



SPECIAL USE PERMIT APPLICATION

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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)

Modifications to conditions of BA 512 (1978) - specifically conditions #3, 4 and 11 pertaining to Police Firing Range.

Modification of previously issued Special Use Permit? Yes No

If Yes, provide relevant Special Use Permit Number: BA 512 - from 1978

Property

Parcel Identification Number: 1751047213

Address: 8500 Battle Bridge Road

Location: North side of Battle Bridge Road, at/between

Griffice Mill Road and Brownfield Road

Total site area in square feet and acres: 63,708,678 square feet 1462.55 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-30

List Conditions of any Conditional Use Zoning Districts: See BA512 attached - original Special Use Permit for parcel.

Present land use(s): Wastewater Treatment Facility, Police Driver Training Facility + Police Training Firing Range

How is this proposed use a public necessity?

Existing and proposed uses are safety service and necessary law enforcement training facilities.

What is impact on surrounding neighborhood and adjacent properties?

Impact of modifying above referenced conditions would not adversely impact surrounding properties and is intended to provide ability to construct future safety service facilities that provide much-needed law enforcement training facilities.

Land Owner

Land Owner Name: City of Raleigh

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

Address: P.O. Box 590

City: Raleigh State: NC Zip Code: 27602-0590

E-mail Address: gregg.pollard@ci.raleigh.nc.us Fax: 919.890.3843

Telephone Number: 919.890.3840

Applicant (person to whom all correspondence will be sent)

Name: Michael Bridegum - CH Design, p.a.

Address: 125 Edinburgh Dr. South, Suite 310

City: Cary State: NC Zip Code: 27511

E-mail Address: mbridegum@chdesignpa.com Fax: 919.319.7516

Telephone Number: 919.319.6716 Relationship to Owner: Site Design Consultant

Proposal

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

Proposed total floor area: 0 sf Proposed floor area ratio (floor area/site area): n/a

Max. allowable impervious surface coverage (see applicable zoning district/use regulation): 30 %

Proposed impervious surfaces area: 0 - existing is to remain - change of conditions only sf

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

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

Front () ft Left () ft Right () ft Rear () ft

Proposed transitional bufferyard types and depths (see Article 16): N/A - Change of SDP conditions only

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

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

Front 30 ft Corner side 30 ft Side 10 ft Rear 30 ft

N/A Proposed yard depths: Front N/A ft Corner side N/A ft Side N/A ft Rear N/A ft

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

Proposed building height: N/A ft

Min. parking space standard (see Article 15): 1 spaces per 1,000 SF for Safety Service

Min. no. of parking spaces: approx. 30 sp. exist. Proposed no. of parking spaces 0

Number of employees: 6 Hours of operation: 8:00am - 11:00pm

Vehicular Access:

Names of access street(s) and number of access points along each: There are 2 driveway access points to the training facility, living range area from Battle Bridge Road.

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>Battle Bridge Rd.</u>		<u>Approx. 25'</u>	<u>2</u>	<u>Y</u>			<u>None</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: None / N/A ADT: _____

Type of vehicle: None / N/A ADT: _____

Utilities and Services:

Water supply provided by: () municipal system: City of Raleigh

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

Est. total water demand: no increase gpd

Wastewater collection/treatment provided by: () municipal system: City of Raleigh

() community system – specify type: _____

() individual on-site system

Est. total wastewater discharge: no increase gpd

Solid waste collection provided by: Waste Industries

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

Natural gas service provided by: N/A

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

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

Fire protection provided by: Eastern Wake Station #1, 4828 Clifton Rd., Raleigh

Miscellaneous:

Generalized slope of site large site with rolling topography, sloping to adjacent creeks.

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Some stream buffers are on site that flow to Neuse River that forms north and eastern boundary of the site.

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: None / N/A

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 _____

() Non-Urban Area _____

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

Site is a part of the East Raleigh-Knightdale Area Land Use Plan, and is identified as a Special Area

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.

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

See 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: *J. Russell Allen* Date: *12/21/07*

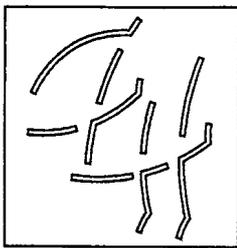
Signature: _____ Date: _____

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: _____ Date: _____

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.



CLH design, p.a.

MacGregor Park, 125 Edinburgh South, Suite 310
Cary, North Carolina 27511
Phone: (919) 319-6716 Fax: (919) 319-7516

12-21-07

TO: Board of Adjustment, Wake County, NC
FROM: CLH Design, p.a.
RE: SPECIAL USE PERMIT APPLICATION
STATEMENT OF JUSTIFICATION
CITY OF RALEIGH POLICE FIRING RANGE
CC: File (CLH-07-125/permit)

STATEMENT OF JUSTIFICATION

This modification to existing Special Use Permit (BA 512 - dated 1978) is being submitted to allow future development of compatible safety service facilities on this 1462.55 acre parcel. Some existing conditions of the 1978 Special Use Permit, specifically #3, #4 and #11, prohibit both Wake County and the City of Raleigh from using the site in the manner for which it was intended.

The catalyst for this modification is the need for a joint law enforcement training facility on this parcel, adjacent to the existing firing range for which Conditions #3, #4 and #11 were developed.

These changes to the Special Use Permit are being proposed in order to modify the language of the following conditions without modifying their intent to protect public health, safety and welfare.

Condition #3

Currently states: *'That the three hundred feet of woods completely surrounding the firing range be maintained so long as the firing range is to be used by the City of Raleigh.'*

Background Information

In the course of investigation of this site for the future joint training facility, it was discovered that some of the width of the buffer surrounding the existing firing range was not in compliance with this condition. This request is being made to modify this condition to accurately represent national, state and local guidelines that determine effective and safe perimeter security for firing ranges. The most widely accepted recommendations on firing range design and safety are provided by the National Rifle Association (NRA) in the "NRA Range Source Book-A Guide to Planning and Construction". For the calibers used on this firing range (9mm, .38, .45, slug, buckshot, Polyshok, .223 and .308) this manual recommendation for a "blue sky range" with no roof or baffles is to provide a 20-ft. tall berm as a safety feature. The existing 289-ft. long berm in the direction of fire is 24-ft. tall and exceeds these standards.

Proposed Modification: *'That the existing firing range meet all applicable national, state and local guidelines governing perimeter security for outdoor firing ranges.'*

Condition #4

Currently states: *'That no other buildings or use be made of the property owned by the City of Raleigh for a distance of one thousand feet in any direction from the firing range as proposed on the plat submitted.'*

Background Information

Directly adjacent to the existing firing range, a live fire house exists surrounded by a 12' berm. While this is a typical building associated with a firing range, a question arises as to whether it meets the provisions of Condition #4 that no other buildings be within 1000-ft of the firing range. Because this building is an integral part of police training in conjunction with a firing range, we are requesting modification of Condition #4 to allow the live fire house as long as it meets applicable perimeter safety guidelines. While the 12' berm surrounding the building in the direction of line of fire meets current national perimeter safety guidelines, the City of Raleigh has agreed to raise that height to 20' to be consistent with national recommendations for heights for outdoor fire ranges. This condition is reflected in the modification.

Additionally, per data received from the City of Raleigh, this facility has been in operation since 1978 with no injuries or accidents related to perimeter security of the firing range or live fire house.

The modification of this condition will also allow the development of compatible buildings including the future joint training facility.

Proposed Modification: *'Provided that the firing range meets the safety guidelines as set forth by Condition #3, additional buildings and uses may be approved for the areas adjacent to the firing range as long as these uses are compatible with the existing firing range and training facility and are developed in a manner consistent with maintaining a safe perimeter around the existing firing range. The height of berms shall be not less than 20' in height in the direction of line of fire per national safety guidelines.'*

Condition # 11

Currently states: *'That no weapons be stored at the firing range when it is not in use.'*

Background Information

Modification of this provision is requested to allow for storage of weapons and ammunition for training exercises on site so the City of Raleigh Police Department can train recruits who are not allowed to have firearms until the completion of training and graduation. It is necessary to maintain weapons and associated ammunition on-site in order to properly educate recruits on the use of firearms while in training.

The following weapons are currently under consideration by the Police Department for storage at this facility and are listed to give a general overview of possible firearms:

- 30 Training Shotguns (for Academy recruit and in-service officer training)
- 30-40 Police Academy Handguns (for Academy recruits during training)
- 20 Training guns (for repair and as a substitute for when a weapon is not immediately repairable)

All weapons and ammunition will be stored in a secure safe that is locked and alarmed with a 24-hour monitoring service and audible alarm.

Proposed Modification: *'That the storage of weapons and associated ammunition be allowed at the firing range as long as the weapons are stored in a manner that meets the Wake County Sheriff's Department and City of Raleigh Police Department's safety and security standards.'*

