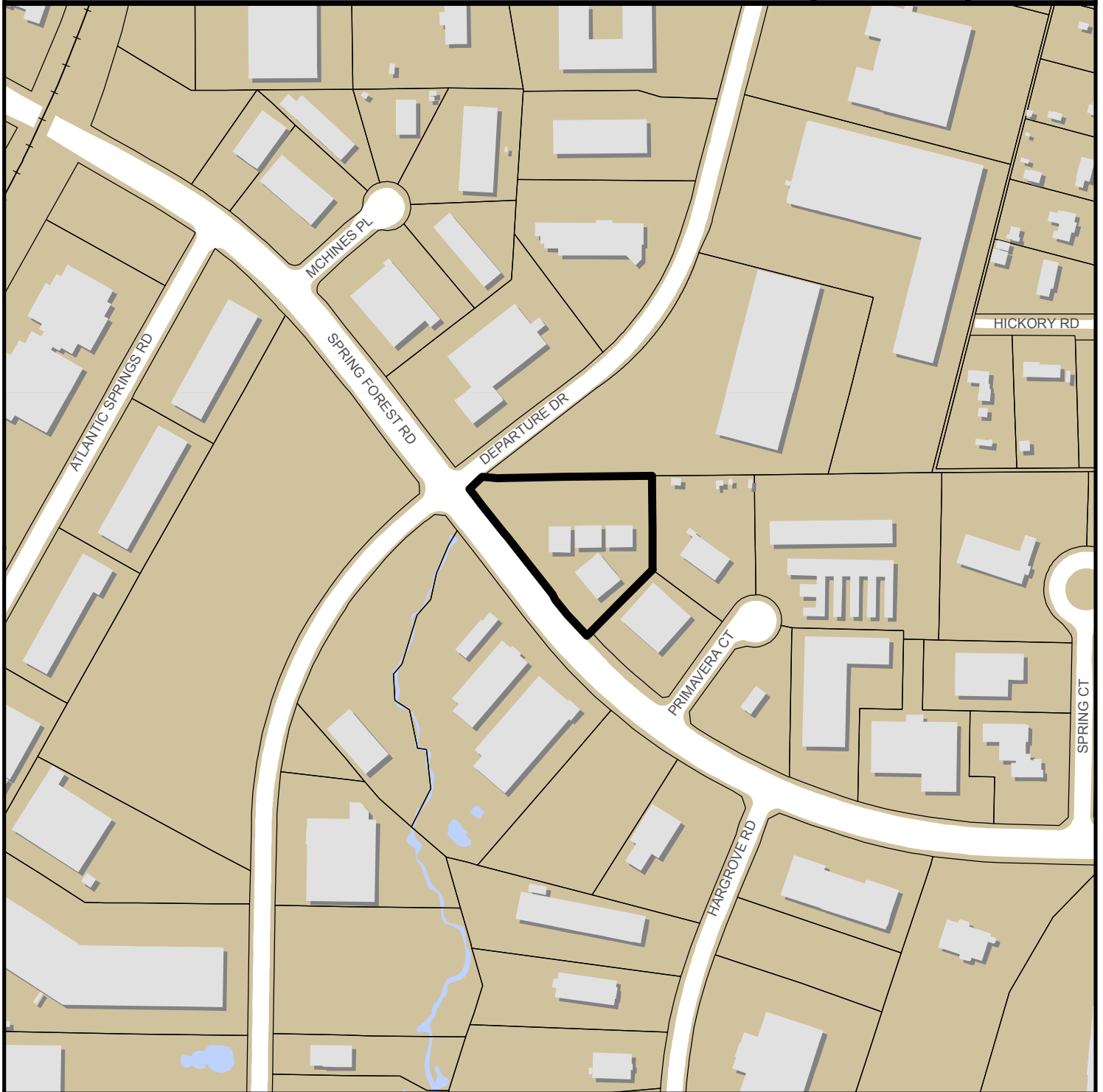


# HARVEST BIBLE CHAPEL NORTH RALEIGH SR-39-2016



0 300 600 Feet

Zoning: **IX-3-PK**

CAC: **North**

Drainage Basin: **Marsh Creek**

Acreage: **2.26**

Units/Lots sq. ft.: **23,589**

Planner: **Meade Bradshaw**

Phone: **(919) 996-2664**

Applicant: **Jon Frazier**

Phone: **919-610-1051**





## Administrative Action Administrative Site Review

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

**Case File / Name:** SR-39-16 / Harvest Bible Chapel (Transaction # 475676)

**Case File / Name:** SR-39-16 / Harvest Bible Chapel

**General Location:** Located at the northeast quadrant of Spring Forest Road and Departure Drive, inside the city limits.

**CAC:** North

**Nature of Case:** The change of use of one building in an existing office center to a church. The parcel is 2.26 acres zoned IX-3-PL. UDO Section 10.2.7 requires that any change in use resulting in the increase of 10 parking spaces, qualifies as a site plan.

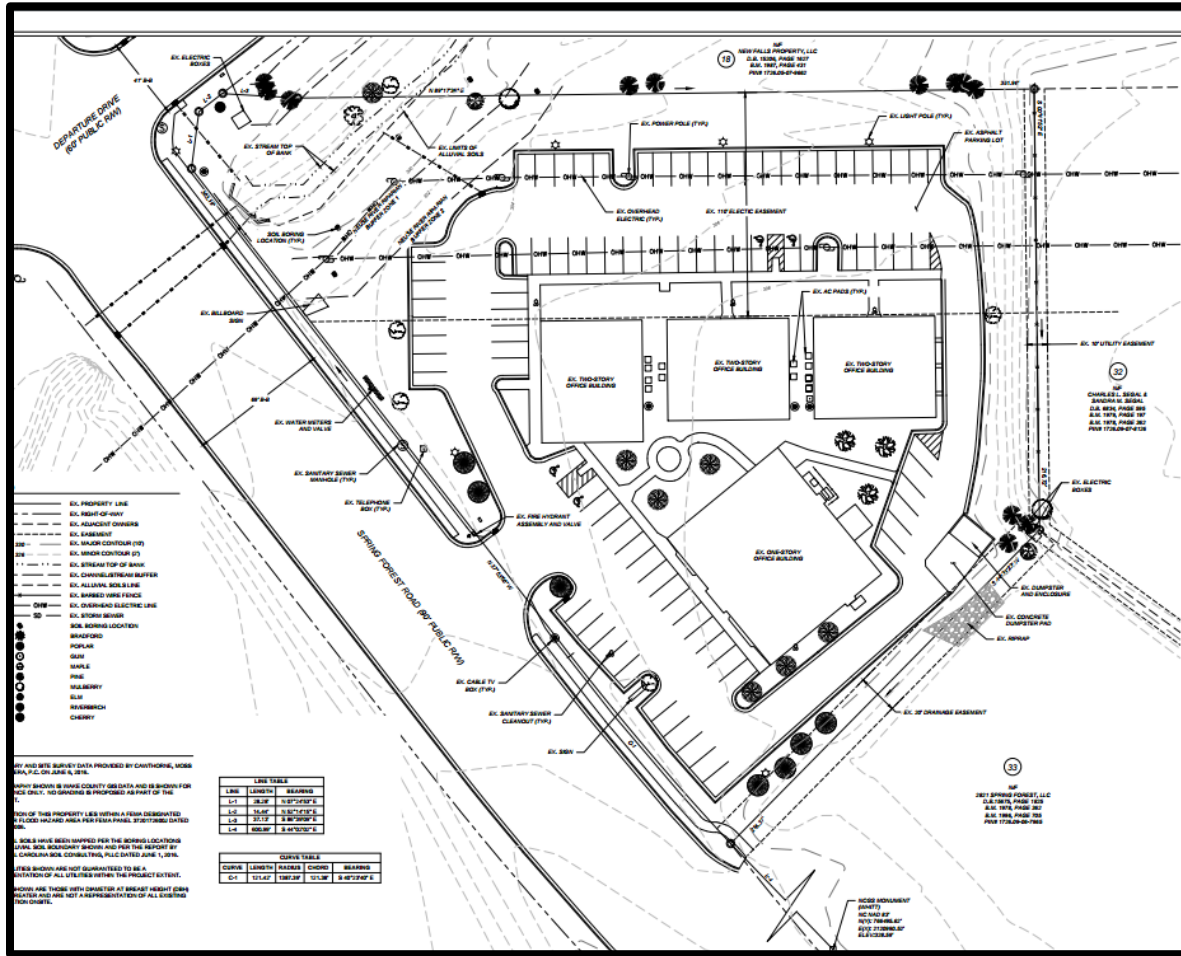
**Contact:** Jon Frazier

**Design Adjustment:** One adjustment was approved to reduce the amount of street right-of-way dedication required.

**Administrative Alternate:** NA

**Cross-Reference:** Z-27B-14





# Site Plan



**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.

<b>PROJECT</b>	Project Name Harvest Bible Chapel	Date Completed Application Received: 9/7/2016
	Case Number: SR-36-2016	Transaction Number: 469762 475676

<b>DEPARTMENT RESPONSE/RECOMMENDATION</b>	DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE
	<input type="checkbox"/>	Dev. Services Planner:		<input type="checkbox"/>
<input checked="" type="checkbox"/>	Dev. Services Eng:	Daniel G. King, PE <i>DGK</i>	<input type="checkbox"/>	Transportation:
<input type="checkbox"/>	Engineering Services:		<input type="checkbox"/>	PRCR:

Due to existing parking lot location staff supports the request to dedicate only the portion of the right-of-way that does not conflict. Please see attached.

**Development Services Director or Designee Action:**

Approve  Approval with Conditions  Deny

*[Signature]* \_\_\_\_\_ *9/12/16*  
Authorized Signature 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 FOR APPROVAL</b>	
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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

<b>Code Conformance:</b>		<b>Code Section(s)</b>
<b>Zoning District:</b>	IX-3-PL Ordinance 523ZC721 Effective February 13, 2016	<u>2.1</u> , <u>3.1</u>
<b>Overlay District:</b>	N/A	<u>5.1</u>
<b>Parking:</b>	45 –office (18000 sq, ft) based on 1 space / 400 square feet of office 42 – Church based on 1 space/ 4 seats in principal assembly area 87 spaces required / 90 existing parking spaces	<u>7.1.2</u>
<b>Street Type(s):</b>	Spring Forest - Avenue 4-Lane, Divided Departure Drive - Avenue 2-Lane, Undivided	<u>8.4</u>
<b>Streetscape:</b>	Spring Forest – 5' sidewalk exists; fee-in-lieu for 1' sidewalk. ½-104' of right-of-way along all but a 30' section of Spring Forest Road is proposed.  Departure Drive – Proposed 6' sidewalk extension, and ½ of 64' right of way (or 2') dedication.  *UDO Section 8.5.1.B.3 – A change in use does not trigger application of the streetscape requirements	<u>8.5</u>
<b>Setbacks/Frontage:</b>	Front – 46' Sides – 48' & 110' Rear – 50'	<u>3.4</u> , <u>3.2</u> , <u>2.2</u>
<b>Neighborhood Transitions:</b>	Properties to the east and the west are zoned mixed use zoning districts	<u>3.5</u>
<b>Transitional Protective Yards:</b>	N/A	<u>7.2.4</u>
<b>Stormwater:</b>	This project is exercising exemption from stormwater control requirements as afforded by UDO 9.2.2.A.7; Substitution of impervious surface. Existing impervious 1.27 ac, proposed impervious 1.26 acres. No nitrogen offset payment or stormwater control device required.	<u>9.2</u>
<b>Tree Conservation:</b>	The subject parcel is larger than two acres in size and is subject to UDO Article 9.1 Tree Conservation. There are no eligible TCAs on this site.	<u>9.1</u>

<b>Variances, Design Adjustments, Administrative Alternates:</b>	Public Works Design Adjustment was approved waiving the required Right of Way dedication for an approximate 30 section south of the Spring Forest Road driveway, due to existing on-site parking.	
<b>Other:</b>		

**OFFICIAL ACTION: Approval with conditions**

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**CONDITIONS OF  
APPROVAL:**

**Prior to issuance of building permits:**

1. That a fee-in-lieu for 1' sidewalk along Spring Forest Road is paid to the Development Services Department;
2. That ½-104' of right-of-way ( along all but a 30' section of Spring Forest Road), and a 5' General Utility Placement Easement along the entire length, is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;
3. That ½-64' of right-of-way along a small section of Departure Drive, and a 5' General Utility Placement Easement along the same small section, is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;
4. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of a 6' wide sidewalk extension along the frontage of Departure Drive, is paid to the Public Works Department;
5. 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; and
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)."

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I hereby certify this administrative decision.

**Signed:** (Planning Dir.) Kenneth Bowen (A. Barber) Date: 10-6-16

**Staff Coordinator:** Meade Bradshaw

**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 Section 3.2.5, Chapter 7, Chapter 8, Chapter 9, and Chapter 10. This approval is based on a preliminary plan dated 10/03/2016, submitted by FLM Engineering.

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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:** 10-6-2019

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.