LOCATION: The 8.18 acre site zoned IX-3 and Metro-Park Overlay District is located at the end of Glen Royal Road off of the cul-de-sac at 3304 Glen Royal Road.

REQUEST: The expansion of an existing (general building) 34,298 square foot "Type A" Emergency Shelter and Special Care Facility. This development is phased such that the additions can be permitted separately with phase 1 being 9,157 square feet and phase 2 being 5,802 square feet, along with associated infrastructure. Upon completion the proposed total building area will be 49,257 square feet. The existing facility houses 20 beds and this expansion includes an additional 20 beds.

One Special Use permit has been approved by the Board of Adjustment for this project, as noted below. Allowance of a "Type A" Emergency Shelter with up to 40 beds (6.2.3 and 10.2.9). (BOA-0049-2019)

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: N/A

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 July 20, 2020 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:

Stormwater

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

Urban Forestry

2. 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).

3. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
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 8.5’ width of back to back curb section shall be paid to the City of Raleigh (UDO 8.1.10) for length of property frontage along Glen Royal Rd cul-de-sac.

2. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.

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 1.70 acres of tree conservation area.

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: August 13, 2023
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: ____________________________ Date: 08/13/2020
Development Services Dir/Designee

Staff Coordinator: Michael Walters