



Administrative Action Administrative Site Review

AA# 3574
Case File: SR-65-16,
NeuroRestorative Group
Home

City of Raleigh
Development Plans Review Center
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Raleigh, NC 27602
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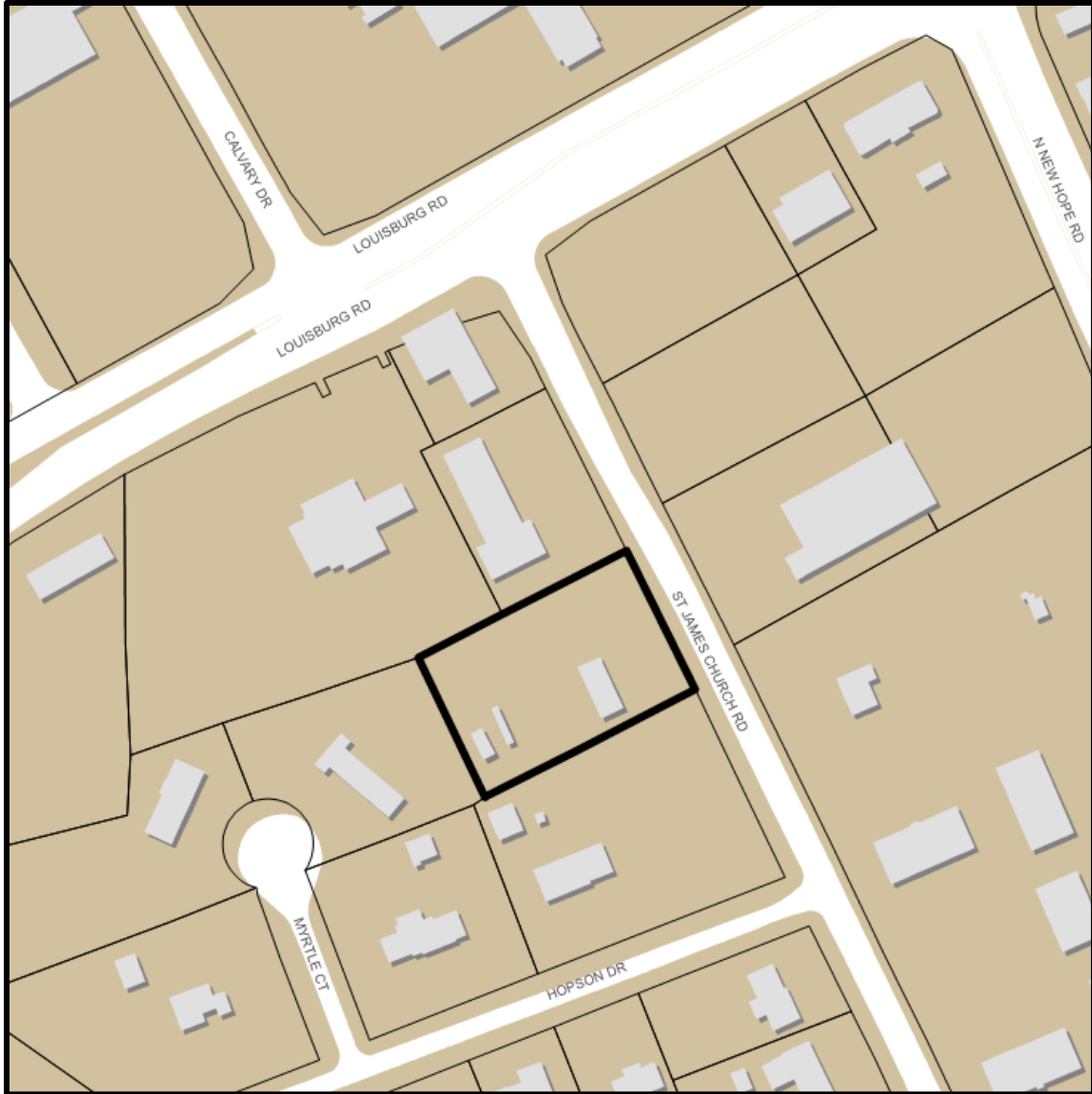
Case File / Name: SR-65-16, NeuroRestorative Group Home

General Location: This site is located on the west side of St. James Church Road, north of the intersection of St. James Church and Hopson Drive, and is within the city limits.

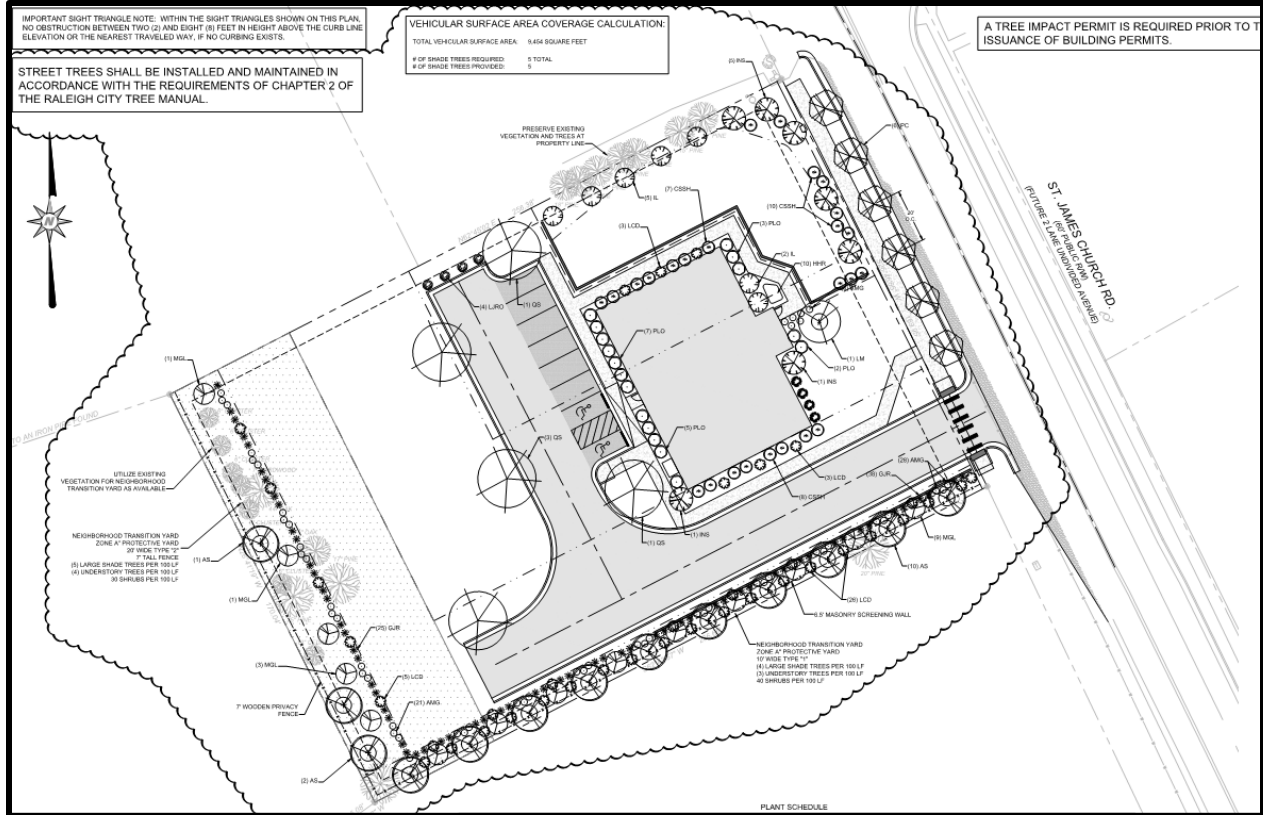
CAC: Northeast

Request: Development of a one acre tract zoned CX-3-CU with a 3,950 square foot, 23' 10" tall one story, six bed Supportive Housing building.

Cross-Reference: Z- 127-96, TR# 485149



SR-65-16 Location Map



SR-65-16 Preliminary Site Plan

Code Conformance:		Code Section(s)
Zoning District:	CX-3-CU	3.1
Overlay District:	NA	5.1
Parking:	Required 1 space/4 beds + 1 space (minimum 4) or 4 spaces. (6 bed facility) Proposed = 8 Bicycle = NA	7.1.2
Street Type(s):	Avenue 2 Lane Undivided	8.4
Streetscape:	Residential - understory trees planted on 20' centers (Duke Energy distribution lines)	8.5
Setbacks/Frontage:	Front, corner, side, rear	3.4 , 3.2 , 2.2
Neighborhood Transitions:	East (or Rear) - a 20' Type 2 Neighborhood Transition Yard with a 7' tall wooden fence (Adjacent parcel to the east is zoned R-6) South – A 10' Type 1 Neighborhood Transition Yard with a 6.5' masonry screening wall. (Adjacent parcel to the south is zoned R-6)	3.5
Transitional Protective Yards:	NA	7.2.4
Stormwater:	This project is proposing to utilize a Bioretention device reduce nitrogen loading rate below 10lbs/ac/yr and a onetime nitrogen buydown payment to reduce loading to 3.6 lbs/ac/yr.	9.2

Tree Conservation:	This site is less than two acres in size and therefore exempt from Article 9.1, Tree Conservation.	9.1
Variances, Design Adjustments, Administrative Alternates:	A Public Works Design Adjustment has been issued waiving the Block Perimeter requirement.	
Other:	<p>Use Standards of 6.2.1 J (a-d) apply.</p> <ul style="list-style-type: none"> • The total number of individuals proposed < 12. <i>Proposed # of patients = 6</i> • A manager will be on site 24 hours/day. <i>Indicated on preliminary plan</i> • The parcel is not located within 1125 feet of another multi-unit supportive housing residence. - <i>To date, the closest multi-unit supportive housing residence is 1211 feet.</i> • This unit will be licensed by the federal or state government and/or funded in part by a government grant or loan. - <i>Document stating such in project file.</i> 	

ORDINANCE NO. (1996) 19 ZC 401
Effective: 12/3/96

Z-127-96 St. James Church Road, west side, between U. S. 401 North and Hopson Drive, being Map 1726.19 51 9128, approximately 1 acre rezoned to Shopping Center Conditional Use District. (The Comprehensive Plan is also amended to shift the location of the Policy Boundary Line to include this parcel)

Conditions: (11/5/96)

1. The existing structure will be maintained on the site. Any expansion will be limited to no more than 50% of the existing structure, which is 1500 sq. ft. The existing structure may be replaced by a new building of no more than 3,000 sq. ft. It will have a sloped roof, brick structure, and all windows will be double hung. If the outbuilding structure is ever removed or demolished for any reason, the new structure will be no more than 4,000 sq.ft.

The demolition of the existing outbuilding is proposed and the new structure is < 4000 square feet.

2. For purposes of reimbursement values, any extra right-of-way required by the city as part of the development process will be retained at R-6 values.

3. The following uses, as shown on 10-2071(B), Schedule of Permitted Land Uses in Zoning Districts, shall not be permitted:

Adult Establishments
Automotive Service & Repair Facilities
Gas Pumps
Outdoor Drive Thru
Restaurant
Vehicle Sales or Rental

The proposed use is a Supportive Housing Residence

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Prior to issuance of a mass land disturbing permit for the site:

1. That prior to issuance of a grading permit, in accordance with Part 10A Section 9.4.4, a surety equal to that of 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 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;
3. That a nitrogen offset payment must be made to a qualifying mitigation bank;
4. That ½ of the required 64' right of way and a 10' General utility easement outside of the right of way is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;
5. That if the proposed public improvements are not installed and inspected by the city to be accepted for maintenance, a surety in the amount of 125% of the cost of construction for ½ of a Avenue 2-Lane, Divided 48' back of curb to back of curb street section, 6' sidewalk, and Street trees installed on St. James Church Road is to be paid to the Public Works Department in accordance with code section 8.1.3 of the UDO;
6. That Transparency minimum percentages are shown on the final site elevations such to conform to the minimum standards of 3.2.5 F. of the Unified Development Ordinance;

Prior to issuance of building permits:

7. That Transparency minimum percentages are shown on the final site elevations such to conform to the minimum standards of 3.2.5 F. of the Unified Development Ordinance;
8. That the appropriate Well abandonment and septic demolition permits are issued by Wake County Environmental Services and these permit numbers are to be shown on all maps for recordation;

9. That a demolition permit for existing structures is to be issued and this building permit number be shown on all maps for recording;
10. That prior to Issuance of a building permit, in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of construction of a stormwater device shall be paid to the City;
11. That prior to Issuance of a building permit, in accordance with Part 10A Section 9.2.2, 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;
12. That a tree impact permit is obtained from the City of Raleigh;

Prior to issuance of building occupancy permit:

13. That in accordance with Part 10A Section 9.2.2, an as-built plan and certification any stormwater control device shall be reviewed and accepted by the City prior to final stormwater inspection approval or certificate;

I hereby certify this administrative decision.

Signed: (Planning Dir.) Ker Bauer (P. Dir.) Date: 3-13-17.

Staff Coordinator: Michael Walters

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 1/9/17, submitted by Zak Shipman, The Curry Engineering Group, PLLC.

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: 3/13/2020

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date: 3/13/2021

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.