



# Certified City Council Decision

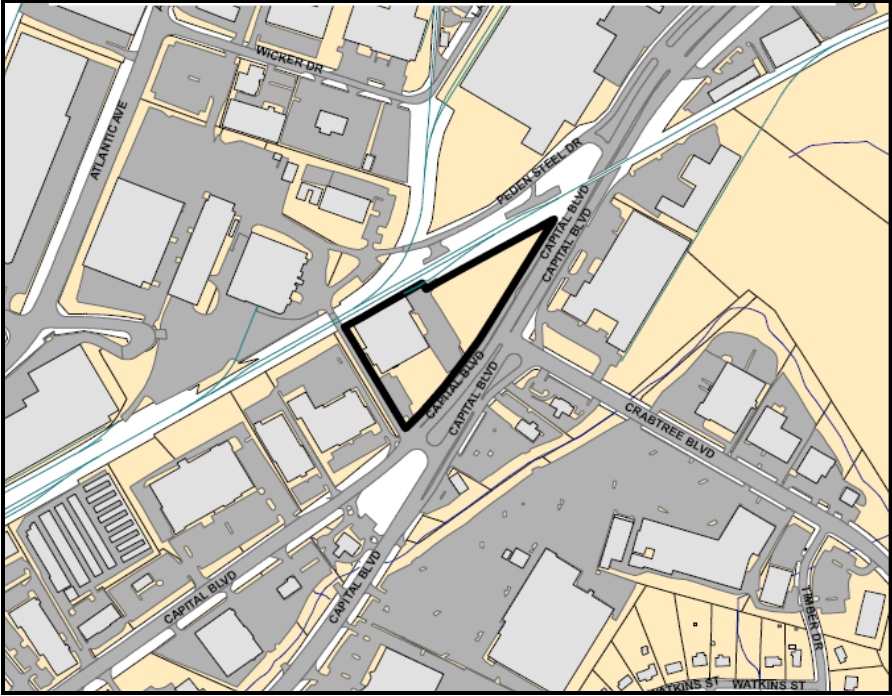
City of Raleigh  
Development Plans Review Center  
One Exchange Plaza  
Raleigh, NC 27601  
(919) 516-2626  
www.raleighnc.gov

**Case File / Name:** SP-71-09 / The Salvation Army Type A Shelter

**General Location:** This site is located on the west side of Capital Boulevard, across from the intersection of Capital Blvd. and Crabtree Blvd

**Planning District / CAC:** East / East

**Request:** Proposal for an emergency shelter type A use in an existing 41,472 square foot building and to be renovated. In addition, construction of a 5,376 square foot separate accessory warehouse is proposed on site (combined totals 46,848 square feet) along with a playground in front of the building, all on a 4.04 acre site composed of 2 parcels zoned Industrial-2. The proposed use requires conformance with Code section 10-2072(b) and will require City Council approval. All type A Emergency shelters require City Council approval.



**Location Map**

**SUBJECT:** SP-71-09 / The Salvation Army Type A Shelter

**CROSS-REFERENCE:** Certified Recommendation of the Planning Commission CR # 11354

**LOCATION:** This site is located on the west side of Capital Boulevard, across from the intersection of Capital Blvd. and Crabtree Blvd., inside the City Limits.

**OFFICIAL ACTION:** Approval with conditions

**CONDITIONS OF APPROVAL:** Attached

**FINDINGS:** The City Council finds that, with the conditions of approval below being met, this request conforms to Chapter 2, Part 10, Sections 10-2047, 10-2072(b), 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 1/13/10, owned by The Salvation Army of Wake County, submitted by Cline Design Associates.

---

**Case History:** Presented to the Planning Commission on 12 Jan 2010. This plan was presented Quasi-judicially at the 19 Jan 2010 City Council.

**Footnote:** This plan met the Code Section 1-2072 (b) Emergency Type A standards.

**To CC:** 19 Jan 2010

**City Council Status:** Findings approved 2 Feb 2010 - 8 to 0 vote

**Staff Coordinator:** James Marapoti



## Final conditions of approval

### CONDITIONS OF APPROVAL:

#### City Council Actions:

- (1) That City Council finds that this site plan conforms with the conditional use standards of code section 10-2072(b) for an emergency type A shelter;
- (2) That the City Council finds that this site plan meets the eight standards for site plan approval, code section 10-2132.2(d);

#### Administrative Actions:

##### *Prior to issuance of a grading permit for the site:*

- (3) That prior to the issuance of a grading permit, the final tree conservation plan must be approved by the Forestry Specialist in the Inspections Department. 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 Inspections Department. A copy of the approved plan is placed on file in the Planning Department;
- (4) That as the developer has chosen to offset a portion of nitrogen export load limitation by paying monies to the North Carolina Ecosystem Enhancement Program (NCEEP) in accordance with Nitrogen reduction requirements of Section 10-9022, this payment shall be made to NCEEP and verification of the amount of payment shall be provided to the City of Raleigh Stormwater Engineer;
- (5) 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 10 Chapter 9, including the designation of buffer areas and open space areas for stormwater purposes prior to grading or the approval of construction drawings, whichever event comes first;

##### *Prior to issuance of building permits in the Inspections Department:*

- (6) That a recombination map be recorded prior to or in conjunction with the recording of lots, recombining the existing lots into a single tract;
- (7) That a fee in fee-in-lieu of construction for approximately 468 linear feet (a portion of frontage) of ½-5 foot sidewalk along Capital Boulevard north of the proposed drive way in an amount determined by the City Engineer, is paid in the Public Works Department;

- (8) That a 15x20 foot transit easement located on Capital Boulevard be approved by the Transit Planner in the Public Works Transportation Department, be shown on all maps for recording, and that a transit easement deed approved by the City Attorney is recorded with the local County Register of Deeds. That the recorded copy of this transit easement deed be provided to the Planning Department within 14 days of recording. If a recorded copy of this easement deed is not provided to the Planning Department within the 14 day period, further plat recordings and building permit authorization may be withheld;
- (9) That construction plans for public improvements along Capital Boulevard be approved by the Public Works Department;
- (10) That right of way at the intersection of Capital Boulevard and the private street to the south be dedicated to the City of Raleigh and a copy of the recorded plat showing the dedications be provided at permit review;
- (11) That 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 and the plats shall contain the following note: "All private storm drainage easements & stormwater measures will be maintained by the property owner.";
- (12) That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Code section 10-2082.14;

***Prior to issuance of an occupancy permit in the Inspections Department:***

- (13) That the applicant will construct a 10'x6' bus shelter with bench that complies with the Transit Division's standards and details;