



Administrative Approval Action

Case File / Name: ASR-0076-2021
DSLCL - SAFEchild Advocacy Center

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: The site is generally located on the north side of Kidd Road east of the intersection of Kidd Road and Donald Ross Drive, with a common street address of 2841 Kidd Road.

REQUEST: Development of an approximately 19,600 square foot, 2 story General Building for proposed office and medical office, and associated site improvements. The subject property is approximately 3.3 acres zoned OX-5-CU (Z-50-08).

**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 May 2, 2022 by Stewart.

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. As the final preliminary site plan showed a change in parking layout with the addition of a parking space, please revise the plans to either demonstrate compliance with UDO Section 7.1.2.D (Maximum Surface Parking Provided) which was effective at the time of this plan's submittal, or show compliance with current parking standards of Section 7.1.2.C (per TC-11-21).
2. Demonstrate compliance with UDO Section 3.2.5.D1 (Maximum Building Height) in accordance with UDO Section 1.5.7 (Height).

Stormwater

3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
4. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
5. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry



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6. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
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).
8. A fee in lieu of establishing tree conservation area is to be provided for 7,550 square feet, in accordance with UDO 9.1.5.E. Fee is to be attached to Tree Conservation Permit and be paid prior to issuance of site permits.

☒ **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. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
2. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Stormwater

3. 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 (UDO 9.2).

Transportation

4. A transit deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)



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5. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .13 acres of tree conservation area.
6. A fee in lieu of establishing tree conservation area is to be provided for 7,550 square feet, in accordance with UDO 9.1.5.E. Fee is to be attached to Tree Conservation Permit and be paid prior to issuance of site permits.

☒ **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 public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
2. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

Public Utilities

3. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

4. 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 (UDO 9.2).
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).
6. 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).

Urban Forestry

7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 11 street trees along Kidd Road.



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8. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
9. A public infrastructure surety for 11 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

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

General

1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
3. 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: September 15, 2025

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: Daniel L. Stegall Date: 05/19/2022
Development Services Director/Designee

Staff Coordinator: Kasey Evans



C0.00

C0.00

919.666.4606 (T)	919.666.4642 (T)
919.380.8752 (F)	919.380.8752 (F)
FMUNDY@STEWARTINC.COM	DBROWN@STEWARTINC.COM

REVISION 02.19.21

raleighnc.gov

Kasey Evans I am approving this document
2022-05-18 14:58:27-0400

11/11/2011

Seal / Signature

Dearest Mom,

SAFEc

Project Number:

L20063

ADMINISTRATIVE

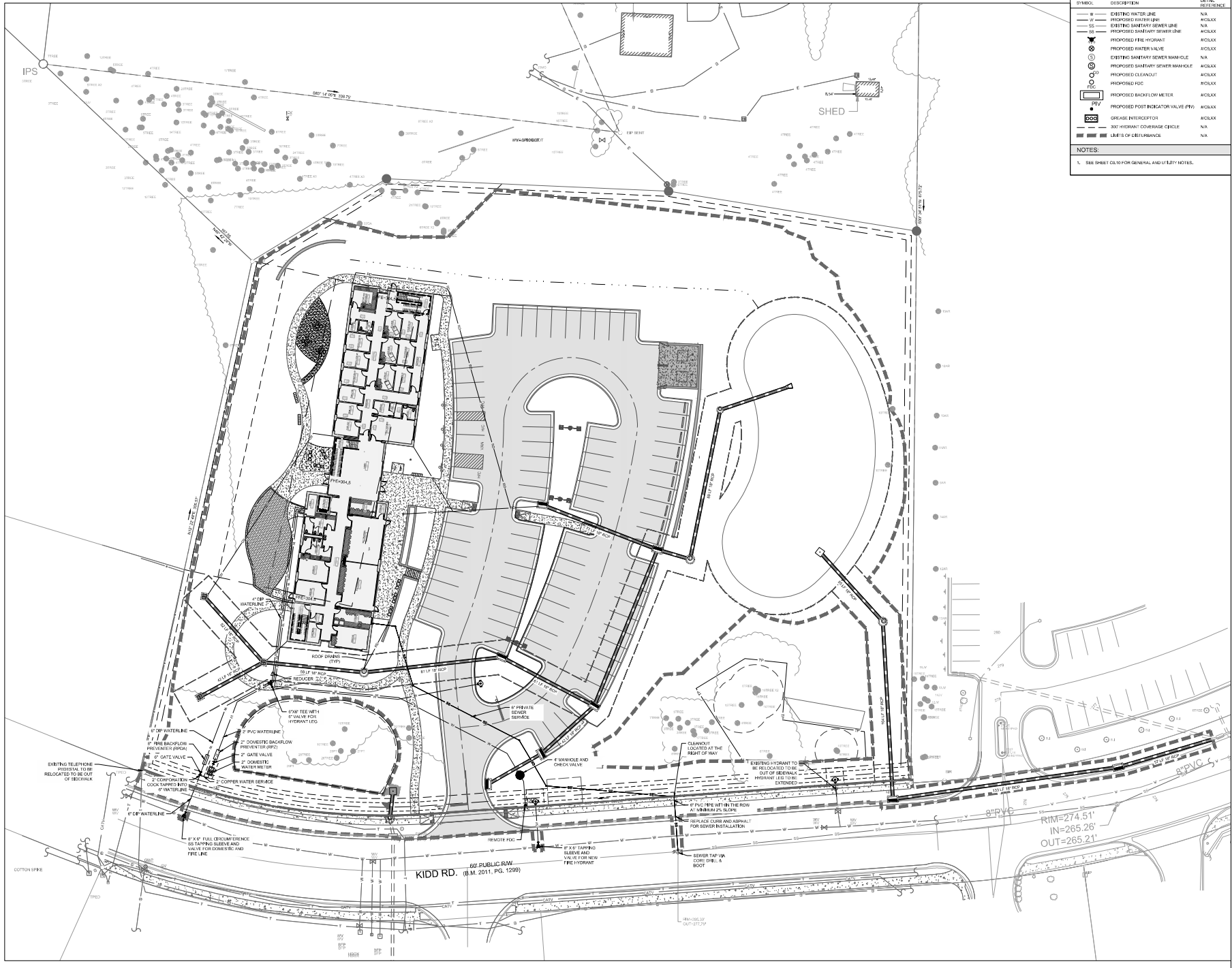
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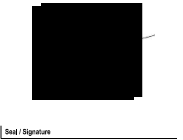
UTILITY LEGEND:		
SYMBOL	DESCRIPTION	DETAIL REFERENCE
—	EXISTING WATER LINE	N/A
—	PROPOSED WATER LINE	AC/CULX
—	EXISTING SANITARY SEWER LINE	N/A
—	PROPOSED SANITARY SEWER LINE	AC/CULX
—	PROPOSED FIRE HYDRANT	AC/CULX
—	PROPOSED WATER VALVE	AC/CULX
—	EXISTING SANITARY SEWER MANHOLE	N/A
—	PROPOSED SANITARY SEWER MANHOLE	AC/CULX
—	PROPOSED CLEANOUT	AC/CULX
—	PROPOSED FDC	AC/CULX
—	PROPOSED BACKFLOW METER	AC/CULX
—	PROPOSED POST INDICATOR VALVE (PIV)	AC/CULX
—	GREASE INTERCEPTOR	N/A
—	300' HYDRANT COVERAGE CIRCLE	N/A
—	LIMITS OF DISTURBANCE	N/A
NOTES:		
1. SEE SHEET C6.00 FOR GENERAL AND UTILITY NOTES.		

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Kidd Road
Raleigh, NC 27610

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815 Hatteras Street
Raleigh, NC 27603
United States
Tel 919.238.7625
Fax 919.238.7529

STEWART
Civil, Landscape, Structural Engineering
223 South West Street, Suite 1100
Raleigh, NC 27603
Tel 919.388.8750

Date	Description
1 2021.11.30	2nd Submittal
2 2022.02.28	3rd Submittal
3 2022.04.05	4th Submittal
4 2022.05.02	5th Submittal



NOT FOR CONSTRUCTION

Project Name
SAFEchild

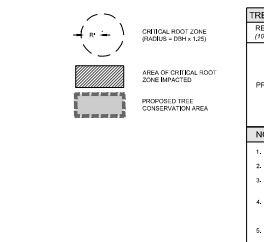
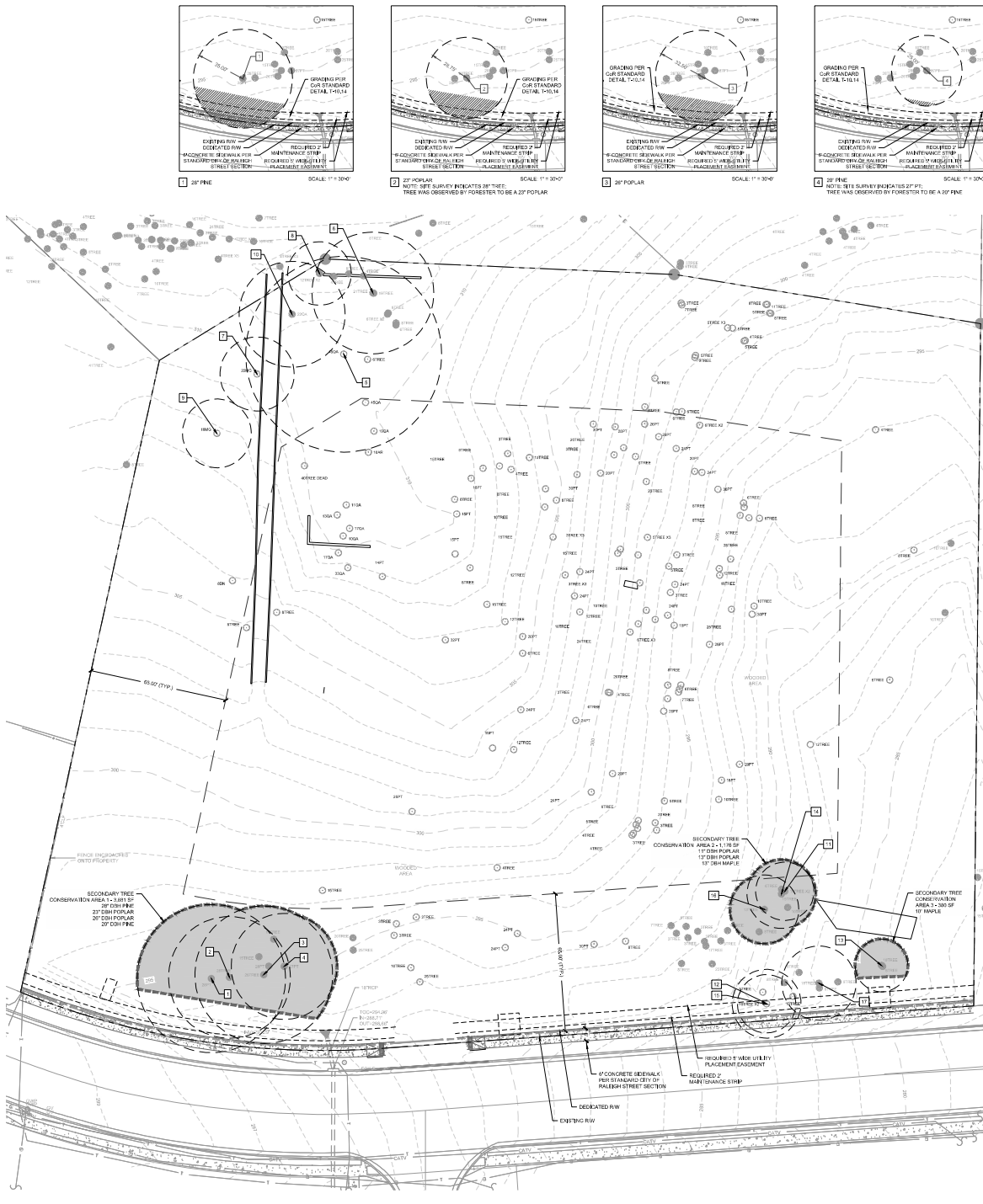
Project Number
L20063

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ADMINISTRATIVE SITE REVIEW

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NORTH

UTILITIES PLAN
C6.00

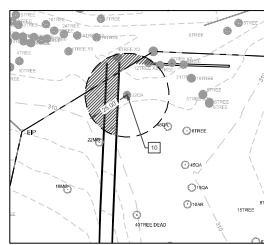
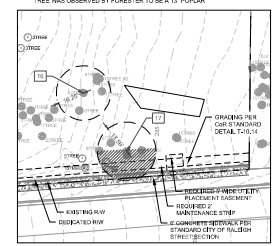
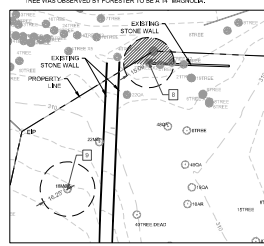
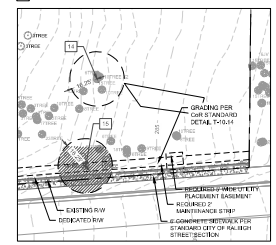
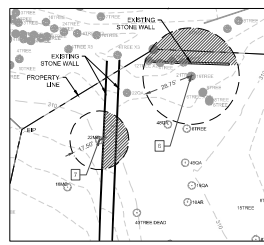
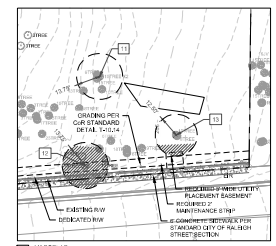
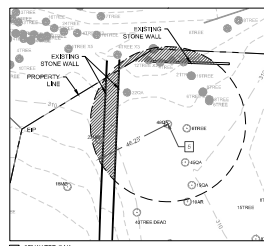
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TREE CONSERVATION AREA	
REQUIRED (1% OF NET PAVED AREA)	0.33 AC / 14,549 SF
TCA	AREA-A: 3,881 SF, 0.09 AC
	AREA-B: 1,176 SF, 0.03 AC
	AREA-C: 969 SF, 0.02 AC
PROMISED	7,550 SF
FEE IN LIEU	TREE #5 = 6,720 SF
	TREE #9 = 620 SF

NOTES:

- SEE SHEET 0210 FOR GENERAL AND SEE NOTES.
- THERE IS NO PRIVATE TCA ON THIS SITE.
- THERE ARE NO AREAS OF SECONDARY TCA THAT MEET THE BASAL AREA REQUIREMENTS FOR TCA PLOTS (SEE FORESTER REPORT).
- ALL EXISTING TREES WITH THE 8' 20' FINE TOP OF THE DBH THAT ARE NOT SHOWN WITHIN A CRITICAL ROOT ZONE OR WITHIN A TREE PLANTING AREA SHALL BE REMOVED TO BE UNHEALTHY (SEE FORESTER REPORT FOR TREE HEALTH).
- TREES #5 AND #9 TO BE REMOVED AND NEW TREE TO BE PROVIDED FOR A TOTAL OF 7,550 SF IN ACCORDANCE WITH LDD SECTION 6.5.5.1.4.



CRZ	AREA OF CRZ (SF)	AREA OF CRZ IMPACTED (SF)	% OF CRZ IMPACTED	TCA
1	3,881	1,176	30.3	YES
2	28,75	2,587	9.0	YES
3	32.5	3,319	845	YES
4	29	1,964	51	YES
5	40.28	6,720	1,168	YES
6	28,75	2,587	9.0	YES
7	15.5	962	627	YES
8	15	707	393	YES
9	14.25	630	0	NO
10	25	1,964	833	YES
11	13,75	954	697	YES
12	13,75	954	697	YES
13	12.5	491	111	YES
14	16,25	630	0	YES
15	16,25	630	0	YES
16	16,25	630	0	YES
17	15.5	962	627	YES

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Tel 919.380.8750

Δ	Date	Description
1	2023.11.30	2ND SUBMITTAL
2	2023.02.08	3RD SUBMITTAL

Red / Signature

NOT FOR CONSTRUCTION

Project Name
SAFECHILD

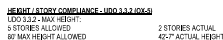
Project Number
L20063

Description
ADMINISTRATIVE SITE REVIEW

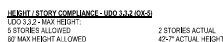
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TREE CONSERVATION AREA PLAN
L1.00

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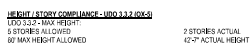


01 EXTERIOR
SCALE: 1/8" = 1'-0"



BLANK WALL AREA COMPLIANCE - UDO 1.5.10
UDO 3.2.5 - MAX BLANK WALL:
30' MAX

02 EXTERIOR
SCALE: 1/8" = 1'-0"



HEIGHT / STORY COMPLIANCE - UDO 3.3.2 (IX-5)
UDO 3.3.2 - MAX HEIGHT:
5 STORIES ALLOWED
80' MAX HEIGHT ALLOWED

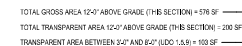
BLANK WALL AREA COMPLIANCE - UDO 1.5.10
 UDO 3.2.5 - MAX BLANK WALL:
 30' MAX

GROUND LEVEL TRANSPARENCY - UDO 1.5.9 AND 3.2.5 (OX-2)

0' AND 12' ABOVE GRADE =	576 SF
TRANSPARENT AREA =	200 SF
TRANSPARENCY % REQUIRED =	33% (190 SF)
TRANSPARENCY % PROVIDED =	34.7%
TRANSPARENCY REQUIRED BY 3'-0" AND 8'-0" (1/2 OF 33%) =	95 SF
TRANSPARENCY PROVIDED BY 3'-0" AND 8'-0" =	101 SF

UPPER LEVEL TRANSPARENCY - UDO 1.5.9 AND 3.2.5 (OX-5)

TOP OF FINISH FLOOR TO TOP OF WALL PLATE (10'x10') =	520 SF
TRANSPARENT AREA =	146 SF
TRANSPARENCY % REQUIRED =	20% (104 SF)
TRANSPARENCY % PROVIDED =	26%



03 EXTERIOR
SCALE: 1/8" = 1'-0"

04 EXTERIOR
SCALE: 1/8" = 1'-0"

