

701



SPECIAL USE PERMIT APPLICATION

File #
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Rec'd Date
Rec'd By

Submit required documentation to:
Wake County Planning Department/Current Planning Section
PO Box 550 Wake County Office Building
Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh
Contact Current Planning at (919) 856-6335 for additional information.

Complete with required information (write "n/a" if information is not applicable to proposal).

Type of Special Use (be as specific as possible and cite code section listing use as permitted special use)

Section 1-1-37 E.1 Existing Youth Camp

Modification of previously issued Special Use Permit? () Yes No

If Yes, provide relevant Special Use Permit Number: _____

Property

Parcel Identification Number: 1821.02-89-4006

Address: 13524 Camp Kanata Rd Wake Forest, NC 27587

Location: East side of Camp Kanata Rd, at/between

(north, east, south, west)

(street)

NC 98

(street)

and Purnell Road

(street)

Total site area in square feet and acres: 6,548,380 ± square feet 150.33 ± acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-40W

List Conditions of any Conditional Use Zoning Districts: none

Present land use(s): Youth Camp

Land Owner

Land Owner Name: YMCA of the Triangle

Business Operator Name (if different from Land Owner): _____

Address: 1600 Hillsborough Street

City: Raleigh State: NC Zip Code: 27605

E-mail Address: tracy.howe@capitalareaymca.org Fax: 833 7489

Telephone Number: 919 982 2292

Applicant (person to whom all correspondence will be sent)

Name: W. Tracy Howe

Address: 801 Corporate Center Drive Suite 200

City: Raleigh State: NC Zip Code: 27607
 E-mail Address: J tracy.howe@capitalareaymca.org Fax: 919 719 9634
 Telephone Number: 919 719 9622 Relationship to Owner: _____

Proposal

Max. allowable floor area ratio (see applicable zoning district/use regulation): .30

Proposed total floor area: 74,276 sf Proposed floor area ratio (floor area/site area): 0.0114

Max. allowable impervious surface coverage (see applicable zoning district/use regulation): 12 %

Proposed impervious surfaces area: 499,220 - Bldg & Rds / 6,548,380 Property sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 7.62 %

Required transitional bufferyard types and depths (see Sec. 1-1-29):

Front (B) 10 ft Left (A) 50 ft Right (A) 50 ft Rear (A) 50 ft

Proposed transitional bufferyard types and depths (see Sec. 1-1-29):

Front (B) 10 ft Left (A) 50 ft Right (A) 50 ft Rear (A) 50 ft

Min. yard depths (see applicable district/use regulation): See Plans

Front _____ ft Corner side _____ ft Side _____ ft Rear _____ ft

Proposed yard depths: Front _____ ft Corner side _____ ft Side _____ ft Rear _____ ft

Max. building height (see applicable district/use regulation): N/A ft

Proposed building height: 22 ft

Min. parking space standard (see Sec. 1-1-28): _____ spaces per See plan

Min. no. of parking spaces: 193 Proposed no. of parking spaces 366

Number of employees: 50± Hours of operation: 8 AM - 8 PM Monday - Friday
with occasional weekend camping

Vehicular Access:

Names of access street(s) and number of access points along each: Camp Kanata Road
two access points

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
Camp Kanata Road	70'	30'	2	Y	12,500	750	200

¹ See NCDOT Highway Capacity Manual or most recent Wake County Thoroughfare Plan Appendix
² See CAMPO web site (www.raleigh-nc.org/campo) or NCDOT Traffic Survey Unit
³ Base on Institute of Transportation Engineers ratios - ratio used for estimate (e.g., x trips per y sf) _____

Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: Delivery Trucks ADT: 2-3

Type of vehicle: _____ ADT: _____

Utilities and Services:

Water supply provided by: () municipal system : _____

() community system – specify type: _____ individual well(s)

Est. total water demand: 10,500 gpd

Wastewater collection/treatment provided by: municipal system: Wake Forest

() community system – specify type: _____

individual on-site system

Est. total wastewater discharge: 10,500 gpd

Solid waste collection provided by: BFI

Electrical service provided by: Wake Electric Underground () yes no

Natural gas service provided by: N/A

Telephone service provided by: Bell South Underground () yes no

Cable television service provided by: _____ Underground () yes () no

Fire protection provided by: Wake County

Miscellaneous:

Generalized slope of site slight to moderate slope

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Heavily wooded with two ponds

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: none

Land Use Plan Classifications

General Classification (note associated municipality and/or watershed):

() Short-Range Urban Services Area/Water Supply Watershed _____

() Short-Range Urban Services Area _____

() Long-Range Urban Services Area/Water Supply Watershed _____

() Long-Range Urban Services Area _____

Non-Urban Area/Water Supply Watershed R-40W

() Non-Urban Area _____

Land Use Classification(s) (Note Area Land Use Plan, if applicable):

R-40W

Applicant's statement of compliance with county, municipal and joint Land Use Plans (How is proposal consistent with Land Use Plan objectives for planning area, Land Use classification, activity centers, locational standards and transitional urban development standards?)

Camp Kanata has existed on this site for over 50 years. The camp predates all development ordinances and regulations. However, this recreational / open space use is appropriate within low-intensity planning philosophies normally established in more sensitive watershed areas as the one in which this site is located.

Other information (additional relevant information about the site or proposal you wish to note or cite)

The Camp does not wish to expand the number of campers. However, the camp wishes to modernize the facility with new housing and recreational facilities.

All property owners must sign this application unless one or more individuals are specifically authorized to act as an agent on behalf of the collective interest of some or all of the owners (provide a copy of such authorization).

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature: W. Bragg Camp YMCRA of the Triangle Inc. Date: 1/24/06

Signature: _____ Date: _____

Signature: _____ Date: _____

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: W. Bragg Camp YMCRA of the Triangle Inc. Date: 1/24/06

Notes: All documents and maps submitted as required become the property of Wake County. The Wake County Subdivision and Zoning Ordinances are on the web at www.wakegov.com.

