



SPECIAL USE PERMIT APPLICATION

APR 22 2010

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Rec'd Date
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Submit required documentation to: Planning, Development and Inspections
Wake County Planning, Development and Inspections
PO Box 550 Wake County Office Building
Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh
Contact (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)

Z-80(W) ZONING. A PROPOSED PARK W/ PUBLIC ASSEMBLY BUILDINGS IS ALLOWED PER THE CODE WITH SUP/BOA APPROVAL.

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

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

Property

Parcel Identification Number: 1719813398, 1719914474

Address: 11408 RAVEN RIDGE RD., RALEIGH, NC 27604

Location: NORTH side of RAVEN RIDGE RD., at/between

FALLS OF THE NEUSE RD. and KOUPELA DR.

Total site area in square feet and acres: 6,479,985.60 square feet 148.76 acres

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

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

Present land use(s): SINGLE FAMILY - VACANT

How is this proposed use a public necessity? SEE ATTACHED FINDINGS OF FACT.

What is impact on surrounding neighborhood and adjacent properties? LOCAL RECREATION ACTIVITY, COMM. EDUC OPPORTUNITIES, ADDL TRAFFIC IN OFF-PEAK HOURS, CONST. ACTIVITY

Land Owner Name: CITY OF RALEIGH PARKS & RECREATION DEPT.

Business Operator Name (if different from Land Owner): SAME AS ABOVE

Address: 333 FAYETTEVILLE ST., SUITE 300

City: RALEIGH State: NC Zip Code: 27601

E-mail Address: STEPHEN.BENTLEY@CI.RALEIGH.NC.US Fax: 919.807.5125

Telephone Number: 919.996.4784 (807-5141)

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

Name: CLH DESIGN ATTN: GLENN MEDLIN  
 Address: 400 REGENCY FOREST DR., SUITE 120  
 City: CARY State: NC Zip Code: 27511  
 E-mail Address: G.MEDLIN@CLHDESIGNPA.COM Fax: 919.319.7516  
 Telephone Number: 919.319.6716 Relationship to Owner: CONSULTANT

**Proposal**

**Max. allowable floor area ratio** (see applicable zoning district/use regulation): 0.5 du/ac

Proposed total floor area: 7,961.60 sf Proposed floor area ratio (floor area/site area): 0.12

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

Proposed impervious surfaces area: 116,835.70 (268 AC) sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 1.8 %

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

Front ( ) N/A ft Left ( ) 40 ft Right ( ) 40 ft Rear ( ) 40 ft

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

Front ( ) N/A ft Left ( ) 40 ft Right ( ) 40 ft Rear ( ) 40 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: 20'-7" ft

**Min. parking space standard** (see Article 15): 1 spaces per 5 PERSONS UNDER RES. CAP. OF SITE

Min. no. of parking spaces: 30 Proposed no. of parking spaces 37

Number of employees: 3.5 Hours of operation: DAWN -- DUSK

**Vehicular Access:**

Names of access street(s) and number of access points along each: RAVEN RIDGE RD., ONE ACCESS POINT

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>3</sup>
RAVEN RIDGE RD	150 FT	24 FT	2	Y	N/A	N/A	N/A

<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 trps per y sf)

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

Type of vehicle: ACTIVITY BUS ADT: 3 BUS x 2 TRIPS/DAY = 6

Type of vehicle: \_\_\_\_\_ ADT: \_\_\_\_\_

**Utilities and Services:**

Water supply provided by: ( ) municipal system: \_\_\_\_\_

( ) community system – specify type: \_\_\_\_\_ (X) individual well(s)

Est. total water demand: 1,000 gpd

Wastewater collection/treatment provided by: ( ) municipal system: \_\_\_\_\_

( ) community system – specify type: \_\_\_\_\_

(X) individual on-site system

Est. total wastewater discharge: 1,000 gpd

Solid waste collection provided by: PARK MAINTENANCE / STAFF

Electrical service provided by: PROGRESS ENERGY Underground (X) yes ( ) no

Natural gas service provided by: N/A

Telephone service provided by: AT&T Underground (X) yes ( ) no

Cable television service provided by: TIME WARNER Underground (X) 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: FALLS LAKE, EASTON CRK, TRIPS TO HONEYCUT CRK, JURIS.

WETLAND, PIEDMONT FLORA: FAUNA, WILDLIFE HABITATS, BALD EAGLE, RED COCKAD WOODPECKER

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

GRANITE QUARRY ADJ. TO SITE, EXTANT CHONE CHIMNEY

**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 INTENSITY - NON RESIDENTIAL

**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?)

SEE ATTACHED FINDINGS OF FACTS

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

N/A

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: Wendy Sawyer Date: 3/16/10

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.

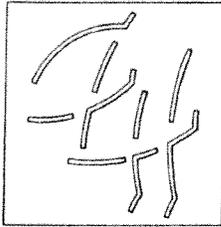
Signature: Wendy Sawyer Date: 3/16/10

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** 11408 Raven Ridge Road, proposed park with associated assembly buildings

<b>Initial Submittal Date:</b>	<b>4/22/10</b>
<b>DRS Meeting Date:</b>	<b>05/13/10</b>
<b>DRS Comments Finalized &amp; Distributed:</b>	<b>05/28/10</b>
<b>Revised Application Submittal Date:</b>	<b>06/22/10</b>
<b>Board of Adjustment Meeting Date(s):</b>	<b>08/10/10 (tentative)</b>



# CLH design, p.a.

Regency Park, 400 Regency Forest Dr., Suite 120  
Cary, North Carolina 27513  
Phone: (919) 319-6716 Fax: (919) 319-7516

4-21-10

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**TO:** Board of Adjustment, Wake County, NC  
**FROM:** CLH Design, p.a.  
**RE:** SPECIAL USE PERMIT APPLICATION: FINDINGS OF FACT  
CITY OF RALEIGH PARKS & RECREATION  
DR. ANNIE LOUISE WILKERSON, MD NATURE PRESERVE PARK  
**CC:** File (09-121/permit)

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The City of Raleigh Parks and Recreation Department received a 157 acre parcel of land from the will of Dr. Annie Louise Wilkerson, MD. The existing land use of the property was as a single-family residence and farm. The requirements of the will state that the land is to be turned into a Nature Preserve Park.

The Nature Park is located in Wake County's Planning and Zoning Jurisdiction, but is adjacent to the North district planning boundary within the Falls Lake Watershed. The property is zoned R-80 (W) Residential 80 Watershed. Land use in the project vicinity is primarily low density residential.

## FINDINGS OF FACT

1. *The proposed development will not materially endanger the public health or safety.*

Public parks and recreation areas are an integral part of the community. They improve the quality of urban life, strengthen the community, provide areas for leisure and physical activity, reduce stress, promote relaxation, improve child development, provide educational and demonstration opportunities, as well as provide ecological conservation and diversity.

Existing wastewater collection systems will be removed and replaced with a new system that meets all current design standards and guidelines. Public water will be provided by a new well that will be installed, tested and monitored to all current design standards and guidelines. The existing water wells will be capped and abandoned in accordance with current guidelines. A new turn lane will be installed on Raven Ridge Rd. to enter the site. All sight lines will meet NCDOT requirements. Temporary erosion control measures will be installed to prevent soil erosion and sedimentation. Existing 'white goods' found on-site will be removed. Any asbestos related material will be abated during the renovation and construction process.

Children on school activities will be accompanied by a teacher. All park staff will be trained in First-Aid and there will be a first-aid kit available on-site for the public. The site will be designed and managed to be as safe as possible. All other buildings on-site will be locked to prevent public use.

We believe that the public health or safety will not be endangered, but improved, by the addition of this Nature Park.

2. *The proposed development will comply with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of special use or class of special uses*

The property is zoned R-80 (W). This zoning allows public park recreation facilities as a permitted use and also allows park recreation facilities with a public recreation, or assembly, building as a specially permitted use. The proposed facility will be a Nature Preserve Park and will comply with the standards of this zoning district including use, setbacks and impervious surface coverage.

3. *The proposed development will not substantially injure the value of adjoining property; or is a public necessity.*

Public parks and recreation areas are an integral part of the community. They improve the quality of urban life, strengthen the community, provide areas for leisure and physical activity, reduce stress, promote relaxation, improve child development, provide educational and demonstration opportunities, as well as provide ecological conservation and diversity.

Parks typically increase surrounding property values, and as a result also increase real estate tax receipts. Parks also attract tourists and residents, which can generate economic activity inside and outside the park.

We believe that adjoining property values will not be injured, but improved, by the addition of this Nature Park.

4. *The proposed development will be in harmony with the area in which it is located.*

The Preserve is 157 acres of land adjacent to Falls Lake along Raven Ridge Rd. It is bound by Raven Ridge Rd. to the southwest, Falls Lake State Park to the northwest, River Oaks subdivision to the northeast and Radcliff subdivision to the southeast. The tract is mostly wooded with stands of mature, old growth trees. There are three open fields, surrounded by fences, currently maintained as prairies. There are two existing vacant residences and a small barn with stables.

The design approach is to maximize the opportunity for research and educational opportunities, while minimizing the ecological footprint. Low impact development, sustainable design techniques and adaptive re-use of the buildings, native plant use and pervious surface materials will be utilized to limit the amount of disturbance. A proposed, self-imposed, 150' Conservation Buffer will be designated at the front and rear property lines. This undisturbed area will create an additional buffer to separate the Preserve from adjacent urban sprawl, as well as enhance the entrance into the Preserve.

There will be no sub-divisions, town homes or shopping centers built on this site. It will be devoted to a Nature Preserve. The planning, design and overall management of the project will be directed toward sustainability and stewardship. The innovative design and construction methods, along with the volunteerism and educational opportunities will encourage visitors to adopt these sustainable principles at home. For these reasons, we believe the proposed development is in harmony with the surrounding area.

5. *The proposed development will be consistent with the Wake County Land Use Plan.*

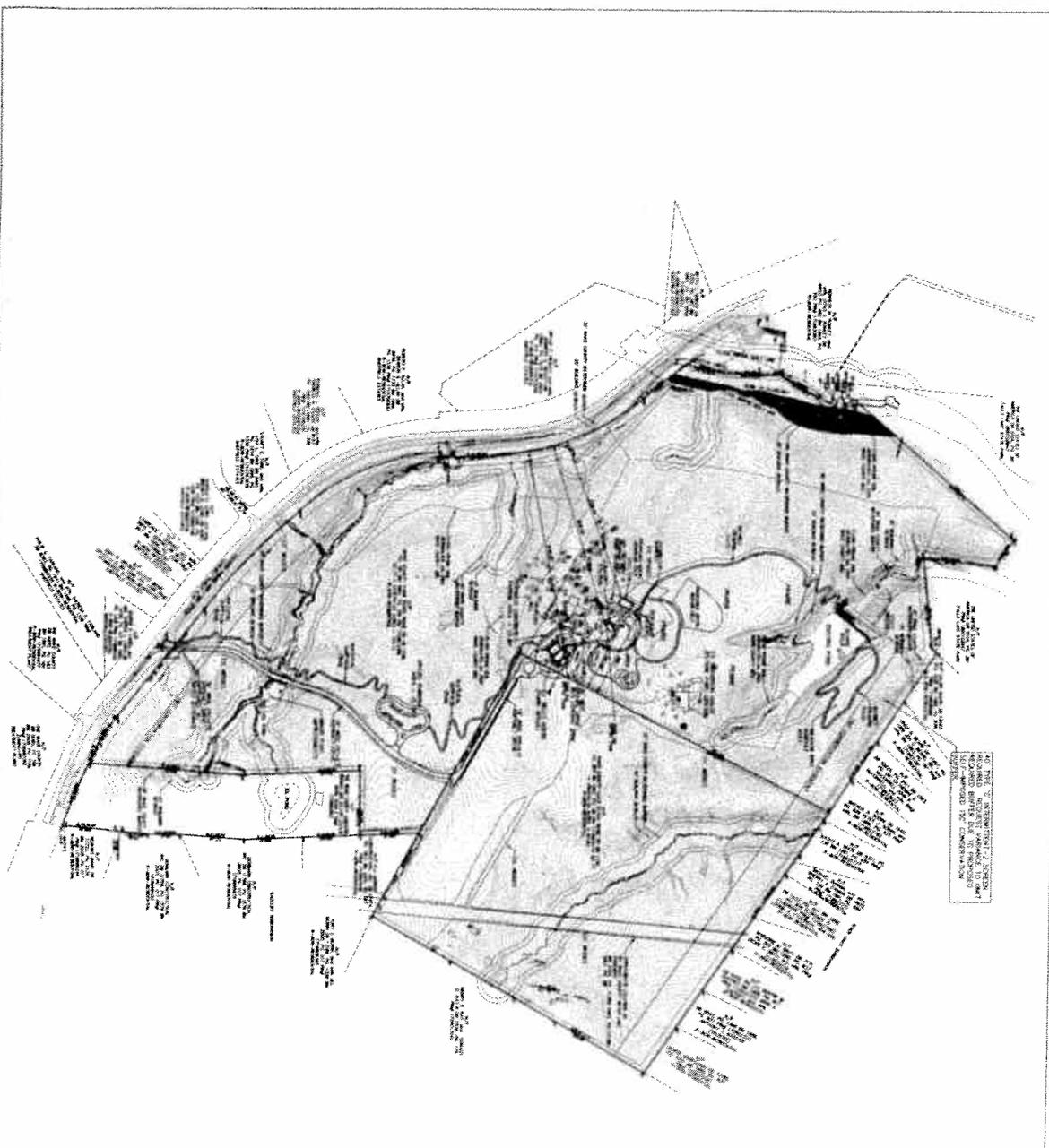
The Nature Park is located in Wake County's Planning and Zoning Jurisdiction, but is adjacent to the North District Planning Boundary within the Falls Lake Watershed. The property is zoned R-80 (W) Residential 80 Watershed. Based on the 'Wake County Land Use Plan: Land Use Classification Map' the property is located within the Falls Lake Non-Urban Area. Land use in the project vicinity is primarily low density residential.

Per Article 5 in Section III of the Plan "Areas classified as Non-Urban Area or Non-Urban Area/Water Supply Watershed are generally characterized by more dispersed populations and much lower development intensities than found in urban areas, and by large expanses of open spaces and natural areas that reflect the areas' historical dominance by farming and forestry uses and the unavailability of services necessary for urban development." The Park will preserve the 157 acres of open space by

utilizing sustainable and low development design techniques. The Park will be available to the public and become an asset to the community.

These residential watershed districts are intended to be applied to lands within the critical area of water supply watersheds (generally within ½ mile plus 300' of the water supply source's flood elevation). The standards are intended to ensure that development occurs at intensities low enough to minimize pollution of the water supply source from stormwater runoff. A Park facility is a permitted use within this zone.

We believe the proposed development is consistent with the Wake County Land Use Plan as it meets the intent of Goal #3, Goal #4, Goal #5, Goal #7, Goal #9, Goal #10 and Goal #11 described in Chapter II of the Plan.



DATE: 10/15/10  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

**SITE DATA**

PROJECT: ANNIE LOUISE WILKERSON NATURE PRESERVE PARK  
 LOCATION: 1000 W. WILKINSON BLVD., RALEIGH, NC 27601  
 CLIENT: CITY OF RALEIGH, DEPARTMENT OF PARKS & RECREATION  
 DESIGNER: [Firm Name]

**ADDITIONAL INFORMATION:**

PROJECT DESCRIPTION: [Text describing the project goals and objectives]

**ADDITIONAL INFORMATION:**

PROJECT LOCATION: [Text describing the project location]

**ADDITIONAL INFORMATION:**

PROJECT SCOPE: [Text describing the project scope]

**ADDITIONAL INFORMATION:**

PROJECT BOUNDARIES: [Text describing the project boundaries]

**ADDITIONAL INFORMATION:**

PROJECT PERMITS: [Text describing the project permits]

**ADDITIONAL INFORMATION:**

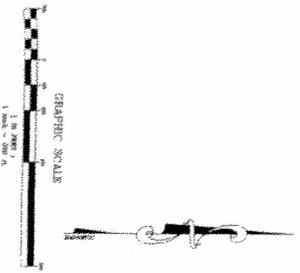
PROJECT CONTACTS: [Text describing the project contacts]

**ADDITIONAL INFORMATION:**

PROJECT NOTES: [Text describing the project notes]



VICINITY MAP



**ANNIE LOUISE WILKERSON, MD**  
 NATURE PRESERVE PARK  
 1000 W. WILKINSON BLVD., RALEIGH, NC 27601

CITY OF RALEIGH  
 DEPARTMENT OF PARKS & RECREATION  
 CITY OF RALEIGH PROJECT NO. 2008-00-00

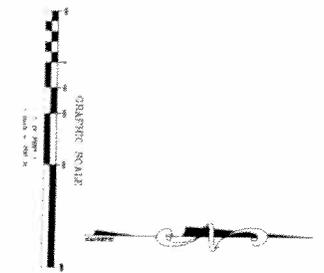
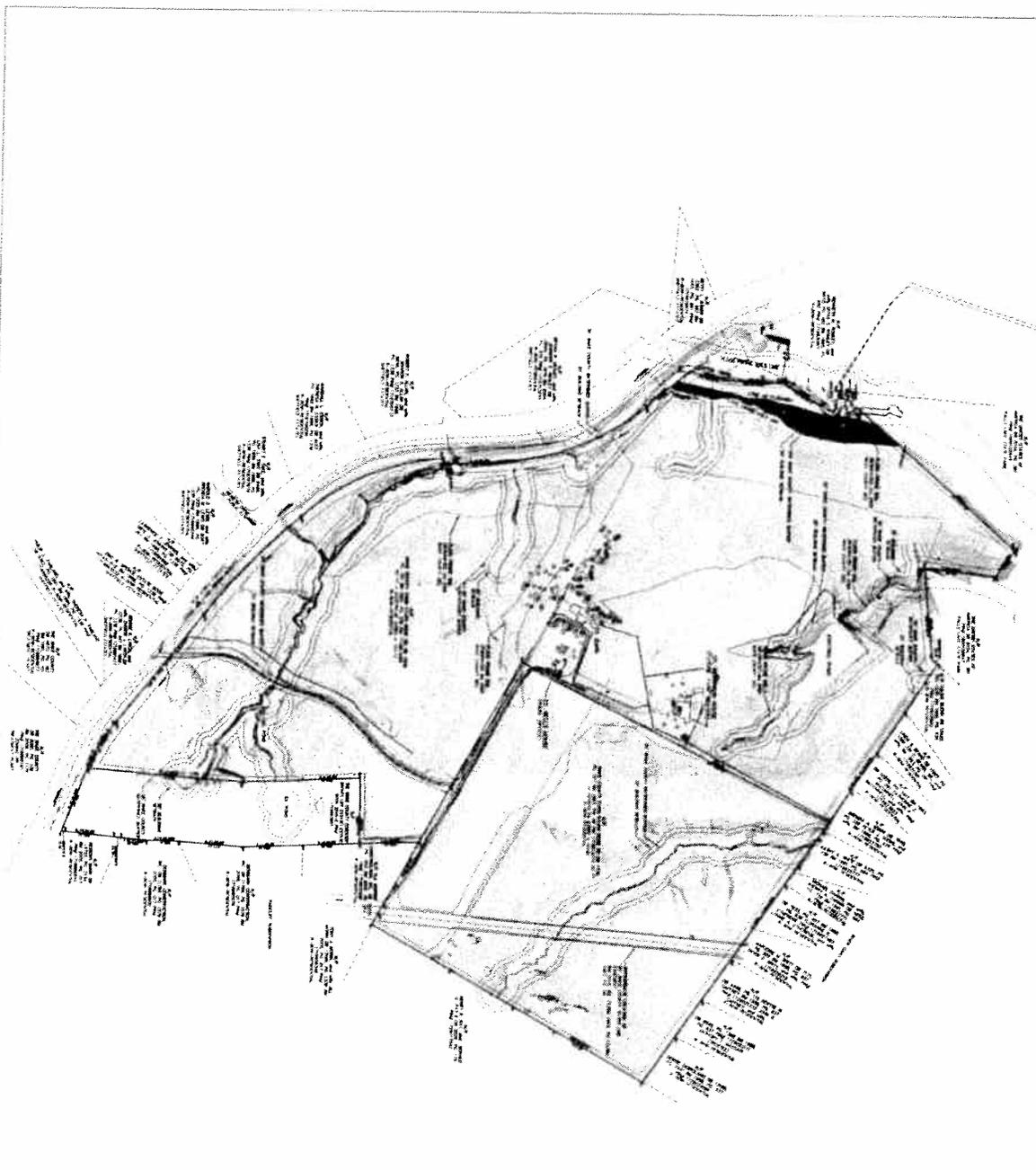
REVISIONS

DATE: 10/15/10

PROJECT: ANNIE LOUISE WILKERSON NATURE PRESERVE PARK

SITE

C-10



**ALL DATA**

DATE: 10/15/08  
 PROJECT: ANNIE LOUISE WILKERSON, MD NATURE PRESERVE PARK  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

**GENERAL NOTES:**

1. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED.
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**ADDITIONAL NOTES:**

ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED.

**NEIGHBORING PROPERTIES:**

1. [Address]  
 2. [Address]  
 3. [Address]  
 4. [Address]  
 5. [Address]  
 6. [Address]  
 7. [Address]  
 8. [Address]  
 9. [Address]  
 10. [Address]

**LOCALITY MAP:**

**SCALE:**

1" = 100'

SITE <b>C-20</b>	DATE: 10/15/08	<b>ANNIE LOUISE WILKERSON, MD</b> <b>NATURE PRESERVE PARK</b> 100' WIDE CORRIDOR FROM RAILROAD AVENUE TO CITY OF RALEIGH DEPARTMENT OF PARKS & RECREATION CITY OF RALEIGH PROJECT NO. 03408-05-08						
	DRAWN BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]							