



Certified Action of the City Planning Commission

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

Case File / Name: SP-41-14 / Catholic Cathedral

General Location: The site is located on Crusader Street, bounded by Western Boulevard on the north and Centennial Parkway to the south.

Owner: Roman Catholic Diocese of Raleigh
Designer: McAdams Company

CAC: Southwest

Nature of Case: Construction of a 49,384 square foot church facility on 29.14 acres zoned Office & Institutional-1 with Special Residential Parking Overlay District.

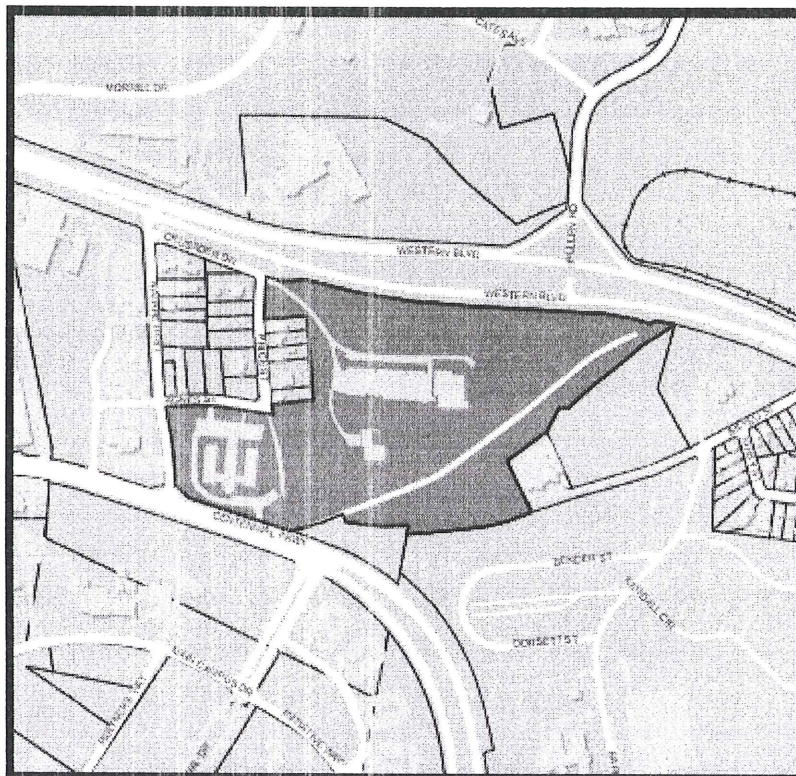
This plan was submitted after September 1, 2013

Key Issues: As presented, staff finds that this plan conforms to Code standards and adopted land use policies.

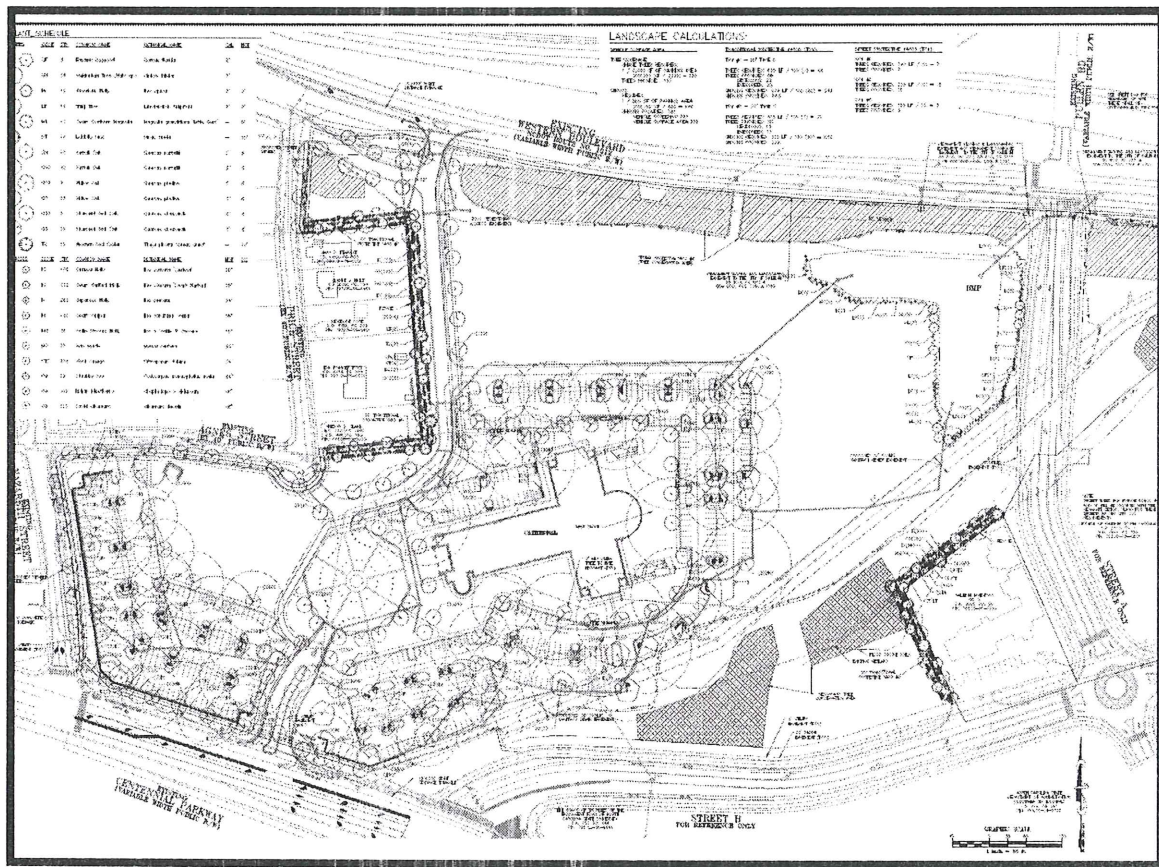
Contact: Andy Padiak, McAdams Company

Design Adjustment: N/A

Administrative Alternate: N/A



SP-41-14 - Location Map



SP-41-14 - Site Plan

SUBJECT: SP-41-14 / Catholic Cathedral

**CROSS-
REFERENCE:** S-16-14

LOCATION: This site is located on the west side of Crusader Drive, between Western Boulevard and Centennial Parkway, inside the City Limits.

PIN: 0793881119

REQUEST: Construction of a 49,384 square foot church facility on 29.14 acres zoned Office & Institutional-1 with Special Residential Parking Overlay District.

Planning Commission approval is required due to the proposed use being an institutional use, greater than 25,000 square feet, located within 400 feet of a residential use.

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:** As noted on the Staff Report, attached

FINDINGS: The Planning Commission finds that, with the following conditions of approval being met, this request conforms to Chapter 2, Part 10, Sections 10-2035, 10-2132.2, and, Part 10A (Unified Development Ordinance) Articles 8, and 9. This approval is based on a preliminary plan dated 10/28/14, owned by Roman Catholic Diocese of Raleigh, submitted by McAdams Company.

**ADDITIONAL
NOTES:** There are no additional notes for this plan.

**VARIANCES /
ALTERNATES:** none

To PC: February 10, 2015

Case History: N/A

Staff Coordinator: Meade Bradshaw

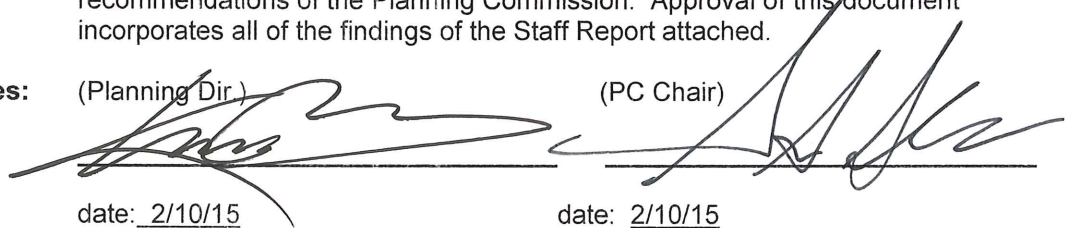
Motion: Lyle
Second: Fleming
In Favor: Braun, Buxton, Fleming, Fluhrer, Lyle, Schuster, Swink, Terando and Whitsett
Opposed: xxxxx
Excused: xxxxx

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the Staff Report attached.

Signatures:

(Planning Dir.)

(PC Chair)



date: 2/10/15

date: 2/10/15



Staff Report

**RECOMMENDED
ACTION:** **Approval with Conditions**

**CONDITIONS OF
APPROVAL:**

Planning Commission Actions:

- (1) That the Planning Commission finds that this site plan meets the standards for approval of Code Section 10-2132.2(d);

Administrative Actions:

Prior to issuance of a mass grading permit for the site:

- (2) 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;
- (3) That a 100-year floodplain analysis be submitted to and approved by the Public Works Department;
- (4) That as the developer proposes to disturb a designated riparian buffer, the North Carolina Division of Water Quality shall approve the disturbance of the riparian buffer before any grading or approval of construction drawings, (whichever first occurs) and evidence of such approval shall be provided to the Stormwater Engineer in the Public Works Department, and a written watercourse buffer permit is thereby issued by the Inspection Department before commencement of work;
- (5) 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;

- (6) That NCDOT permits are issued for road improvements within Western Boulevard and Centennial Parkway;
- (7) That a nitrogen offset payment must be made to a qualifying mitigation bank;
- (8) That in accordance with Part 10A Section 9.4.4, a surety equal to 125% of the cost of clearing, grubbing and reseeding a site and installation of the stormwater device, shall be paid to the City;
- (9) That a 100-year floodplain analysis be submitted and approved by the Public Works Department;

- (10) That a public private agreement with the City, North Carolina State University, and The Roman Catholic Diocese be executed regarding right-of-way and road improvements for Street A and Street B. If the Public, private Agreement, for whatever reason, fails to be executed, then construction of the infrastructure improvements for Streets A and B shall remain the sole responsibility of the Roman Catholic Diocese;
- (11) 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, BMPS, and open space areas for stormwater purposes prior to grading or the approval of construction drawings whichever event comes first;

Prior to issuance of a building permit:

- (12) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements which remain incomplete;
- (13) That flood prone areas, as approved by the City Stormwater Engineer, are shown on the preliminary plan and shall be shown on the recorded map;
- (14) That all applicable conditions of approval for the subdivision of this site, case S-16-14, are met and the subdivision and street right-of-way is recorded in accordance with the preliminary subdivision plan;
- (15) That flood prone areas, as approved by the City Stormwater Engineer, are shown on the preliminary plan and shall be shown on the recorded map;
- (16) That wetlands and 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);"
- (17) 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 an occupancy permit:

- (18) That all public improvements are inspected and accepted for maintenance by the Public Works department;
- (19) 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;

ZONING:

ZONING DISTRICTS: Office & Institutional-1, Special Residential Parking Overlay District

SETBACKS / HEIGHT: This plan conforms to all minimum setback standards. Front yard = 350', rear yard = 450', front / rear aggregate = 800', side yard = 240' & 630', side yard aggregate = 870'. This plan conforms to maximum height standards in this zoning district. Proposed height of the building is 70'

PARKING: Off-street parking conforms to minimum requirements: 250 spaces required, based on 1 parking space per 8 seats in principal assembly area. 578 spaces are provided.

LANDSCAPING: Vehicular surface area landscaping in conformity with Section 10-2082.6 is shown. This is a low impact use under Section 10-2082.9. Transitional protective yards are shown in compliance with City standards in the following locations:

<u>Location</u>	<u>Yard type required</u>	<u>Width proposed</u>
Western Property Line	Type C	20'
Southern Property Line	Type C	20'

TREE CONSERVATION: Approved as part of S-16-14.

This project is larger than two acres and compliance with Code Section 10-2082.14 Tree Conservation is required. The project provides 2.80 acres of tree conservation area which is 10.09% of gross site acreage.

Tree conservation acreage is as follows:
Primary: 0.00 acres
Secondary: 2.80 acres

OPEN SPACE: N/A

DEVELOPMENT INTENSITY: There are no floor area ratio or building lot coverage limitations for churches in the Office & Institutional-1 Zoning District.

PHASING: There is one phase with this project. Future development will require a separate submittal for approval.

UNITY OF DEVELOPMENT: Unity of development and sign criteria are not required in this development.

**COMPREHENSIVE
PLAN:**

GREENWAY: There is no greenway on this site.

**STREET
TYPOLOGY MAP:**

Dedication of right-of-way and construction of the following streets are required by the Street Typology Map of the Comprehensive Plan.

Street Name	Designation	Exist R/W	Required R/W	Existing Street (b to b)	Proposed Street (b to b)
Western Boulevard	Avenue 6-Lane Divided	N/A	N/A	N/A	Eastbound right turn lane
Centennial Parkway	Avenue 4-Lane Divided	N/A	N/A	N/A	Left turn lane

An off-site improvement for the channelization of the existing median break at the intersection of Western Boulevard and Nazareth Street will be constructed.

Installation of a concrete median on Pullen Road, north of Western Boulevard will also be done.

All road improvements and right-of-way dedication to Street A (Pullen Road Extension), Western Boulevard, Nazareth Street, Agnes Street, Price Street, Centennial Parkway, and Future Street B were approved with S-16-14.

A Public, Private Agreement for these Street A and Street B involving the City, North Carolina State University, and the property owner is expected. Note that the details of that agreement may differ from the conditions of approval set for the Subdivision (S-16-14) and/or the Site Plan (SP-41-14). If necessary, a revision may be required. If the Public, Private Agreement, for whatever reason, fails to be executed, then infrastructure improvements addressed above shall remain the sole responsibility of the property owner for construction.

TRANSIT: This site is along the Capital Area Transit 11L route. A transit easement was requested from the City on Western Boulevard, but not provided.

**COMPREHENSIVE
PLAN:**

This site is located in the Southwest Citizen Advisory Council, in an area designated as Medium Density Residential.

- LU 2.4 Large Site Development
- LU 2.5 Healthy Communities
- LU 4.5 Connectivity
- LU 5.1 Reinforcing the Urban Pattern
- LU 12.3 Reservations for Community Facilities
- T 2.4 Road Connectivity

**HISTORIC /
DISTRICTS:**

The existing building is not a designated Historic Structure. This site is not located in or adjacent to a designated Historic District.

**APPEARANCE
COMMISSION:**

The Appearance Commission has made the following comments on this preliminary plan. Shown below are comments and applicant responses:

<u>Comment</u>	<u>Response</u>
The Commission suggests the use of an alternate tree where red maples are planted in constrained sites such as parking islands	Red maples have been revised to Ginkgo Biloba
The Commission recommends the addition of vegetation to steeply sloped areas along the perimeter of the site.	Slopes will be stabilized per with erosion control systems such as mulching and sod. Additional vegetation has been added to the revised landscape plan.
The Commission supports the use of a material other than asphalt for the plaza.	Your comment is noted. The goal of the Diocese is to use various paving materials to make the plaza a focal point of the project. The plaza will be designed at a later date when the enhanced landscape and hardscape plan is developed.
The Commission commends the thoughtful placement and screening of the mechanical yards, and suggests that any necessary fences or retaining walls be complementary of the architecture.	Your comment is noted.
The Commission suggests the inclusion of simple plantings to complement the siting of the building, as indicated in the project rendering.	An enhanced landscape plan will be prepared once the architectural plans are further developed for this project. Until the enhanced landscape plan is developed, the code compliant plan included in the site plan set provides simple plantings that complement the building.

**SUBDIVISION
STANDARDS:**

LOT LAYOUT: The proposed street layout conforms to City Code, providing for efficient circulation of traffic within the entire neighborhood area. A left turn lane will be constructed on Centennial Parkway into the site. A right turn lane will be constructed on Western Boulevard along with the construction of a right in/right out access point.

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

SOLID WASTE: Individual lot service to be provided by private contractor.

CIRCULATION: Proposed street improvements shall conform to normal City construction standards. An internal drive will be constructed at the existing Nazareth Street stub to provide access to the building. Public street access to the site will be from Centennial Parkway, Agnes Street and Western Boulevard. An access point will be constructed on Street A. Because the street is not currently constructed, the access point will be determined at infrastructure construction plan submittal.

BLOCKS / LOTS /

ACCESS: Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO. A fee for street signs is required in accordance with the Raleigh Street Design Manual. A 10' sidewalk within a 20' pedestrian access easement will be constructed on the property from Western Boulevard to Centennial Parkway to meet UDO Chapter 8 was approved with S-16-14. The 20' pedestrian easement will be required prior to lot recordation of S-16-14.

STREETSCAPE

TYPE: Streetscape improvements were approved with S-16-14.

The applicable streetscape is commercial. Construction of a 6' planting strip with a 6' wide sidewalk is proposed along Street A, Street B, Nazareth Street, Price Street and Agnes Street. Western Boulevard is an NCDOT road and will utilize the existing trees to meet the Type C street yard. A Design Adjustment on Centennial Parkway was approved by the Public Works Director to install trees on private property adjacent the street due to the existing 3.5 planting strip between the existing sidewalk and Centennial Parkway not having sufficient spacing to install trees.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. Sidewalk improvements were approved with S-16-14. A private sidewalk connection from the building to all rights-of-way will be required.

Proposed sidewalk locations conform to City regulations. A 5' sidewalk exists on Centennial Parkway and a fee-in-lieu for 1' sidewalk will be paid. 6' sidewalk will be constructed on Agnes Street, Nazareth Street, Price Street, Street A, and Street B. The Centennial Bikeway Connector (8' asphalt trail) is located along Western Boulevard and will be relocated within Street A.

FLOOD HAZARD: There are flood hazard soils on this site. Less than 50% of the flood hazard area is proposed for development in conformance with Code Section 9.3.5.

**STORMWATER
MANAGEMENT:**

This site is subject to stormwater management controls in accordance with UDO Article 9.2. Proposed stormwater control measures are shown in accordance with the Raleigh Stormwater Control and Watercourse Buffer Manual. Stormwater runoff control requirements will be met utilizing a dry pond on-site. Nitrogen loading regulations will be met using the dry pond and mitigation offset fees.

The subject lot will contain the required stormwater devices for the site plan and all roadway improvements for the subdivision. No development is expected to occur on Lot 2.

**WETLANDS
/ RIPARIAN
BUFFERS:**

Wetland areas and Neuse River riparian buffers are present on this site.

**OTHER
REGULATIONS:**

Developer shall meet all requirements of Part 10 and Part 10A of the City Code unless specifically varied by this approval.