



# 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 Mail, 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)

Public Park in water supply watershed (R-80w)  
Ref. Article 4: 4-11 use table @ Wake Co. watershed regs.

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

If Yes, provide relevant Special Use Permit Number: N/A

### Property

Parcel Identification Number: 1800102847

Address: P.O. Box 350

Location: West side of Falls of neuse Road, at/between  
(north, east, south, west) (street)

us 98/ and Riverside Drive  
(street) (street)

Total site area in square feet and acres: 25,874,640 square feet 594 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-80(w)

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

Present land use(s): Open Space / Forest Land

How is this proposed use a public necessity? See attached Statement of Justification.

What is impact on surrounding neighborhood and adjacent properties?  
Local Recreation activity, Additional traffic in off peak hours, Construction activity.

### Land Owner

Land Owner Name: United States of America

Business Operator Name (if different from Land Owner) City of Raleigh, Parks & Rec.

Address: 222 W. Hargett Street

City: Raleigh State: NC Zip Code: 27601

E-mail Address: David.Berra@ci.raleigh.nc.us Fax: \_\_\_\_\_

Telephone Number: 919.807.5142

**Applicant** (person to whom all correspondence will be sent)

Name: Haden Stanziale attn: Rod Florence

Address: 2200 W. Main Street, Suite 500

City: Durham State: NC Zip Code: 27705

E-mail Address: rflorence@hadenstanziale.com Fax: 286.7889

Telephone Number: 286.7440 Relationship to Owner: Consultant

**Proposal**

Max. allowable floor area ratio (see applicable zoning district/use regulation): 0.15

Proposed total floor area: 9200 sf Proposed floor area ratio (floor area/site area): 0.0091

Max. allowable impervious surface coverage (see applicable zoning district/use regulation): 4 %

Proposed impervious surfaces area: 4.62(ac.) 20,247 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 0.78 %

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

Front ( ) 40 ft Left ( ) 20 ft Right ( ) 20 ft Rear ( ) 30 ft

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

Front ( ) 40 ft Left ( ) 20 ft Right ( ) 20 ft Rear ( ) 30 ft

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

Front 40 ft Corner side 20 ft Side 20 ft Rear 30 ft

Proposed yard depths: Front 40 ft Corner side 20 ft Side 20 ft Rear 30 ft

Max. building height (see applicable district/use regulation): 35' ft

Proposed building height: ±30' ft

Min. parking space standard (see Article 15): X' spaces per Varies/Ref Plan.

Min. no. of parking spaces: 82 Proposed no. of parking spaces 93

Number of employees: 34 Hours of operation: 9/6pm

**Vehicular Access:**

Names of access street(s) and number of access points along each: 2 access streets @ One access point ea. street

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>2</sup>
Falls of Neuse	60'	24'	2	Y			
OLD NC 98	60'	20'	2	Y			

<sup>1</sup> See NCDOT Highway Capacity Manual or most recent Wake County Thoroughfare Plan Appendix

<sup>2</sup> See CAMPO web site (www.raleigh-nc.org/campo) or NCDOT Traffic Survey Unit

<sup>3</sup> 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: 0 ADT: 0

Type of vehicle: 0 ADT: 0

**Utilities and Services:**

Water supply provided by: ( ) municipal system: —

( ) community system – specify type: — (3) individual well(s)

Est. total water demand: 420 gpd

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

( ) community system – specify type: —

(3) individual on-site system

Est. total wastewater discharge: 400 gpd

Solid waste collection provided by: Park Maintenance

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

Natural gas service provided by: N/A

Telephone service provided by: Verizon Underground ( ) yes (X) no

Cable television service provided by: N/A Underground ( ) yes ( ) no

Fire protection provided by: Local Fire Dept

**Miscellaneous:**

Generalized slope of site: Moderate to steep

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: A study will be provided with application that includes a summary

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: A study of these elements will be provided that includes.

**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 Falls Lake.

( ) Non-Urban Area

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

Park / Open Space

Low density Res. < 1 unit /acre.

**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?)

Article 4 (use regulations) Table 4-11 allows a Park & Recreation use to occur in the R-80W zoning district. -Due to the watershed district the special use permit is required.

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

Additional support documents are attached.

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: \_\_\_\_\_ Date: \_\_\_\_\_

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: RLW Date: 11/25/08

Notes: All documents and maps submitted as required become the property of Wake County. The Wake County Unified Development Ordinance is on the web at [www.wakegov.com](http://www.wakegov.com).

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

Project Name & Request    Public Park within Water Supply Watershed

Initial Submittal Date:    11/25/08

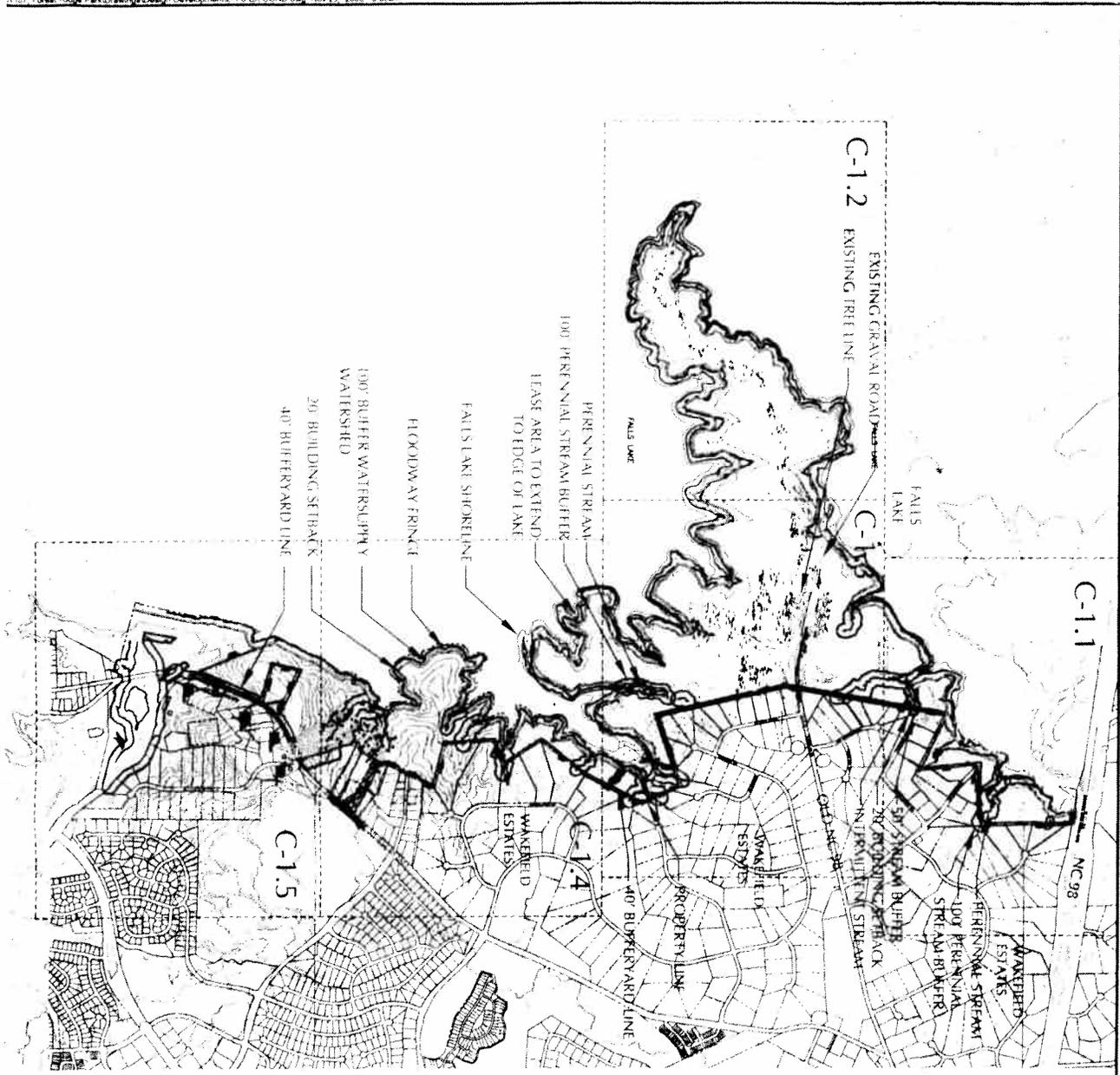
DRS Meeting Date:    1/8/09

DRS Comments Finalized & Distributed:    1/23/09

Revised Application Submittal Date:    2/6/09

Board of Adjustment Meeting Date(s):    4/14/09

**BA SU 2105-08 (PIN# 1800.03 10 2847)** A Special Use Request for a proposed Public Park. The property is zoned R-80W (Residential 80 Watershed) and is located on the west side of Falls of Neuse Road, between Riverside Drive and NC 98. The parcel is located within Falls Lake Non-Urban Area/Water supply Watershed.



**LINE TYPE LEGEND**

OVERHEAD WATER LINE

TREE LINE

EXISTING FREE LINES

**SITE DATA**

OWNER USA  
 U.S. ARMY CORP OF ENGINEERS  
 P.O. BOX 3-57  
 MONROE, LA 70001-0357  
 DED BOOK 65104  
 DED PAGE 0361  
 PIN # 1900102847

DESCRIPTION: FACILITY AND PROJECT  
 LAND CLASS EXEMPT  
 ZONING R-6000  
 SITE LEAST AREA 2.594 ACRES

**EXISTING LAND USES**

FOR SITE IS NOT AGRICULTURE, RECREATION, OR A  
 ANIMAL OR OTHER USES. THE PROPERTY IS CURRENTLY  
 USED AS A RESIDENTIAL DEVELOPMENT. THE PROPERTY  
 IS A PART OF THE FOREST RIDGE PARK DEVELOPMENT  
 AND IS SUBJECT TO THE DEVELOPMENT AGREEMENT  
 BETWEEN THE U.S. ARMY CORP OF ENGINEERS AND  
 THE STATE OF MISSISSIPPI.

**Forest Ridge Park**

DESIGN DEVELOPMENT

DATE: 11/25/06

PROJECT NO: 17167

SHEET: 1.0

**HadenStanziale**

ARCHITECTS

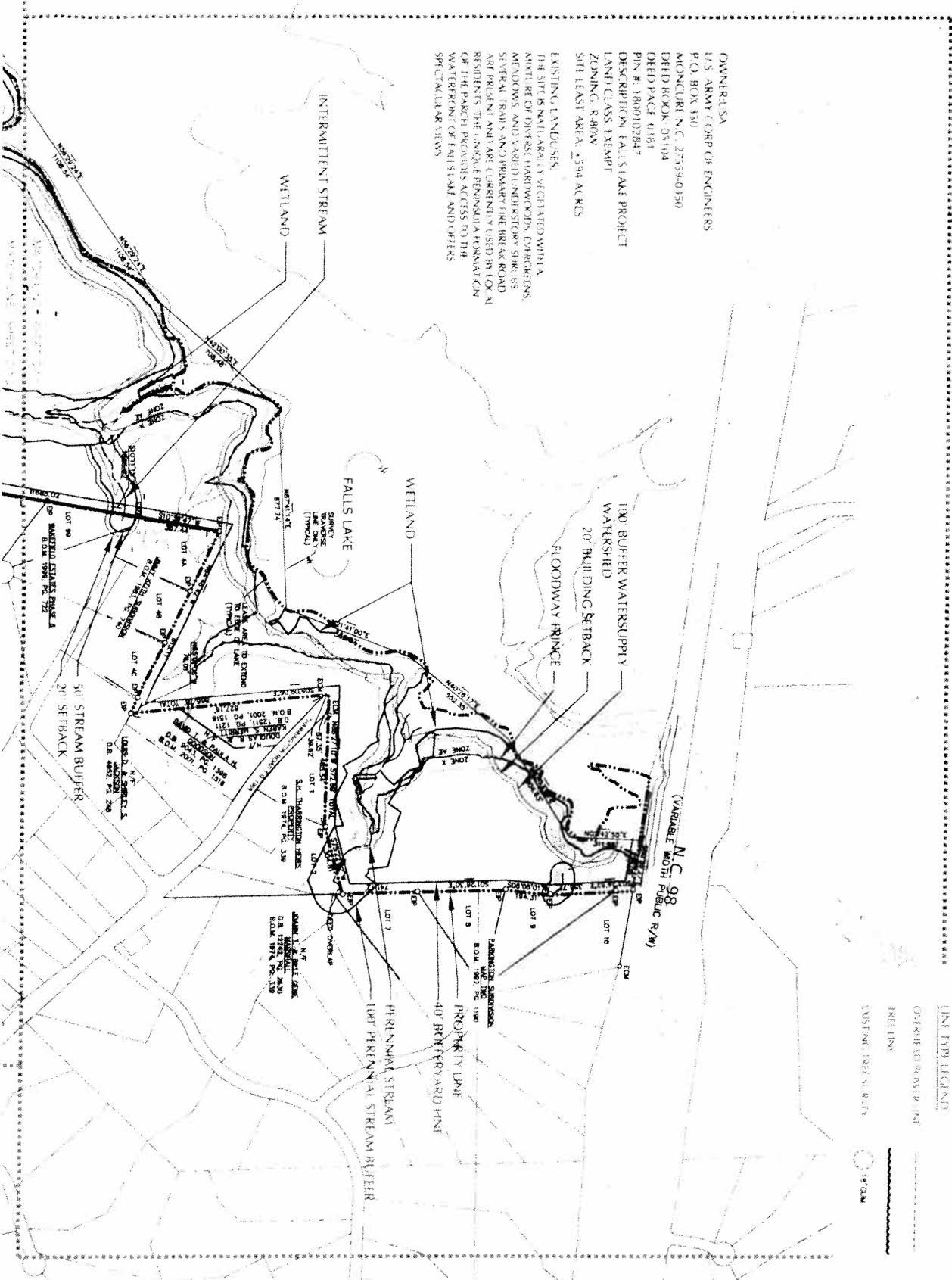
1000 N. GULF BLVD., SUITE 100  
 METairie, LA 70002

PHONE: 504-885-1111  
 FAX: 504-885-1112  
 WWW.HADENSTANZIALE.COM

0 50 100 200 FEET

OWNER: USA  
 U.S. ARMY CORP OF ENGINEERS  
 P.O. BOX 350  
 MONROE, N.C. 27559-0350  
 DEED BOOK: 05104  
 DEED PAGE: 0181  
 PIN #: 1860102847  
 DESCRIPTION: FALLS LAKE PROJECT  
 LAND CLASS: EXEMPT  
 ZONING: R-80W  
 SITE: AT LEAST AREA ± 594 ACRES

EXISTING LANDUSES:  
 THE SITE IS NATURALLY VEGETATED WITH A MOUNTAIN OF DIVERSE HARDWOODS, EVERGREENS, MEADOWS, AND VARIOUS UNDERSTORY SPECIES. SEVERAL TRAILS AND PRIMARY FIRE BREAK ROAD ARE PRESENT AND ARE CURRENTLY USED BY LOCAL RESIDENTS. THE UNDER PENNSILVANIA FORMATION OF THE PARCEL PROVIDES ACCESS TO THE WATERFRONT OF FALLS LAKE AND OFFERS SPECTACULAR VIEWS.



LINE TYPE LEGEND  
 GEOMETRIC BOUNDARY  
 TREE LINE  
 EXISTING TREE SURVIVAL  
 (Symbol: Circle with a dot)

**HadensZanziale**  
 ARCHITECTS

1000 ...  
 ...  
 ...

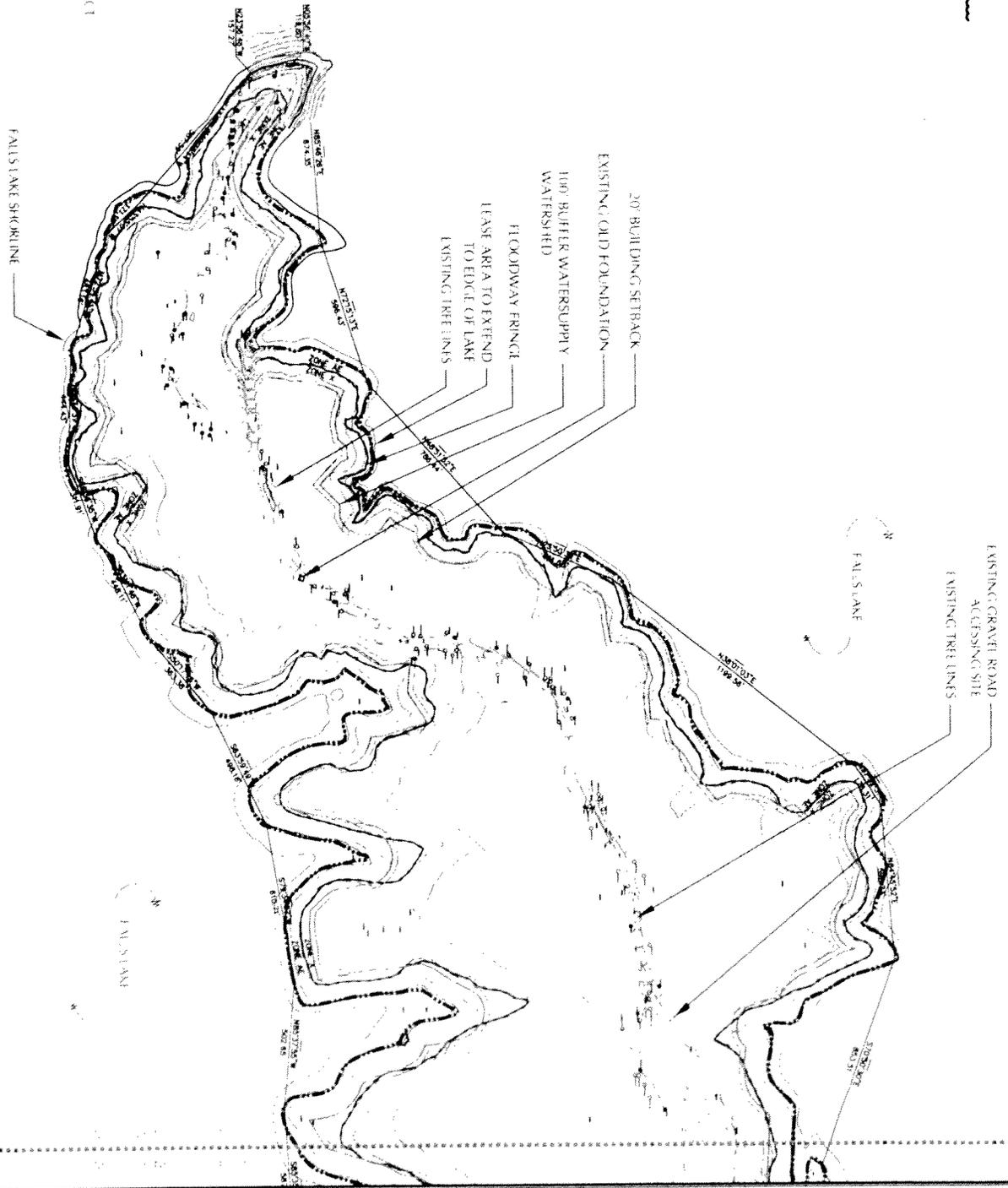
**FOREST RIDGE PARK**  
 N.C. 98

DATE: ...  
 DRAWN BY: ...  
 CHECKED BY: ...  
 SCALE: ...

LINE TYPE LEGEND

- OVERHEAD POWER LINE
- EXISTING TREE LINE
- EXISTING TREE SURVIVY

**SITE DATA**  
 OWNER: U.S. ARMY CORP OF ENGINEERS  
 P.O. BOX 350  
 ARLING HEIGHTS, IL 60125-0350  
 DEED BOOK: 05104  
 DEED PAGE: 0381  
 PIN: # 1880192847  
 DIST: RIPPON, FAULTS LAKE PROJECT  
 LAND CLASS: EXEMPT  
 ZONING: R180W  
 SITE LEASE AREA: ± 394 ACRES



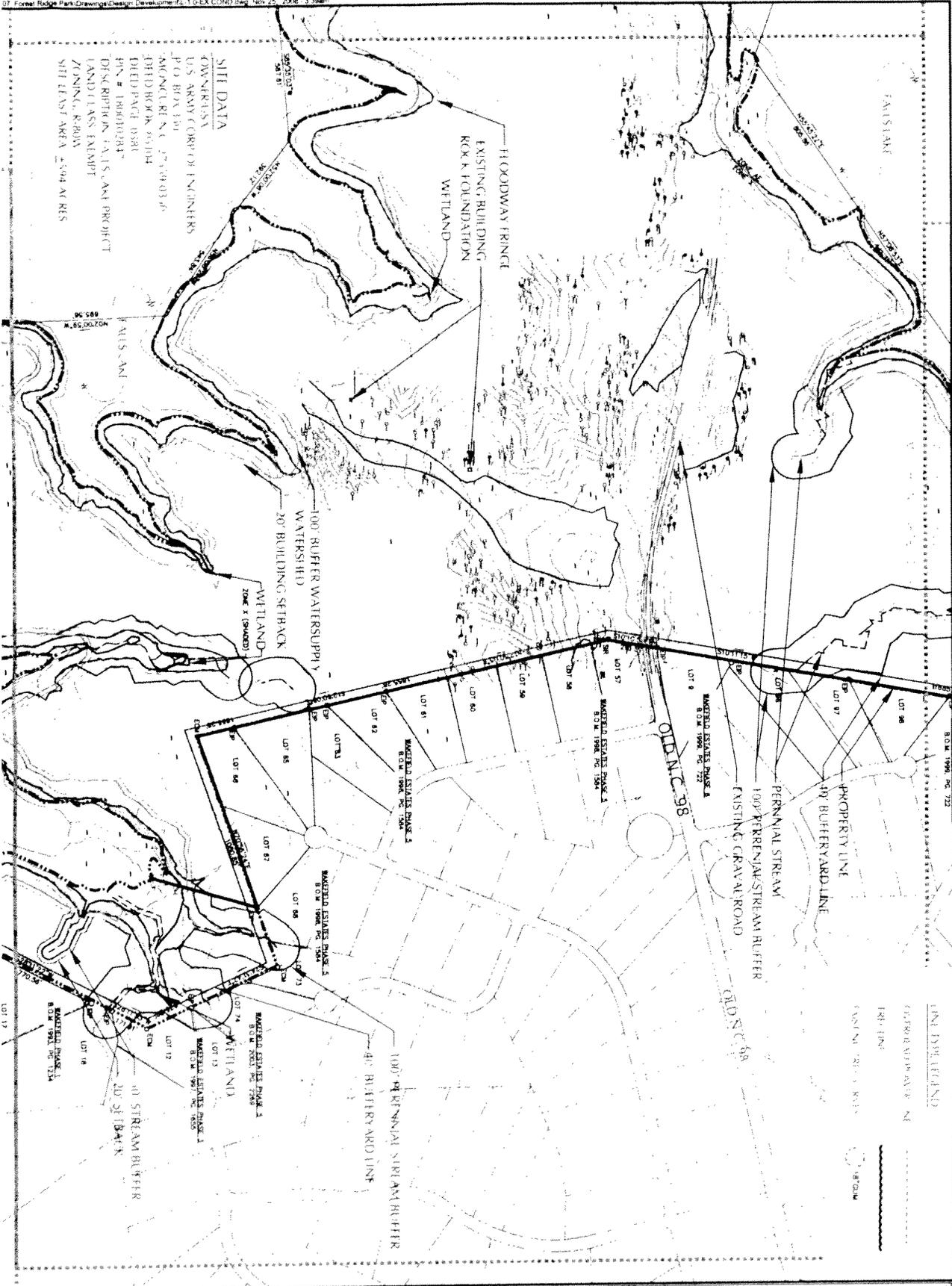
**FOREST RIDGE PARK**  
 PROJECT NO. 107  
 SHEET NO. 112

**HadenStanziale**  
 ARCHITECTS



NO.	DATE	DESCRIPTION
1	11/25/08	ISSUED FOR PERMIT
2	11/25/08	ISSUED FOR CONSTRUCTION
3	11/25/08	ISSUED FOR RECORD

DESIGNED BY: [Name]  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO. 107



**SITE DATA**  
 OWNER: USA  
 U.S. ARMY CORP OF ENGINEERS  
 P.O. BOX 150  
 MONROE, LA 70704-0150  
 DEED BOOK DATA  
 DEED PAGE 6881  
 PLS. # 180610284  
 DESCRIPTION: FAULT LANE PROJECT  
 LAND CLASS: EXEMPT  
 ZONING: R-BVA  
 SITE AREA: 4.394 ACRES

**LINE TYPE LEGEND**  
 OVERHEAD POWER LINE  
 FENCE LINE  
 EXISTING TREE SYMBOL



**HadensStanziale**  
 ARCHITECTS  
 1000 N. ...  
 ...

**FOREST RIDGE PARK**  
 ...

DATE: ...  
 SHEET: ...

