

~~\$500~~
\$375

BA-SU-2226-16



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)

Day Care Center A class
Article 3 of Unified Zoning Ordinance

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

If Yes, provide relevant Special Use Permit Number: _____

Property

Parcel Identification Number: # 1753916303

Address: 205 Woods Run, Knightdale, NC 27545

Location: East side of Woods Run, at/between
(north, east, south, west) (street)
Meadow Run and Pine Run
(street) (street)

Total site area in square feet and acres: 34,132 square feet .70 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-20
100%

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

Present land use(s): In Home Day Care (Residential)

How is this proposed use a public necessity? By providing a demand service to local and surrounding neighborhood

What is impact on surrounding neighborhood and adjacent properties?
Increase property value

Land Owner

Land Owner Name: Michael Dean Harrington

Business Operator Name (if different from Land Owner): Tandra Lefaye Harrington

Address: 205 Woods Run

City: Knightdale State: NC Zip Code: 27545

E-mail Address: tandra-harrington Fax: NA

Telephone Number: (919) 395-6411 @yahoo.com

Applicant (person to whom all correspondence will be sent)

Name: Tandra L. Harrington
Address: 205 Woods Run C
City: Knightdale State: NC Zip Code: 27545
E-mail Address: Tandra-harrington@yahoo.com Fax: NA
Telephone Number: 919-395-6411 Relationship to Owner: Wife

Proposal

Max. allowable floor area ratio (see applicable zoning district/use regulation): 15%

Proposed total floor area: 1254 sf Proposed floor area ratio (floor area/site area): _____

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

Proposed impervious surfaces area: 1530 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 7.03 %

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

Front (C) 10 ft Left (C) 10 ft Right (C) 10 ft Rear (C) 90 ft

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

Front (C) 10 ft Left () 15 ft Right () 15 ft Rear () 20 ft

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

Front 50 ft Corner side 50 ft Side 50 ft Rear 125 ft

Proposed yard depths: Front 30 ft Corner side 40 ft Side 40 ft Rear 75 ft

Max. building height (see applicable district/use regulation): 1 Story ft

Proposed building height: 1 Story ft

Min. parking space standard (see Article 15): 1 spaces per employee

Min. no. of parking spaces: 1 Proposed no. of parking spaces 5

Number of employees: 4 Hours of operation: Monday - Friday

7:00am - 5:30pm

Vehicular Access:

Names of access street(s) and number of access points along each: 3, 2

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
Woods Run	60	22	2	Y			

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): N/A

Type of vehicle: _____ ADT: _____

Type of vehicle: _____ ADT: _____

Utilities and Services:

Water supply provided by: () municipal system: _____

() community system – specify type: Agua North Carolina () individual well(s)

Est. total water demand: 275 gpd

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

() community system – specify type: _____

() individual on-site system

Est. total wastewater discharge: 400 gpd

Solid waste collection provided by: Waste Industries

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

Natural gas service provided by: N/A

Telephone service provided by: ATT Underground (yes () no

Cable television service provided by: ATT Underground (yes () no

Fire protection provided by: Wake County

Miscellaneous:

Generalized slope of site C-05 95% 5% Slope Front to Back

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

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

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):

NA

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?)

Wake County land use plan indicates Day/Cares as a non-residential use within Residential support areas.

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

The property has been used as an In-Home Day Care for the past six years. The proposed use of a Day Care Center will not significantly change the current use.

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: Michael D. Houghton Date: 12-1-15

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: Sandra Harty Date: 5/3/16

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.



SPECIAL USE PERMIT STATEMENT OF JUSTIFICATION

Submit required documentation to:

Wake County Planning, Development and Inspections
PO Box 550 Wake County Office Building
Raleigh, NC 27602-0550 336 Fayetteville Street Mail, Downtown Raleigh
Contact (919) 856-6335 for additional information.

For each of the 5 required conclusions listed below, attach a statement that explains how any existing conditions, proposed development features, or other relevant facts would allow the Board of Adjustment to reach the required conclusion, and attach any additional documents or materials that provide supporting factual evidence. The considerations listed under each required conclusion are simply those suggested in the Wake County Unified Development Ordinance. You should address any additional considerations potentially raised by the proposed development.

Important: You bear the burden of presenting sufficient factual evidence to support findings of fact that allow the Board to reasonably reach each of the required conclusions. If you fail to meet that burden, the Board has no choice but to deny the petition.

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

Considerations:

- traffic conditions in the vicinity, including the effect of additional traffic on streets and street intersections, and sight lines at street intersection and curb cuts;
- provision of services and utilities, including sewer, water, electrical, garbage collections, fire protection;
- soil erosion and sedimentation; and
- protection of public, community, or private water supplies, including possible adverse effects on surface waters or groundwater.

(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.

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

Considerations:

- the relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved; and
- whether the proposed development is so necessary to the public health, safety, and general welfare of the community or County as a whole as to justify it regardless of its impact on the value of adjoining property.

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

Considerations:

- The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved.

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

Considerations:

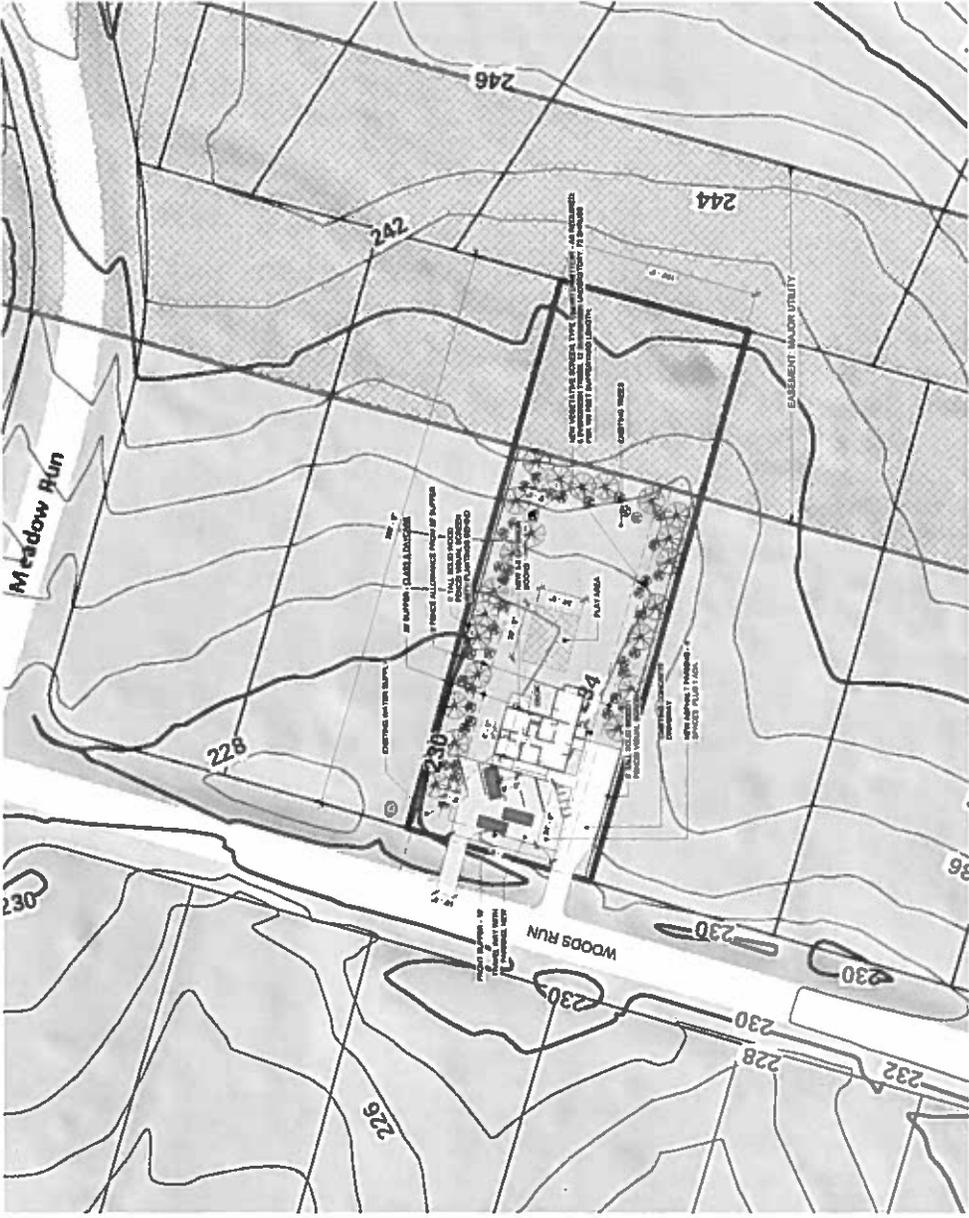
- consistency with the Plan's objectives for the various planning areas, its definitions of the various land use classifications and activity centers, and its locational standards; and
- consistency with the municipal and joint land use plans incorporated in the Plan.

-Statement of Justification

1. Proposed development will not endanger the public health or safety.
 - a. The proposed child care center is located between two four way intersections, Pine Run and Meadow Run, which allow multiple accesses to exit the neighborhood and connect to the main road, Smithfield Road.
 - b. The proposed drive through and (5) parking spaces located only in front of the proposed child care center covers approximate 1530 square feet (45 ft. X 34 ft.) 7 % of the total square feet of total property approximate 21,000square feet (100 ft. x 210 ft.). With required vegetation and less than 14% of earth moving for drive through and parking, surface water will continue to flow without adverse effects to neighboring properties. The Stormwater tool package was not applicable because of the 7 percentage of earth moving.
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. I will comply with all regulations and standards applicable within zoning and the type of special Use type.
3. The Proposed development will not injure the value of adjoin property, or is a public necessity.
 - a. The proposed development will add value to the existing property where the proposed Child Care Center is located. The required landscaping; trees, Scrubs and fence that inclose the property and new horseshoe drive way. These upgrades will add value to the property thus increasing the value to adjoining property and the community.
 - b. The growth in Wake County and particular Knightdale, Wendell, and Clayton areas has sprung new subdivisions and new communities. The growth has also caused a population growth. The need for qualified Child Care Centers will be needed to commendate this growth.
4. The proposed development will be harmony with the area in which it is located.
 - a. The only visual change to the existing property is the addition of a new driveway a fence around the rear of property and two doors to the existing facility one in front and one in the rear. The Proposed development will not include any development different from surrounding uses and development.
5. `The proposed development will be consistent with the wake county land use plan.
 - a. The purpose of the request for the special use permit is to provide a service to the community. We foresee a lone term venture, we understand that the proposed development must be consistent with Wake count Land Use Plan and their objectives along with other municipals and there objectives in various planning areas if we are to succeed in our long term venture.

COZY CUBS CHILDCARE

205 WOODS RUN, KNIGHTDALE NC, 27545
 WAKE CO. PIN: 1753916303
 HOURS OF OPERATION: 7:00 AM - 5:30 PM M-F
 EMPLOYEES: 4
 DAYCARE CAPACITY: 20



PROPERTY: 205 WOODS RUN
 PLOT: 123115225
 ZONE: R-3B
 EXISTING USE: SINGLE FAMILY HOME

EXISTING UTILITIES:
 150' W/ SANDY HILLS
 150' W/ WASTE TANK
 150' W/ WASTE TANK
 150' W/ WASTE TANK
 150' W/ WASTE TANK

EXISTING SURFACE:
 EXISTING: 2,819 SF (8.8%)
 TOTAL: 3,319 SF (10.2%)

PAVING:
 EXISTING: 4 (TOTAL TIME
 EXISTING: 4 (TOTAL TIME
 EXISTING: 4 (TOTAL TIME

ACCESSIBLE: 4 (TOTAL TIME
 EXISTING: 4 (TOTAL TIME
 EXISTING: 4 (TOTAL TIME



1. PRELIMINARY SITE PLAN
 1" = 30.0'

2. SECURITY MAP
 1" = 100.0'

PRELIMINARY SITE PLAN
 PREPARED BY:
 MAUCH DESIGN
 1000 S. HICKORY ST. SUITE 100
 WAKE FOREST, NC 27587

THIS PLAN AND SPECIFICATIONS
 ARE PRELIMINARY AND SUBJECT TO
 CHANGE WITHOUT NOTICE. THE USER
 AGREES TO HOLD MAUCH DESIGN
 HARMLESS FROM AND AGAINST ALL
 CLAIMS, DAMAGES, LOSSES AND
 EXPENSES, INCLUDING REASONABLE
 ATTORNEY'S FEES, ARISING OUT OF
 OR RESULTING FROM THE USE OF
 THIS PLAN AND SPECIFICATIONS.

Project Number: 16-209
 Project Date: 01-25-2018
 Project Name: Cozy Cubs Childcare
 Project Address: 205 Woods Run, Knightdale, NC 27545

PRELIMINARY DESIGN
 COZY CUBS CHILDCARE
 Michael Mauch
 205 Woods Run, Knightdale, NC 27545

1-002
 1" = 30.0'

