church Subdivision and SR-84-16, The Summit Church

General Location: The site is located on the north side of Capital Hills Drive, east of the intersection of Gresham Lake road and Capital Hills Drive, inside the city limits.

CAC: North

Nature of Case: Subdivision of a 69.94 acre parcel into two lots zoned IX-3 for the purpose of creating a public street thru the parent parcel and establishing a section of additional street right-of-way. The resultant two lots will be an open lot and one for the proposed church (civic building) with the associated site plan. The 65,900 square foot church will be on a 68.29 acre lot. Both lots are inside the city limits.

Lot A – an open lot on 1.65 acres.
Lot B – proposed 65,900 square foot church on a 68.29 acre lot.

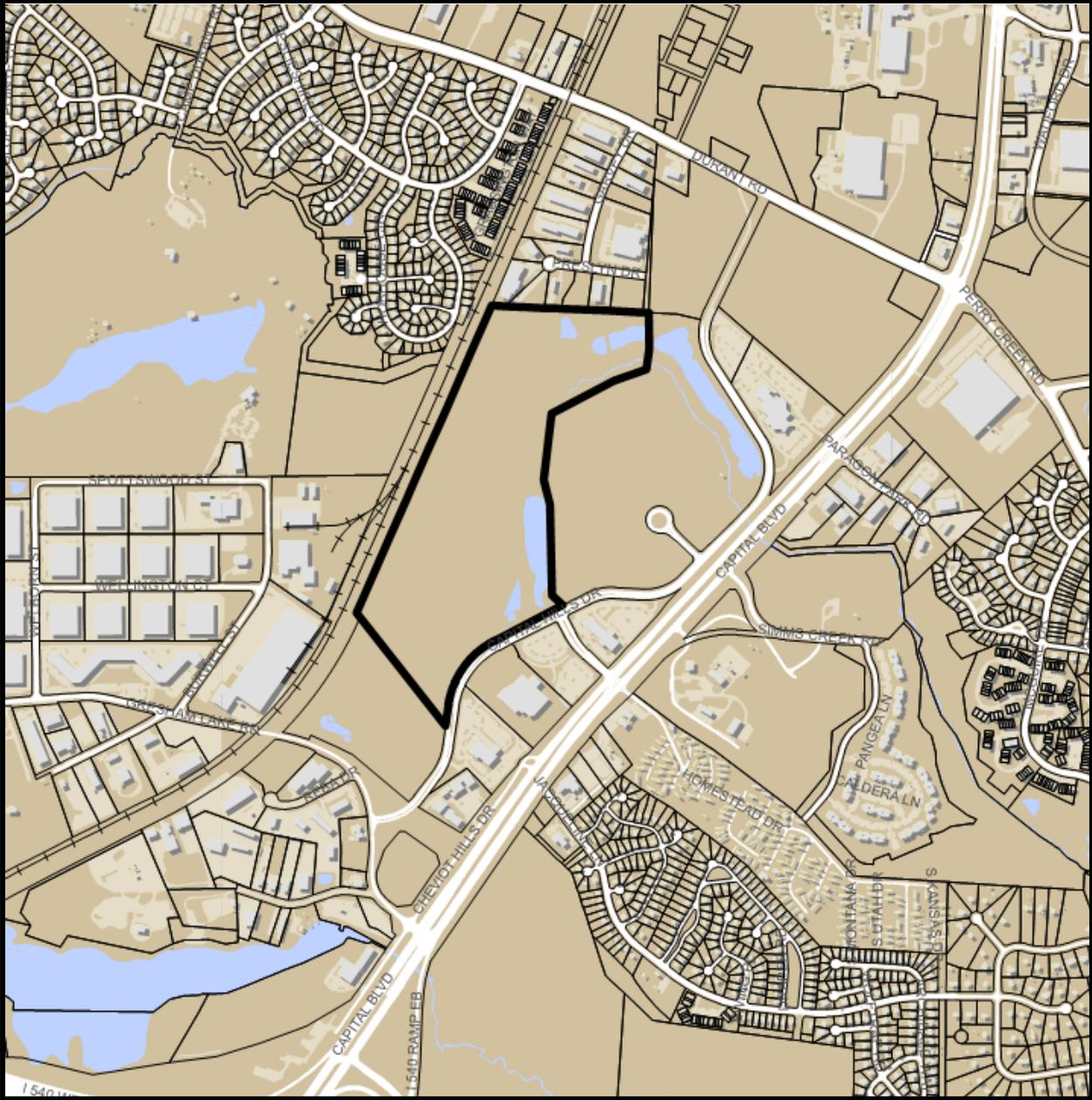
Contact: Jonathan Allen, CALYX Engineers and Consultants

Design Adjustment: Two Design Adjustments have been approved by the Public Works Director as follows:

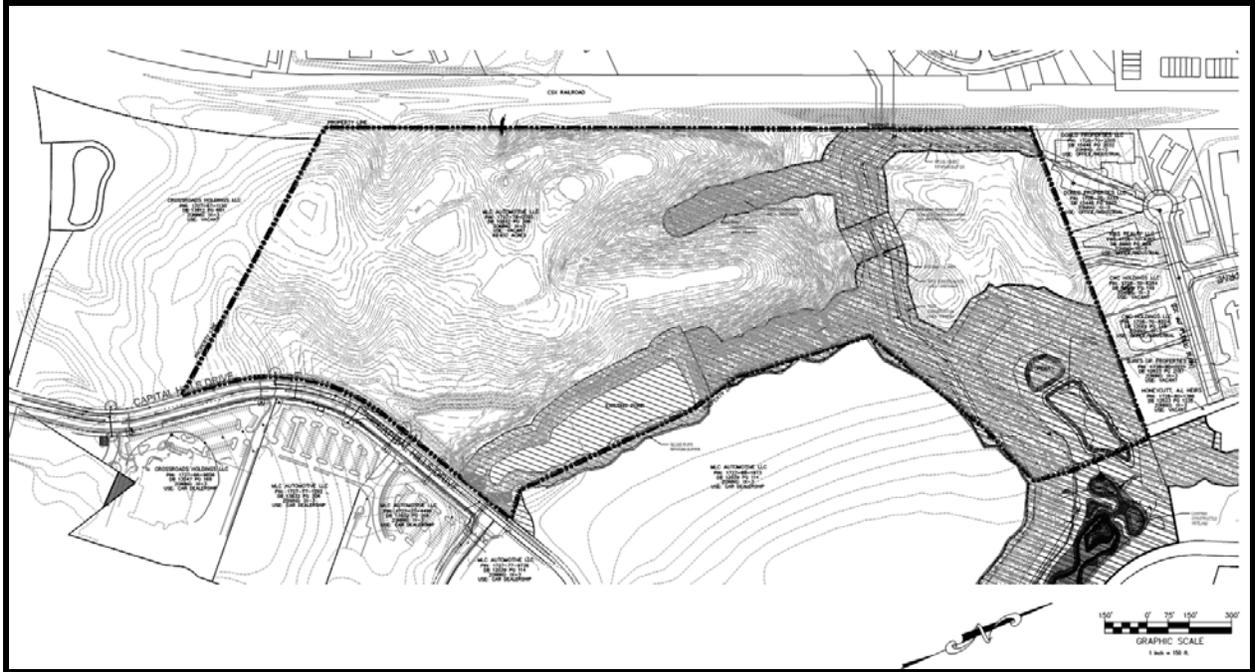
Approval of an alternative streetscape cross section as an existing existing 10' asphalt greenway prevents street trees from being installed inside the right of way. Street trees are to be allowed outside of the right of way along Capital Hills Drive. (Raleigh Street Design Manual 5.18.2 A 3 a).

The 4,000 ft. Block Perimeter requirement is being waived due to existing infrastructure (CSX Railroad right of way, stream buffers, and existing tree conservation areas). As part of this project approximately 560' of new public street is proposed into the site potentially reducing the block perimeter required for future development. (8.3.6)

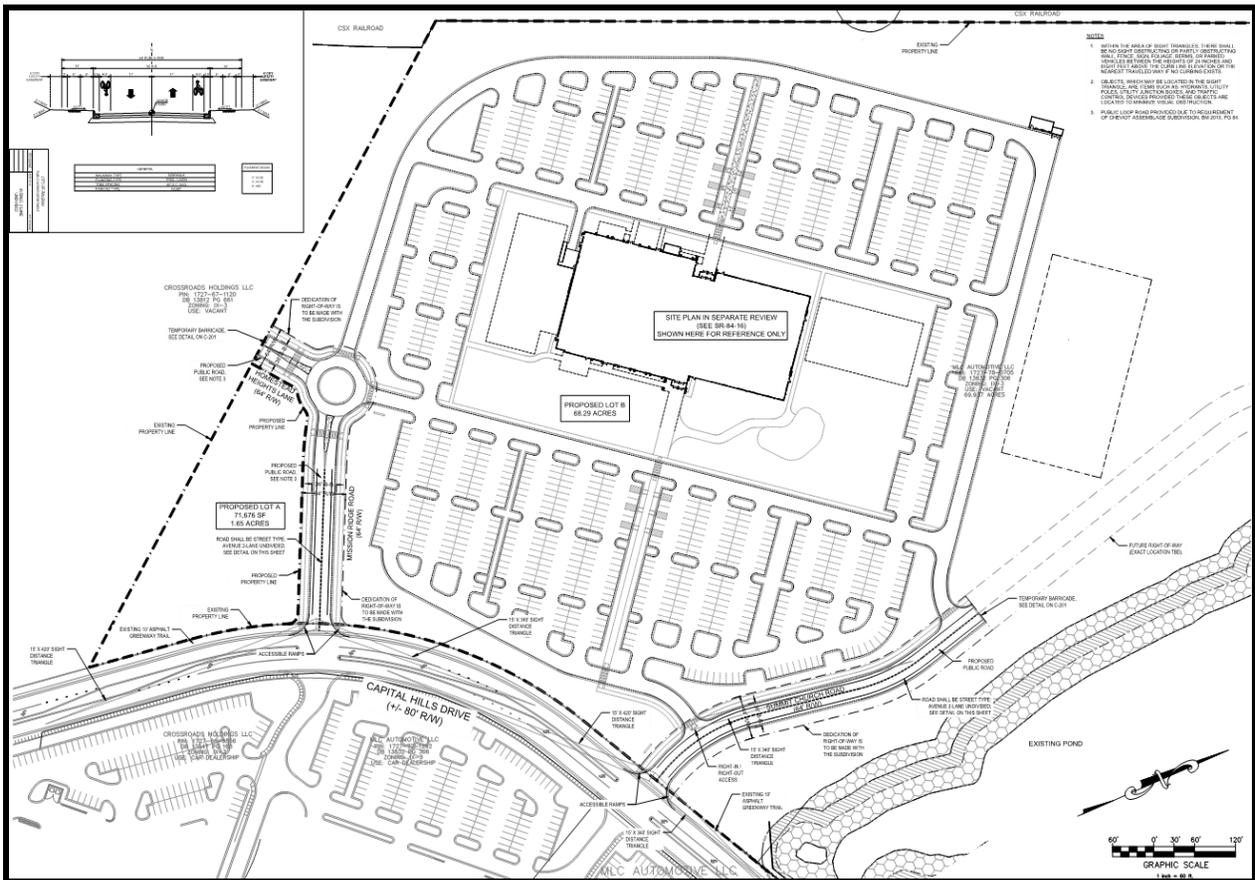
Administrative Alternate: NA



S-4-17, The Summit Church Subdivision/SR-84-16 The Summit Church Project Location Map



S-4-17 / SR-84-16 Existing lot



Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 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.

PROJECT	Project Name	The Summit Church	Date completed Application received	5/10/2017
	Case Number	SR-84-2016	Transaction Number	491203

DEPARTMENT RESPONSE/RECOMMENDATION	Staff <u>SUPPORTS</u> the Design Adjustment based upon the findings in these applicable code:																						
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	<input checked="" type="checkbox"/> UDO Art. 8.4 New Streets																					
	<input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets	<input checked="" type="checkbox"/> Raleigh Street Design Manual	<input type="checkbox"/> Other																				
	<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><i>Kathryn Beard</i></td> <td><input checked="" type="checkbox"/> Transportation</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Engineering Services</td> <td></td> <td><input type="checkbox"/> PRCR</td> <td></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	<i>Kathryn Beard</i>	<input checked="" type="checkbox"/> Transportation		<input type="checkbox"/> Engineering Services		<input type="checkbox"/> PRCR		<input type="checkbox"/> Public Utilities		
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<input type="checkbox"/> Engineering Services		<input type="checkbox"/> PRCR																					
<input type="checkbox"/> Public Utilities																							
<p>Findings: Staff is in support of this request for a design adjustment for this 69 acre property which is adjacent to the CSX Railroad along the west property line of this site. The property, which is being developed by The Summit Church, is providing 2 public streets to provide connectivity north and south of this parcel. The south connection was a requirement of the Cheviot Assemblage Subdivision, S-84-2007. The second public street is being constructed as a stub street to provide the alignment of a new connection to the north end of the parcel. The continuation of this new street will cross a culvert to access the future greenway and continue with a connection to Preslyn Drive, Garvey Drive and to ultimately connect to Durant Road.</p>																							

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


 Authorized Signature KENNETH W. RITCHIE, PE 7/6/2017
 ENGINEERING MANAGER Date

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

CONDITIONS	
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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).



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 The Summit Church-Capital Hills Campus	Date Completed Application Received:
	Case Number: SR-84-2016	Transaction Number: 491203

DEPARTMENT RESPONSE/RECOMMENDATION	DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE
	<input type="checkbox"/>	Dev. Services Planner:		<input type="checkbox"/>
<input checked="" type="checkbox"/>	Dev. Services Eng:	Kathryn Beard <i>KOB</i>	<input type="checkbox"/>	Transportation:
<input type="checkbox"/>	Engineering Services:		<input checked="" type="checkbox"/>	PRCR: <i>ZIM</i> Mary-Ann Metcalf <i>ZACH MANOR</i>

Staff is in support of the planting of street trees on private property due to the existing asphalt path and narrow planting strip.

Development Services Director or Designee Action:

Approve Approval with Conditions Deny

[Signature] **MICHAEL W. RITCHIE, PE** *5/5/2017*
 Authorized Signature **ENGINEERING MANAGER** 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).

City of Raleigh
 Development Services

Phone: 919-996-2495
 www.raleighnc.gov

SUBJECT: S-4-17, The Summit Church Subdivision
SR-84-16, The Summit Church SR

**CROSS-
REFERENCE:** Transaction # 500077 (Subdivision)
Transaction # 491203 (Site Plan)
S-94-07 Cheviot Assemblage Subdivision

LOCATION: The site is located on the north side of Capital Hills Drive, east of the intersection of Gresham Lake road and Capital Hills Drive, inside the city limits.

PIN: 1727780705

REQUEST: The subdivision of a 69.94 acre parcel into two lots zoned IX-3 and approval of a site plan for a 65,900 square foot church (civic building) on lot B, a 68.29 acre lot, all inside the city limits.

Lot A – an open lot on 1.65 acres.

Lot B – a proposed 65,900 square foot gross church on a 68.29 acre lot.

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Prior to issuance of a mass 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;

Prior to approval of a concurrent review of Final Site Review and Infrastructure construction plans, or whichever is applicable:

2. That construction plans showing compliance with the shared stormwater devices be submitted and approved by the Public Works Department;
3. That a final tree conservation plan with permit be approved by the Forestry Specialist for the proposed tree conservation areas being provided for conformance with UDO section 7.1.2.D.4. The plan must show metes and bounds descriptions of all tree conservation areas, and tree protection fence around all tree conservation areas;
4. That the final site plan be revised to show a C-3 yard along parking in the NW corner, and that the two parking islands on the north side of the parking area are shown to contain shade trees demonstrating compliance to 7.1.7 A-D of the Unified Development Ordinance;

5. That the final site plan be revised to show a detail of dumpster enclosure demonstrating compliance to sections 2.5 c 3, and C-9 of the City of Raleigh Solid Waste manual;
6. That the contractor shall obtain a Right-of-Way Obstruction Permit from Right-of-way Services for any work which requires the temporary closure of a streets, travel lanes, parking spaces or sidewalks;
7. That as street lighting is required on all public streets, lighting plans are required to be included in the infrastructure construction plan set;

Prior to Planning Department authorization to record lots:

8. That Infrastructure Construction Plans are approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan;
9. That a zoning permit be obtained for the planting of the street trees along Capital Hills Drive;
10. 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";
11. That the flood prone areas, as approved by the City Stormwater Engineer, and as shown on the preliminary plan shall be shown on the recorded map;
12. 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)";
13. That a tree impact permit for all trees proposed inside of the right of way is to be obtained from the City of Raleigh;
14. That street names be approved by the City and Wake County for the proposed streets within this subdivision;
15. 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 Street A and Street B, is paid to the City;

Prior to issuance of building permits:

16. That all conditions of subdivision approval for S-4-17 are met and the subdivision is recorded with the Wake County Register of Deeds;
17. That concurrent plan review for the site be approved;
18. That final plans show all proposed outdoor lighting meeting the standards of Section 7.4 of the Unified Development Ordinance;
19. That all mechanical equipment must be located and shown on the plan meeting the screening standards of section 7.2.5 of the Unified Development Ordinance;
20. That the approved additional tree conservation area being provided in accordance with UDO section 7.1.2.D.4 be recorded with the Wake County Register of Deeds and a copy of the recorded map be provided to the City;
21. That a zoning permit be obtained to insure compliance of all landscaping and designated parking.

I hereby certify this administrative decision.

Signed:(Planning Dir.) Kenneth Bowen Date: 7/19/17

Staff Coordinator: Michael Walters (B)

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

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance including Chapter 2, Article 2.2, Sections 2.2.5, and 2.2.6. This approval is based on a preliminary subdivision plan (S-4-17) dated 05/19/2017, and a preliminary site plan (SR-84-16) dated 6/7/2017, owned by The Summit Church, both submitted by Jonathan Allen, CALYX Engineers and Consultants

ZONING:

ZONING DISTRICTS: IX-3 Ordinance 310ZC698 Effective 5/20/14.

SETBACKS /

HEIGHT: Civic Buildings in the IX zoning district require a 10' primary and side street setback, and 0'/6' side and rear setbacks. These minimum standards are met with this development plan. No building is closer than 5' to a street.

OPEN SPACE: This Church site is required to provide an outdoor amenity area in accordance with section 3.2.7. 10% or 6.99 acres required. 7.54 acres are provided.

TREE CONSERVATION: Tree Conservation areas were recorded previously as part the original subdivision (S-94-07 Cheviot Assemblage Subdivision) and thus additional TCA is not required for the proposed subdivision. However, required parking for the proposed site plan (SR-84-16) is exceeded by 150% (UDO 7.1.2.D.4) thus 5% additional TCA is being provided to meet code requirements. The additional 5% tree conservation required = 152,329.32 square feet; provided = 154,639.19 square feet or 3.55 acres.

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is existing dedicated greenway on this site. (BM 2009, pg. 1121-1130)

STREET PLAN MAP: Dedication of right-of-way and construction of the following streets are required by the Street Plan Map of the Comprehensive Plan. Proposed street(s) are classified as shown below.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Capital Hills Drive	Avenue 2-Lane, Divided					NA
Proposed Street A	Neighborhood Street - Avenue, 2-lane undivided		36' b-b street section in a 64' right-of-way and bike lanes		36' b to b	NA
Proposed Street B	Neighborhood Street - Avenue, 2-lane undivided		36' b-b street section in a 64' right-of-way and bike lanes		36' b to b	NA

A surety for the required improvements shall be provided in accordance with 8.1 of the UDO.

TRANSIT: This site is presently not served by the existing transit system.

COMPREHENSIVE

PLAN: This site is located in the North Citizen’s Advisory Council in an area designated as Office and Residential Mixed Use.

**SITE PLAN
STANDARDS:**

Zoning District:	IX-3	2.1 , 3.1
Overlay District:	NA	5.1
Parking:	<p>Vehicle Required = 1 space/ 4 seats = 450 spaces Proposed = 1,057 spaces. Required parking on proposed site (SR-84-16) is > 150% (UDO 7.1.2.D.4) and condition is met by providing 5% additional TCA.</p> <p>Bicycle = NA</p>	7.1.2
Streetscape:	The applicable streetscape is commercial for both proposed streets. The streetscape for Capital Hills Drive (alternative streetscape cross section) is met via an approved design adjustment allowing street trees outside of the public right of way. Construction of a 6’ tree lawn with a 6’ wide sidewalk is proposed along both sides of each proposed street.	8.5
Setbacks/Frontage:	Primary Street = 5’ Side Street = 5’ Side lot = 0 or 6’ Rear = 0 or 6’	3.4 , 3.2 , 2.2
Neighborhood Transitions:	Upper northwest section adjacent to RR, residential use and (R-6) zoning – Existing 50’ Neuse river riparian Buffer and TCA. The balance of the site does not require transitions.	3.5
Transitional Protective Yards:	Upper northwest section adjacent to RR, residential use and (R-6) zoning – Existing 50’ Neuse river riparian Buffer and TCA. The balance of the site has no yards required.	7.2.4
Stormwater:	The subdivision for this site is a further subdivision of a parcel created in Cheviot Assemblage [which has a shared stormwater management solution] This site will adhere to the conditions for stormwater management of the original and detail out the new	9.2

	allocation for the new lots being created.	
Tree Conservation:	Tree Conservation areas were recorded previously as part the original subdivision (S-94-07 Cheviot Assemblage Subdivision), in accordance with Article 9.1. However, 5% additional tree conservation area is being provided with this site plan because parking is being provided in excess of 150% of the required (UDO 7.1.2.D.4). The additional 5% tree conservation required = 152,329.32 square feet; 154,639.19 square feet or 3.55 acres provided.	9.1
Other:	Dedicated greenway Area, BM 2009, pg.1121-1130	

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in IX zoning district for an Open Lot is 5,000 square feet. The minimum lot width for an Open Lot in this zoning district is 50 feet. Lots in this development conform to these minimum standards.

PUBLIC UTILITIES: City water and sewer services are available. The subdivider is responsible for installation of all lines necessary to provide service to this site.

SOLID WASTE: Individual lot service is approved for private service dumpsters for any future development.

BLOCKS / LOTS / ACCESS: Block Perimeter requirement is being met via an approved design adjustment. A fee for street signs is required in accordance with the Raleigh Street Design Manual. Note the subdivision associated with this development proposal does create one new street bisecting the parent parcel and also establishes a section of street right-of-way within the tract which is to be constructed. The remainder of that street alignment/extension will be determined in the future with additional development.

STREETSCAPE TYPE: The applicable streetscape is commercial for both proposed streets. The streetscape for Capital Hills Drive (alternative streetscape cross section) is met via an approved design adjustment allowing street trees outside of the public right of way. Construction of a 6' tree lawn with a 6' wide sidewalk is proposed along both sides of each proposed street.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. A sidewalk is required along both sides of each of the proposed streets. Access to the public right of way in addition to internal connection requirements is provided in accordance with 8.3.4 of the UDO.

FLOOD HAZARD: There are flood hazard areas on this site.

STORMWATER

MANAGEMENT: This subdivision is a further subdivision of a parcel created in Cheviot Assemblage [which has a shared stormwater management solution] This subdivision will adhere to the conditions for stormwater management of the original and detail out the new allocation for the new lots being created.

**WETLANDS
/ RIPARIAN
BUFFERS:**

Neuse River riparian buffers are required on this site.

STREET NAMES: Two new streets are being proposed with this development. Fees for street signs are required in accordance with the Raleigh Street Design Manual.

**OTHER
REGULATIONS:**

Developer shall meet all City requirements, including underground utility service, flood protection measures, and the soil erosion ordinance, unless specifically varied by this approval.

SUNSET DATES:

Expiration Dates for the Administrative Subdivision:

If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: 7-12-2020

Record entire subdivision.

Expiration Dates for Administrative Site Review:

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: 7-12-2020

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. and submit them to the Development Plans Review Center for approval.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the Development Plans Review Center for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE SUNSET THRESHOLDS AS NOTED ABOVE.