LOCATION: This 10.42 acre site zoned OX-3-PK CU and OX-7 is located on the property of Dix Park, north of Lake Wheeler Road and in the northeast corner of the intersection of Lake Wheeler Road and Goode Street (private access easement). The site address is 1251 Goode Street.

REQUEST: This is a revision to a previously approved plan - The original approval was an expansion of an existing Special Care Facility which is on site in conjunction with an Emergency Shelter Type A. The expansion consists of an 18,410 square foot expansion of the existing Special Care Facility, a new 6,204 square foot accessory (storage) building, and associated infrastructure. The revision includes removal of construction of future improvements including the removal of the driveway connection to Lake Wheeler Road, and removal of future buildings, future parking lots, and future stormwater control measures.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: SPR-0046-2021: DSRC - Site Permitting Review/Major [Signature Set]

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated January 13, 2021 by Healing Transitions International, Inc. (Formerly The Healing Place of Wake County).

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

- SITE PERMITTING REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. For ease of reference -- correct the City Manager Information Under the Owner block of the cover sheet

Stormwater

2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

3. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
5. Coordinate with Raleigh Parks and Recreation to resolve location of stormwater infrastructure at proposed park entrance.

6. Provide agreement with Duke Power to grade in easement in it's current location, or show that there will be land no disturbance in the power easement.

Urban Forestry

7. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

☑️ **RECORDED MAP(S) -** Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

*The following items must be approved prior to recording the plat:*

**Engineering**

1. An Access deed of easement is no longer required for this development plan.

**Stormwater**

2. While the City will not require conveyance infrastructure to be shown in dedicated easements due to property ownership, any Stormwater Control Measure shall be shown on all plats as Private Drainage Easements per UDO Section 9.2 based upon 1/11/21 email from Blair Hinkle.

**Urban Forestry**

3. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.05 acres of tree conservation area.

☑️ **BUILDING PERMITS -** For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

*The following items must be approved prior to the issuance of building permits:*

**Engineering**

1. A fee-in-lieu for Lake Wheeler improvements along the length of frontage shall be paid to the City of Raleigh (UDO 8.1.10).

2. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

**Stormwater**
3. While the City will not require conveyance infrastructure to be shown in dedicated easements due to property ownership, any Stormwater Control Measure shall be shown on all plats as Private Drainage Easements per UDO Section 9.2 based upon 1/11/21 email from Blair Hinkle.

4. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

5. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

Urban Forestry

6. A tree impact permit will be issued for the removal and protection of trees on city property. At tree fence inspection, additional city trees may require removal or protection at the discretion of the Urban Forestry Inspector.

The following are required prior to issuance of building occupancy permit:

Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

2. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

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: June 11, 2024
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.
I hereby certify this administrative decision.

Signed: Alycia Bailey Taylor
Development Services Dir/Designee
Date: 02/12/2021
Staff Coordinator: Michael Walters
### Average Grade Calculations

#### Storage Building

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