

BA-SU-2227-16



SPECIAL USE PERMIT APPLICATION

File #
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Rec'd Date
Rec'd By

Submit required documentation to:
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)

Dog Daycare (Kennel). Table 4-11 and Section 4-46

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

If Yes, provide relevant Special Use Permit Number: _____

Property

Parcel Identification Number: **1709457247**

Address: **11021 Six Forks Road, Raleigh, NC 27614**

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

Martindale Drive and Hartland Court
(street) (street)

Total site area in square feet and acres: 60,014 square feet 1.38 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R40-W (whole site)

List Conditions of any Conditional Use Zoning Districts: n/a

Present land use(s): Single-Family Residential

How is this proposed use a public necessity? The proposed use of a Dog Daycare will provide a service that is currently absent from the Six Forks Road area and will allow users to access care for their pets during daytime work hours as well as the potential for overnight boarding.

What is impact on surrounding neighborhood and adjacent properties?
There would be no adverse impacts to surrounding neighborhood or adjacent properties

Land Owner

Land Owner Name: Connell Properties, LLC

Business Operator Name (if different from Land Owner): Cayce Connell

Address: 6444 Therfield Drive

City: Raleigh State: NC Zip Code: 27614

E-mail Address: cayce@perennialmortgage.com Fax: _____

Telephone Number: 919-880-3806

Applicant (person to whom all correspondence will be sent)

Name: **Cayce Connell**

Address: **6444 Therfield Drive**

City: **Raleigh**

State: **NC**

Zip Code: **27614**

E-mail Address: **cayce@perennialmortgage.com**

Fax: _____

Telephone Number: **919-880-3806**

Relationship to Owner: **Managing Member of Connell Properties, LLC**

Proposal

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

Proposed total floor area: **7,908** sf Proposed floor area ratio (floor area/site area): **0.132**

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

Proposed impervious surfaces area: **14,356.50** sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): **23.92** %

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

Front (**F**) **10** ft Left (**C**) **40** ft Right (**n/a**) **n/a** ft Rear (**C**) **40** ft

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

Front (**F**) **10** ft Left (**C**) **40** ft Right (**n/a**) **n/a** ft Rear (**C**) **40** ft

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

Front **50** ft Corner side **50** ft Side **50** ft Rear **50** ft

Proposed yard depths: Front **63.39** ft Corner side **85.17** ft Side **50.00** ft Rear **66.20** ft

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

Proposed building height: **31.33** ft

1,000 SF of Animal Space/

Min. parking space standard (see Article 15): **1** spaces per **300 SF of Office Space**

Min. no. of parking spaces: **9** Proposed no. of parking spaces **13 plus 1 ADA Van Space**

Number of employees: **5** Hours of operation: **6:30 AM - 7:30 PM**

Vehicular Access:

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

Six Forks Road (2) - One entrance and one exit

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
Six Forks Road	Variable	21	2	Y	1,700 Cars/hr	22,000	175

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 Truck ADT: 1

Type of vehicle: Trash Collection Truck ADT: 1 per week

Utilities and Services:

Water supply provided by: () municipal system : _____

(X) community system – specify type: Aqua America, Inc. Community Well () individual well(s)

Est. total water demand: 450 gpd

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

() community system – specify type: _____

(X) individual on-site system

Est. total wastewater discharge: 450 gpd

Solid waste collection provided by: Private contractor to be determined

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

Natural gas service provided by: N/A

Telephone service provided by: Private contractor to be determined Underground () yes () no

Cable television service provided by: Private contractor to be determined Underground () yes () no

Fire protection provided by: Private contractor to be determined. Response provided by Bay Leaf VFD

Miscellaneous:

Generalized slope of site Slight slope towards back of property (7-8%)

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

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

(X) Non-Urban Area/Water Supply Watershed Falls Lake

() Non-Urban Area

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

Neighborhood Activity Center

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 proposed Dog Daycare Facility is in compliance with all county, municipal, and joint Land Use Plans. The Wake County Joint Land Use Plan seeks to promote a mixture of uses within the planning area. The intent of the development is to provide a service to residents commuting along and living near Six Forks Road that is not currently available in this area. The development will be designed to blend in with current surroundings and comply with all environmental, traffic, and public safety ordinances.

Other information (additional relevant information about the site or proposal you wish to note or cite)
See Attached architectural renderings and site plans. Also attached are photographs of other non-residential uses in the vicinity for comparison.

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: May 2, 2016

Signature: _____ Date: _____

Land use professionals (architects, engineers, planners, landscape architects, etc.), as well as employees of corporate or municipal applicants, may testify at quasi-judicial proceedings about factual matters in support of an application, petition or appeal. However, they MAY NOT examine or cross-examine witnesses, make legal arguments as to why an application, petition or appeal should be granted, or otherwise advocate for results on behalf of another individual or entity at a quasi-judicial proceeding. These functions can ONLY be performed at a quasi-judicial proceeding by an attorney licensed to practice law in North Carolina. Therefore, it is **strongly recommended** that unless you are an individual representing yourself in a quasi-judicial proceeding, you have an attorney present to present your case.

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: May 2, 2016

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.



Engineers and Soil Scientists

Agri-Waste Technology, Inc.
501 N. Salem Street, Suite 203
Apex, North Carolina 27502
919-859-0669
www.agriwaste.com

May 2, 2016

RE: Special Use Permit Statement of Justification
Dog Daycare Facility
Connell Properties, LLC
11021 Six Forks Road, Raleigh, NC, 27614.

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

a.) The impact to traffic conditions in the vicinity will be negligible. The intent of the development is to attract those already commuting along Six Forks Road or living in the immediate vicinity to drop off and pick up their pets on the way to and from work. All required sight lines have been preserved.

b.) Water is currently provided by Aqua America, Inc. by means of a community well. Duke Energy Progress currently provided electricity to the property. Both of these providers will continue to provide services to the property. Wastewater will be disposed of on-site by means of an approved septic system. All other utilities will be contracted through private companies to be determined.

c.) Soil erosion and sedimentation control measures will be provided during construction as required by the Wake County UDO.

d.) Storm water measures will be provided as required by the Wake County UDO in the form of a Bio-Retention Cell in order to capture and treat stormwater runoff produced on the site. The onsite septic system will be designed in accordance with all local and State guidelines and all necessary permits required for the installation and operation of the system shall be obtained. The proposed septic areas have been deemed suitable by a North Carolina Licensed Soil Scientist. No hazardous materials will be used or stored at the property in appreciable or reportable quantities.

(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.

a.) The proposed use as a Dog Daycare, or Kennel as defined in the UDO, is an approved use in the R40-W zoning district as stated in Table 4-11 and Section 4-46 of the UDO. The UDO allows for a maximum of 24% impervious area for non-residential developments with the implementation of stormwater management practices, which have been provided. The outdoor dog run area has been adequately screened for noise in accordance with the UDO. All required yard depths and landscape buffers have also been provided.

(3.) The proposed development will not substantially injure the value of adjoining property, or is a public necessity.

a.) The proposed development will not injure the value of adjoining property. The property adjoining to the north is currently used for commercial purposes and has been for some time. There are several other non-residential properties located along Six Forks Road in the vicinity of this project including gas stations and a Volunteer Fire Department. The majority of the remaining properties in the vicinity are single-family residences on large lots. The extensive proposed landscape buffers in addition to the existing natural landscape buffers may actually be seen as an improvement to the property. Noise generated at the site will not be an issue, as the dogs will be kept indoors most of the time and will only be outside in limited numbers and will always be within the area enclosed by the required noise screening.

b.) There are several Dog Daycare facilities located throughout Wake County. However, there are no Dog Daycare facilities (to our knowledge) located along the Six Forks Road corridor or even in the 27614 area code. This development would provide a convenient and much needed opportunity for commuters of the Six Forks corridor to ensure their pets are cared for while they are away during the day or overnight.

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

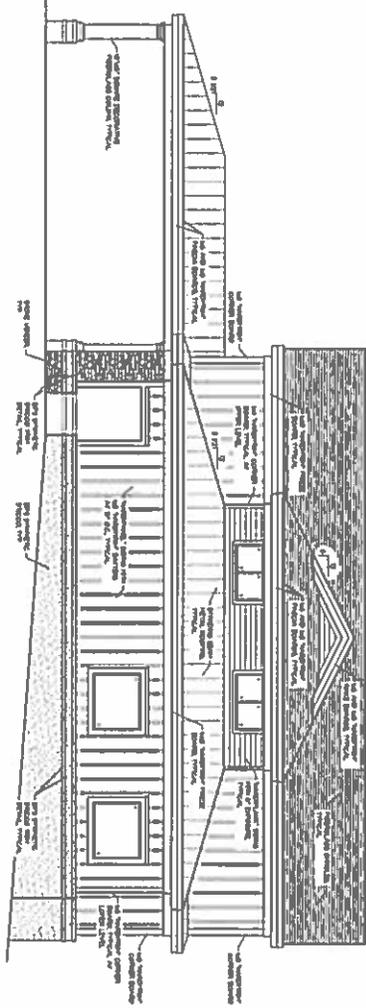
a.) Great care and detail has gone into designing a facility is aesthetically pleasing and in harmony with the surrounding area (please see preliminary architectural renderings attached to SUP application). To do anything otherwise would be short sighted and foolish. This facility will stand to serve the residents of Wake County for decades to come. As stated above, several non-residential uses already exist in the project vicinity (see pictures attached to SUP application). We feel that we have matched or surpassed the aesthetics of many of these existing properties. Great care has also been taken to eliminate any noise or sight nuisances at the property.

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

a.) The Wake County Land Use Plan aims to promote mixed uses. This facility will provide a use that is not yet present in the area, and it is the goal of this facility to serve the commuters and residents of this portion of the Six Forks corridor. The facility will also not pose a threat to human or environmental health or safety. Non-residential uses are allowed in this zoning area.

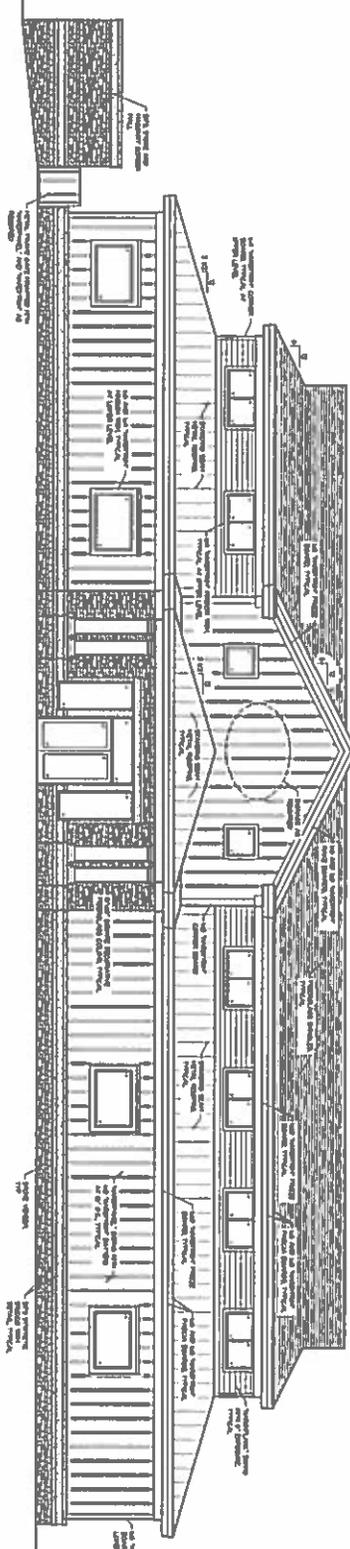
b.) This property is located in the Falls Lake Non-Urban Planning Area and is not located in the watershed's critical area. The land use is consistent with those allowed in this area.

RIGHT ELEVATION



SCALE: 1/8" = 1'-0"

FRONT ELEVATION



SCALE: 1/8" = 1'-0"



ACA ARCHITECTS, INC.
 11021 SIX FORKS ROAD, SUITE 100
 RALEIGH, NC 27615
 (919) 871-1100

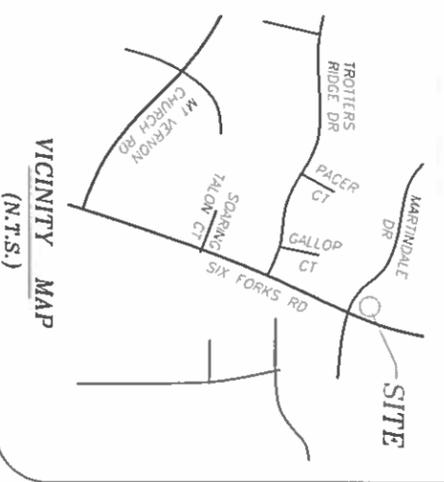
KENNEL FOR:
CONNELL PROPERTIES, LLC
 11021 SIX FORKS ROAD, RALEIGH, NC

REVISIONS

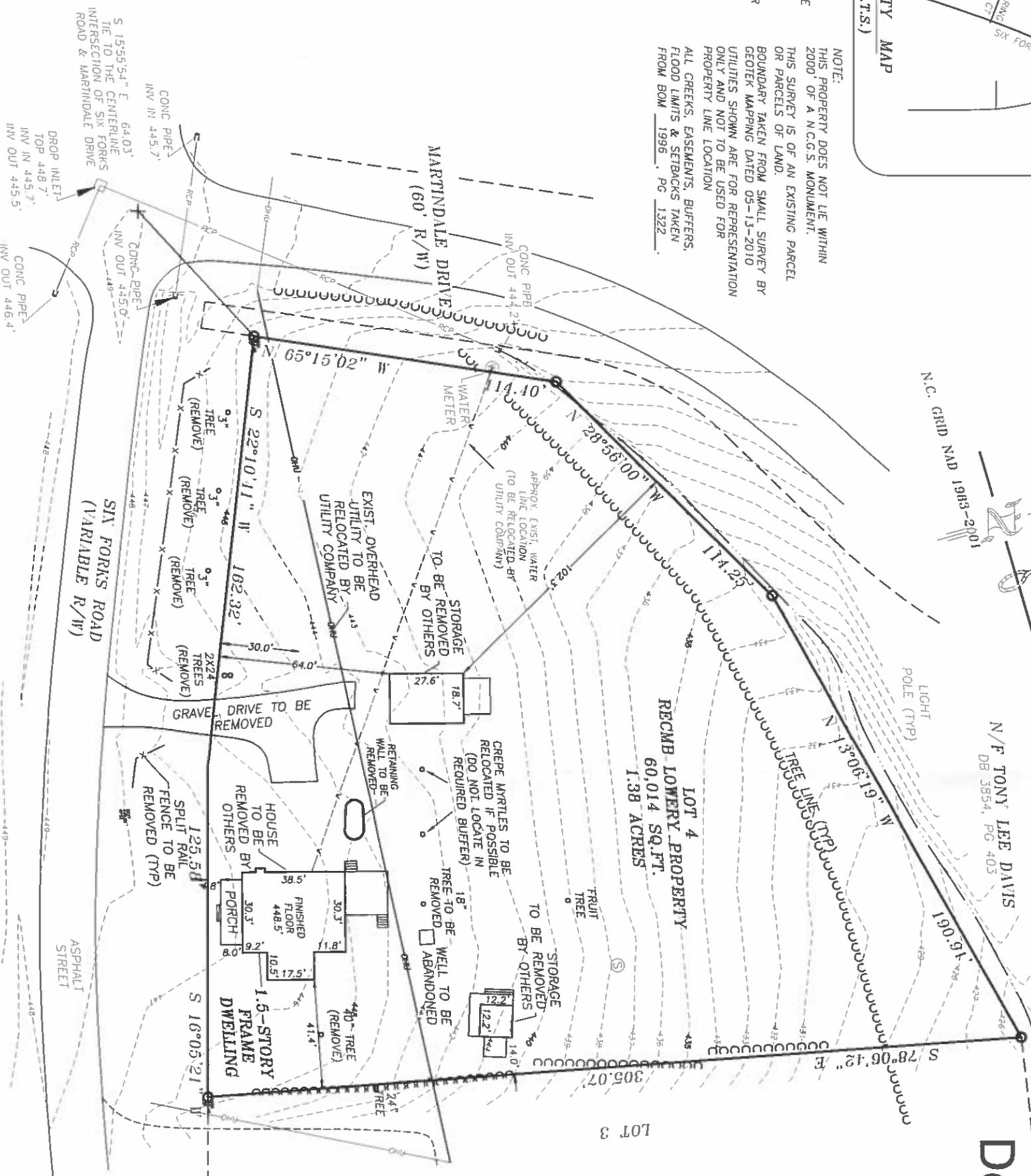
PRELIMINARY
 NOT FOR CONSTRUCTION

NOT TO BE USED FOR CONSTRUCTION
 WITHOUT THE WRITTEN APPROVAL OF
 THE ARCHITECT

BASE SURVEY COMPLETED BY:
 TURNING POINT SURVEYING, PLLC
 4113 JOHN S. RABOTEAU WYND
 RALEIGH, NORTH CAROLINA 27612
 PH (919) 781-0234
 FAX (800) 948-0213



- LEGEND**
- EXISTING IRON PIPE
 - NEW IRON PIPE
 - NAIL FOUND
 - ⊗ COMPUTED CORNER
 - POWER BOX
 - TELE
 - ⊙ CATV
 - ☆ LIGHT POLE
 - ⊙ UTILITY POLE
 - ⊙ SEPTIC LID
 - PINE TREE
 - HARDWOOD TREE
- NOTE:**
 THIS PROPERTY DOES NOT LIE WITHIN
 2000' OF A N.C.G.S. MONUMENT.
 THIS SURVEY IS OF AN EXISTING PARCEL
 OR PARCELS OF LAND.
 BOUNDARY TAKEN FROM SMALL SURVEY BY
 GEOTEK MAPPING DATED 05-13-2010
 UTILITIES SHOWN ARE FOR REPRESENTATION
 ONLY AND NOT TO BE USED FOR
 PROPERTY LINE LOCATION
 ALL CREEKS, EASEMENTS, BUFFERS,
 FLOOD LIMITS & SETBACKS TAKEN
 FROM BOM 1996, PG. 1322



Existing Conditions and Demolition Plan



AWT
 Engineers and Soil Scientists
 Agri-Waste Technology, Inc.
 501 N. Salem Street, Suite 203
 Apex, North Carolina 27502
 919-459-0669
 www.agriwaste.com

Connell Properties, LLC
 Preliminary Special Use
 Permit Site Plan

Owner Information:
 Connell Properties, LLC
 c/o Gary Connell
 6441 Ivyfield Drive
 Raleigh, NC 27614
 919-880-3806
 cogc@connellproperties.com

Property Information:
 11021 Six Forks Road
 Raleigh, NC 27614
 Wake County
 PNY 1709497247

PROFESSIONAL ENGINEER SEAL



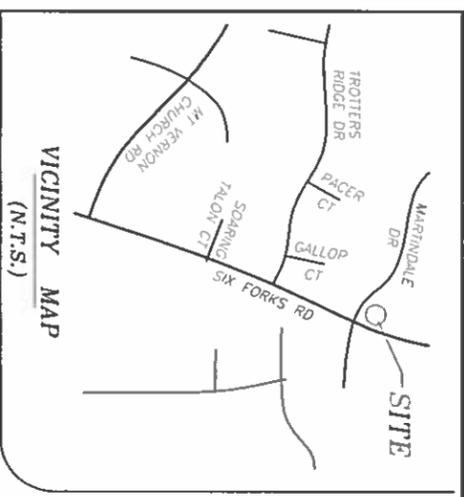
FINAL DESIGN
 NOT RELEASED FOR CONSTRUCTION
 REV. ISSUED DATE DESCRIPTION

SHEET TITLE
 EXISTING CONDITIONS
 and DEMOLITION
 PLAN

DRAWN BY: SCOTT JONES
 CHECKED BY: SCOTT JONES
 REVISIONS BY: SCOTT JONES
 RELEASED BY: SCOTT JONES

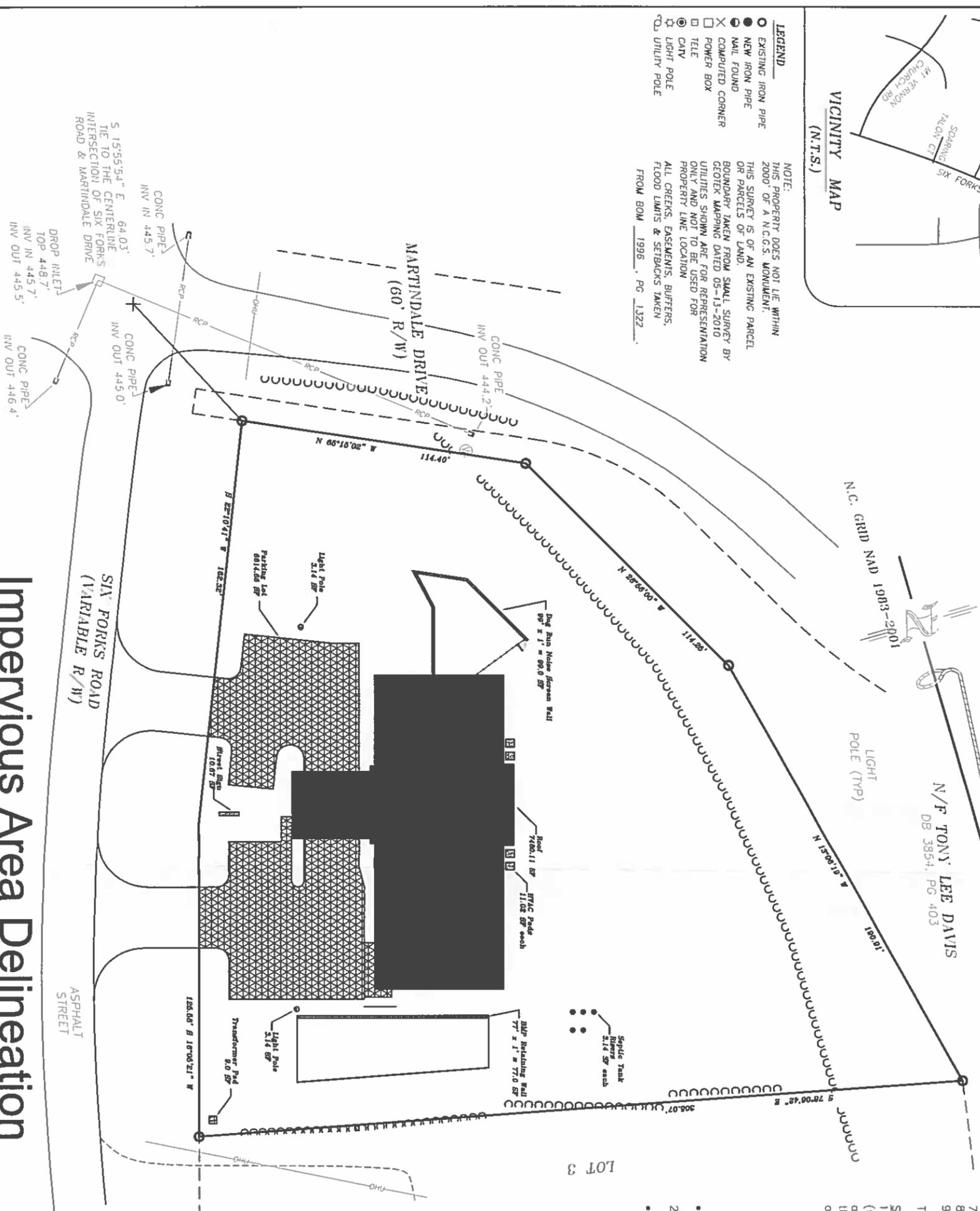
CREATED ON: 4/1/2016
 REVISED ON:
 REVISED ON:
 REVISED ON:

DRAWING NUMBER
SP-2



BASE SURVEY COMPLETED BY:
 TURNING POINT SURVEYING, PLLC
 4113 JOHN S. RABOTEAU WYND
 RALEIGH, NORTH CAROLINA 27612
 PH (919)781-0234
 FAX (800)948-0213

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 ALL CREEKS, EASEMENTS, BUFFERS,
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 FROM BOM 1996, PG 1322.



Impervious Area Delineation

- IMPERVIOUS TOTALS:**
1. Roof = 7480.11 SF
 2. Parking Lot and Sidewalk = 6614.66 SF
 3. Street Sign = 10.67 SF
 4. Light Pole (2) = 3.14 SF x 2 = 6.28 SF
 5. BMP Retaining Wall = 77 SF
 6. Dog Run Noise Screen Wall = 99 SF
 7. Septic Tank Risers (5) = 3.14 SF x 5 = 15.7 SF
 8. Transformer Pad = 9 SF
 9. HVAC Pads (4) = 11.02 SF x 4 = 44.08 SF
- TOTAL IMPERVIOUS = 14,356.50 Sq. Ft.
- SW HYBRID TOOL INPUTS:**
1. Commercial Parking Lot
 (for computational purposes, the following impervious areas were categorized as "Commercial Parking Lot" in the SW Hybrid Tool due to a lack of more appropriate available classification)
 -Parking Lot and Sidewalk = 6614.66 SF
 -Street Sign = 10.67 SF
 -Light Pole (2) = 6.28 SF
 -BMP Retaining Wall = 77 SF
 -Dog Run Noise Screen Wall = 99 SF
 -Septic Tank Risers (5) = 15.7 SF
 -Transformer Pad = 9 SF
 -HVAC Pads (4) = 44.08 SF
 - TOTAL FOR COMMERCIAL PARKING LOT = 6876.39 SF
 2. Commercial Roof = 7480.11 SF
 - TOTAL FOR COMMERCIAL ROOF = 7480.11 SF



Connell Properties, LLC
 Preliminary Special Use
 Permit Site Plan

Owner Information:
 Connell Properties, LLC
 570 Cape Fear
 5444 Telford Drive
 Raleigh, NC 27614
 919-880-3006
 connell@connellproperties.com

Professional Information:
 Property Address:
 1021 Six Forks Road
 Raleigh, NC 27614
 Note Location
 P111 170957741

PROFESSIONAL ENGINEER SEAL



FINAL DESIGN
 NOT RELEASED FOR CONSTRUCTION
 REV. ISSUED DATE DESCRIPTION

SHEET TITLE
 IMPERVIOUS AREA
 DELINEATION

DRAWN BY: SCOTT JONES
 CREATED ON: 4/1/2016
 REVISIONS BY: SCOTT JONES
 REVISIONS ON: [blank]
 RELEASED BY: [blank]
 RELEASED ON: [blank]

DRAWING NUMBER
SP-6