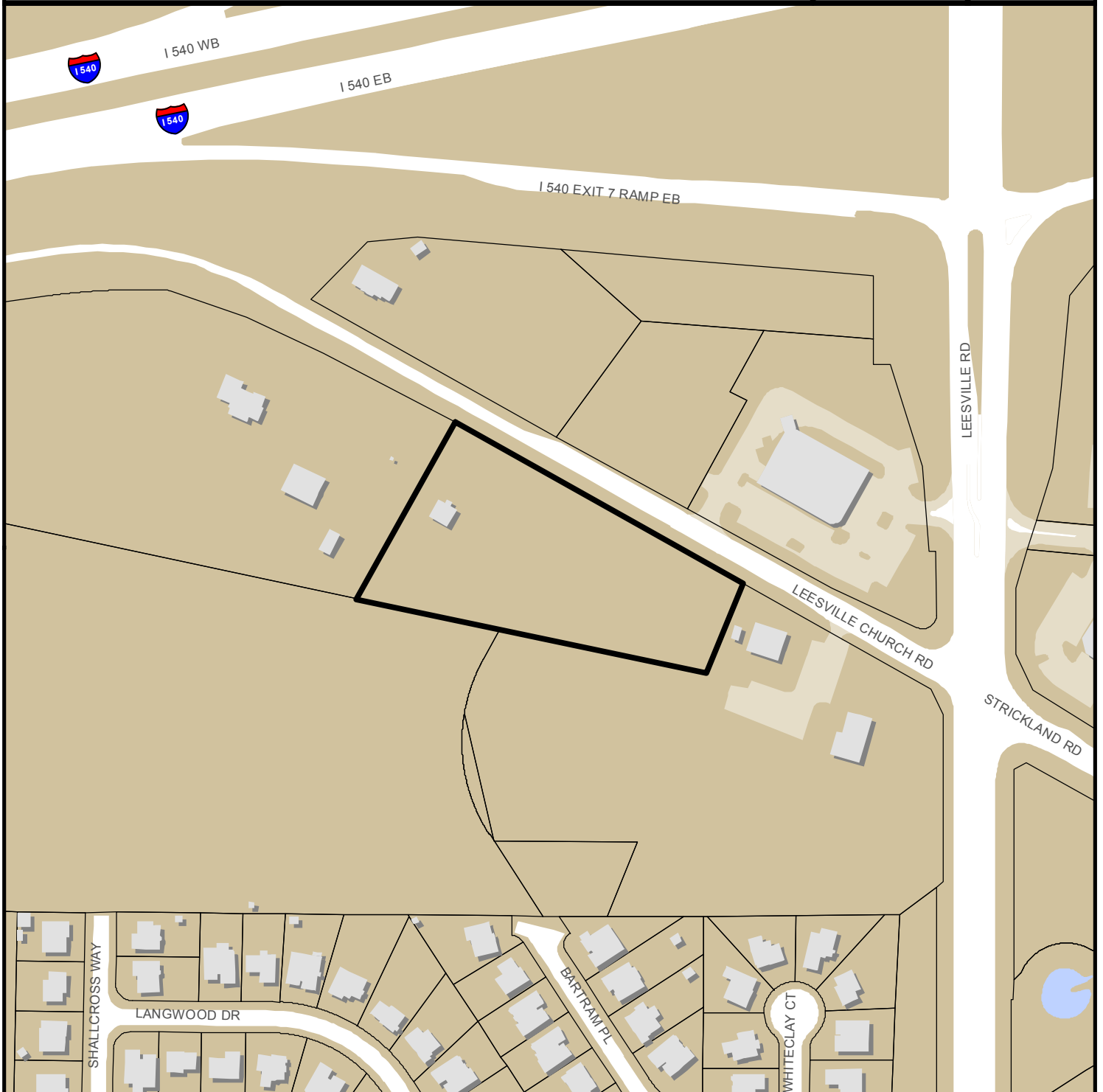


CHILDREN'S LIGHTHOUSE SR-19-2015



Zoning: **OX-3-CU**
CAC: **Northwest**
Drainage Basin: **Sycamore**
Acreage: **1.56**
Square Feet: **10,587**

Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**
Applicant: **Vishal Thomas**
Phone: **(919) 744-1984**





Administrative Action Administrative Site Review

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

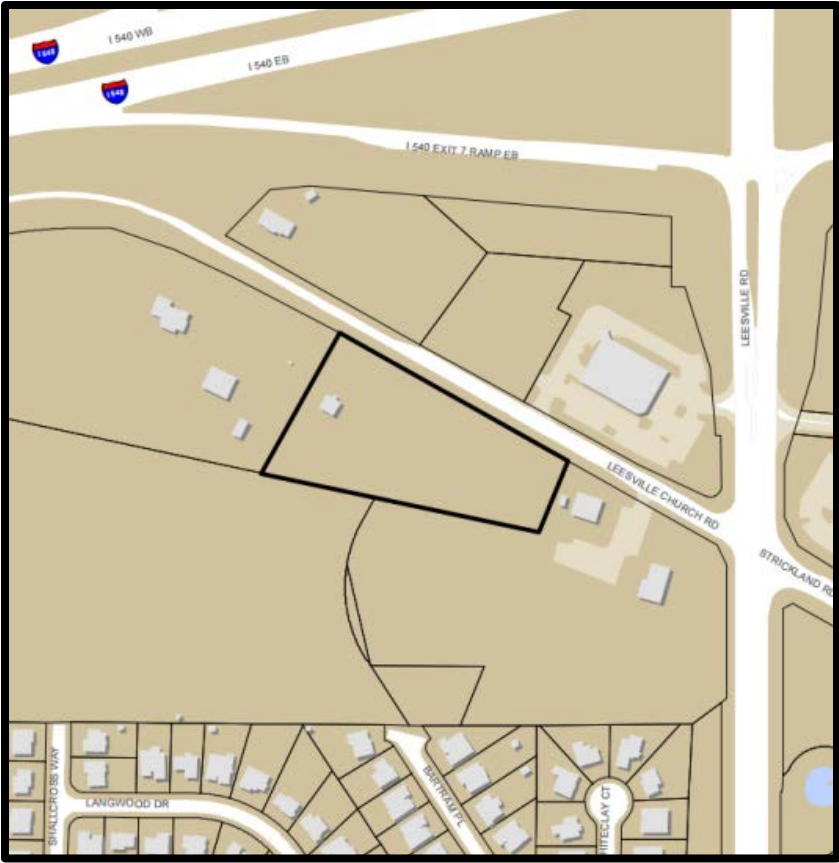
Case File / Name: SR-19-15 / Children's Lighthouse

General Location: This site is located on the south side of the intersection of Leesville Church Road and Bartram Place, located inside the city limits.

CAC: Northwest

Request: The construction of a 10,596 square foot day care facility (general building type) on a 1.5 acre parcel zoned OX-3-CU.

Cross-Reference: Z-13-15, Transaction # 451164



Location Map

| Code Conformance: | | Code Section(s) |
|---------------------------------------|---|---|
| Zoning District: | OX-3-CU | 2.1 , 3.1 |
| Overlay District: | N/A | 5.1 |
| Parking: | 22 parking spaces required base on 1 space per 2 employees. 42 parking spaces provided. The proposed parking exceeds 150% of the required parking which would require additional measures to mitigate the additional impervious surface in accordance with UDO Section 7.1.3.D. However, no additional measures are required. A Parking Administrative Alternate was approved by the Office of Transportation Planning. See attached memo | 7.1.2 |
| Street Type(s): | Avenue 2-Lane, undivided | 8.4 |
| Streetscape: | Leesville Church Road - Type C2 Yard Bartram Trail – Design Adjustment providing a Type C2 Yard | 8.5 |
| Setbacks/Frontage: | Front – 50', Side – 77' & 80', Rear - 92' | 3.4 , 3.2 , 2.2 |
| Neighborhood Transitions: | N/A | 3.5 |
| Transitional Protective Yards: | N/A North – public right-of-way South – church East – church West – public right-of-way | 7.2.4 |
| Stormwater: | Stormwater quantity is being met through underground piping to an underground r-tank and underground sand filter. Stormwater quality is being met through the use of an underground sand filter and nitrogen offset payment. | 9.2 |
| Tree Conservation: | N/A | 9.1 |

| | | |
|--|--|--|
| Variances, Design Adjustments, Administrative Alternates: | Design Adjustment – Constructing a 5' sidewalk, 3.5' planting strip with no plantings. A Type C2 yard planted on private property. See attachment. Parking Administrative Alternate – Not providing additional measures in accordance with 7.1.3.D for providing more than 150% of the required parking. The Office of Transportation Planning agreed that the operation of this day care needed more parking that the 1 space per 2 employees. | |
| Other: | N/A | |

Zoning Conditions Conformance

1. The following principal uses, as listed in the Allowed Principal Use Table (UDO Section 6.1.4), shall be the only principal uses permitted on the property: (i) day care center; (ii) school, public or private.

Proposed use is a day care center

2. The maximum building height for any building on the property shall be one (1) story and thirty-five (35) feet, as measured in accordance with UDO section 1.5.7 et. seq.

Proposed building height is 21'

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to issuance of a grading permit for the site:

1. That in accordance with Part 10A Section 9.4.4, a surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

Prior to the issuance of any site permits, infrastructure construction plans or concurrent review process, whichever is applicable:

2. That a nitrogen offset payment must be made to a qualifying mitigation bank;

3. 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 10A Chapter 9 of the Unified Development Ordinance, 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;
4. That a driveway permit and encroachments from NCDOT are approved;
5. That approval is obtained from the parcel to the adjacent south (DB7450 PG 603) for proposing a storm drainage system improvement prior to grading permit or construction drawings whichever occurs first. The proposed drainage easement must be recorded via plat before site permit;

Prior to issuance of building permits:

6. That a recombination map is recorded adding 0.315 acres from pin number 0788050462 (Deed Book 7450 Pg 603) to the subject parcel, pin number 0778958702 (Deed Book 6310 Pg 650);
7. That ½-59' of the required right-of-way and 5' General Utility Placement Easement for Bartram Trail is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;
8. That ½-64' of the required right-of-way and 5' General Utility Placement Easement for Leesville Church Road is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;
9. That Fees-in-lieu are paid to the Public Works Department for 1' of sidewalk along both Bartram Trail and Leesville Church Road;
10. That the developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans;
11. That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device is paid to the Public Works Department;
12. 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 homeowner association;
13. That an encroachment agreement for any plantings, planters, awnings or stormwater drainage systems that carry private drainage to be located within the public right-of-way is approved by the City Council by separate action. An application for encroachment into the public right of way for the landscaping located within the right of way as indicated on the preliminary plan, shall be submitted to the City's Encroachment Coordinator in the Public Works Department for review, and that the City Council approve the encroachment request. Following City Council approval of the encroachment, an encroachment agreement, prepared in accordance with Raleigh City Code Sections 12-1001 and 12-1021(a), shall be filed with the Public Works Department, and the encroachment agreement is to be recorded with the Wake County Register of Deeds. Maintenance of the encroachment shall be the responsibility of the owner;

14. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of Bartram Trail and 100% of Leesville Church Road of the cost of development related improvements which remain incomplete; and

Prior to issuance of building occupancy permit:

15. That as-built certification for all stormwater control devices as required under UDO Sec. 9.2.2.d.3 shall be provided to the Public Works Department, Stormwater Management Division.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowen (S. Basler) Date: 3-14-16

Staff Coordinator: Meade Bradshaw

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE PROCESS.

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated 1/19/16, submitted by John A. Edwards & Company.

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: 3-14-2019

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.



City of Raleigh
North Carolina

February 26, 2016

MEMORANDUM

TO: Meade Bradshaw, Development Services Planner

FROM: Todd Delk, PE, Senior Planning Engineer

RE: Comments on Revised Parking Demand Study – Children’s Lighthouse Learning Center

Our office has reviewed the Revised Parking Demand Study performed by Ramey Kemp & Associates for the Children’s Lighthouse Learning Center to be located south of Leesville Church Road, west of Leesville Road, in Raleigh, North Carolina.

Our review finds that the data as presented in the report presents a valid case for additional parking requirement at the subject location. Therefore, **the study is accepted and the provision of 42 spaces seems reasonable** based on the analysis presented in the first report and the parking data at comparable facilities presented in the revised study.

If you have additional questions about this review, feel free to contact me at 919.996.2661 or todd.delk@raleighnc.gov.



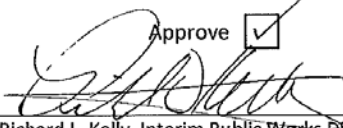
Public Works Design Adjustment – Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Public Works Director may consult with the heads of other City departments regarding the review of the request. The Public Works 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.

| | | | | |
|---------|--------------|-----------------------|-------------------------------------|------------|
| Project | Project Name | Children's Lighthouse | Date Completed Application Received | 12/21/2015 |
| | Case Number | SR-19-2015 | Transaction Number | 451164 |

| | | | |
|-------------------------------|--|---------------|---|
| Staff Response/Recommendation | City staff supports this request for the construction of a 5' sidewalk and 3.5' shoulder section and trees on private property along Bartram Place to provide consistency for opposing and adjacent properties along Leesville Church Road and Bartram Place. Please see the attached site plan. | | |
| | Staff Member | Kathryn Beard | Support Request <input checked="" type="checkbox"/> |

Public Works Director's Action:

Approve Approval with Conditions Deny
 _____ 1/13/16
 Richard L. Kelly, Interim Public Works Director Date

*The Public Works Director may also authorize a designee to sign in his stead. Please print name and title next to signature.

| | |
|-------------------------|--|
| Conditions for Approval | |
|-------------------------|--|

Appeal of the decision from the Public Works Director shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

One Exchange Plaza, Suite 300
Raleigh, NC 27601

Phone: 919-996-3030
www.raleighnc.gov