



SPECIAL USE PERMIT APPLICATION

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.

File #
Fee
Amt Paid
Check #
Rec'd Date
Rec'd By

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)

Private School as per Article 4-11 of the U.D.O.

Allowed w/special use permit in R-40W

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

If Yes, provide relevant Special Use Permit Number: _____

Property

Parcel Identification Number: 1718.1313.8489

Address: 901 oak creek rd Raleigh NC 27615

Location: South side of I-540 + Falls-a. Nuese rd, at/between
(north, east, south, west) (street)

Honey Cut Rd and oak creek rd
(street) (street)

Total site area in square feet and acres: 55,350 square feet 1.27 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: _____

R-40W Shad (Special Highway overlay district)

List Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Residence + Home Occupation

How is this proposed use a public necessity?

More schools and better education is always a must.

What is impact on surrounding neighborhood and adjacent properties?

None. There may be a few more people in my house at a time.

Land Owner

Land Owner Name: Br. Claude Stevens

Business Operator Name (if different from Land Owner): cm Stevens Foundation Inc.

Address: 901 oak creek rd

City: Raleigh State: NC Zip Code: 27615

E-mail Address: c.stevens@prepac@nc.rr.com Fax: 919-846-0118

Telephone Number: 919-846-0118

Applicant (person to whom all correspondence will be sent)

Name: Dr cm Stevens
Address: 901 oak creek rd
City: Raleigh State: NC Zip Code: 27615
E-mail Address: a.stevenspropac@nc-cr.com Fax: 919-846-0118
Telephone Number: 919-846-0118 Relationship to Owner: self

Proposal

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

Proposed total floor area: 5212 sf Proposed floor area ratio (floor area/site area): $\frac{5212}{53350} = 10\%$

Max. allowable impervious surface coverage (see applicable zoning district/use regulation): 24 %

Proposed impervious surfaces area: 10,228 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 18.47 %

Required transitional bufferyard types and depths (see Article 16):

Front () 10 ft Left () 40 ft Right () 40 ft Rear () 40 ft

Proposed transitional bufferyard types and depths (see Article 16):

Front () 10 ft Left () 30 ft Right () 30 ft Rear () 30 ft

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

Front 30' ft Corner side 30' ft Side 15' ft Rear 30' ft

Proposed yard depths: Front 30 ft Corner side 30 ft Side 15 ft Rear 30 ft

Max. building height (see applicable district/use regulation): 60 ft shed

Proposed building height: N/A ft

Min. parking space standard (see Article 15): 1 spaces per every 5 seats of main assembly room

Min. no. of parking spaces: 4 Proposed no. of parking spaces: 5

Number of employees: 1 Hours of operation: 9:11 - 5p

Vehicular Access:

Names of access street(s) and number of access points along each: _____

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
<u>Honeycreek Rd</u>	<u>80'</u>	<u>36</u>	<u>2</u>	<u>Y</u>	<u>18,000</u>	<u>18,000</u>	<u>20</u>
<u>Oak Creek Rd</u>	<u>60'</u>		<u>2</u>	<u>Y</u>			

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: approx. 20 cars - drop off + pick up ADT: _____

Type of vehicle: Cars ADT: _____

Utilities and Services:

Water supply provided by: () municipal system: _____

() community system - specify type: _____ (x) individual well(s)

Est. total water demand: _____ gpd

Wastewater collection/treatment provided by: () municipal system: _____

() community system - specify type: _____

(x) individual on-site system

Est. total wastewater discharge: 300 gpd

Solid waste collection provided by: We bring trash to the Pump nightly.

Electrical service provided by: Progress Energy Underground (x) yes () no

Natural gas service provided by: PSNC

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

Cable television service provided by: Time Warner Underground (x) yes () no

Fire protection provided by: Wake County

Miscellaneous:

Generalized slope of site 1.04 %

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: _____

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: _____

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 _____

(x) Non-Urban Area/Water Supply Watershed MVA/WSW

() Non-Urban Area

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

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?)

The school that is proposed will work with middle grades and High School students that don't make it in the public sector of education. They have fallen through the cracks for some reason. At the proposed school, there will be class sizes of 5 or less, a small controlled environment and specialized teachers. The location and atmosphere of the proposed site is perfect for students who need a less busy environment. With a special use permit, the proposed site will have compliance as stated in section 1-1-37 C-5-a.

Property is within jurisdictional area of a activity center located at Falls across and straddles well and septic systems are capable of 25 people which is more than is wanted.

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

This kind of educational environment is almost impossible to find. It is also a very much needed resource for our ever changing societal influences on our youth. Today many fall through the cracks of traditional (education systems). The proposed school is able to catch a few per year and re-direct them on to a more positive future.

The school has been around since 1988 and this is the only and best location that meets most standards. We have had to move four times due to "not educational zoning". Schools can not exist in Business zoning. There is nothing zoning educational available.

Already being used as home occupation for some reason, we just need to allow a few more students not exceed
2

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: Du C. M. [Signature] Date: 7-10-08

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: Du C. M. [Signature] Date: 7-10-08

Project Tracking Form
Board of Adjustment
Special Use Permit/Variance/Appeal

Project Name & Request Private School, 901 Oak Creek

Initial Submittal Date: 9/23/08

DRS Meeting Date: 11/13/08

DRS Comments Finalized & Distributed: 11/28/08

Revised Application Submittal Date: 12/5/08

Board of Adjustment Meeting Date(s): 2/10/09

BA SU 2104-08 (PIN# 1718.13 13 8489) A Special Use Request for a proposed private school. The property is zoned R40W/SHOD (Residential 40 Watershed, Special Highway Overlay District) and is located on the northeast corner of Honeycutt and Oak Creek Roads, on the northern side of I-540. The parcel is located within the Falls Lake Non Urban Area/Water Supply Watershed.

