



SPECIAL USE PERMIT APPLICATION

File # SU-2185-13
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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)

Constructing and operating a commercial kennel with the capacity of 30 dogs on a 21.64 acre parcel zoned R-30 as permitted with conditions in the Unified Development Ordinance Article 4 with condition outlined in section 4-46.

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

If Yes, provide relevant Special Use Permit Number: SU-2053-06

Property

Parcel Identification Number: 1732982878

Address: 0 Serenity Creek Dr - but owned in conjunction with 1109 Serenity Creek Drive parcel

Location: west side of Serenity Creek Dr, at/between
(north, east, south, west) (street)
Poole Rd. and Cul de Sac.
(street) (street)

Total site area in square feet and acres: 942,638.4 square feet 21.64 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: _____
9.31 acres of woodland and 12.33 acres in the Wake County Greenway.

List Conditions of any Conditional Use Zoning Districts: _____
There is a Wake County Conservation Greenway Easement that almost mirrors the 100 year flood plain

Present land use(s): Vacant

How is this proposed use a public necessity? This will provide much needed dog boarding facilities to the area. There is only one other facility in the area and not indoor/outdoor facility. The large indoor open area will allow for the continuation of our much needed service dog training research and development.

What is impact on surrounding neighborhood and adjacent properties? Due to location and physical surroundings the only noticeable effect will be that of reducing crime in the area. The business attracts many law enforcement members and their families as clients.

Land Owner

Land Owner Name: Paul Anthony Howard
Business Operator Name (if different from Land Owner): LINDA LABONTE
Address: 1109 Serenity Creek Dr
City: Raleigh State: NC Zip Code: 27610
E-mail Address: pahoward@bellsouth.net Fax: N/A
Telephone Number: 919-266-6352

Applicant (person to whom all correspondence will be sent)

Name: Paul Howard

Address: 1109 Serenity Creek Dr

City: Raleigh State: NC Zip Code: 27610

E-mail Address: pahoward@bellsouth.net Fax: N/A

Telephone Number: 919-266-6352 Relationship to Owner: Self

Proposal

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

Proposed total floor area: 13,800 sf Proposed floor area ratio (floor area/site area): 0.015

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

Proposed impervious surfaces area: 11,959 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 2 %

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

Front (C) 40 ft Left (C) 40 ft Right (C) 40 ft Rear (C) 40 ft

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

Front (C) 40 ft Left (C) ft Right () ft Rear () ft

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

Front 100 ft Corner side 100 ft Side 50 ft Rear 100 ft

Proposed yard depths: Front ft Corner side ft Side ft Rear ft

Max. building height (see applicable district/use regulation): 30 ft

Proposed building height: ft

Min. parking space standard (see Article 15): 1 spaces per 300sqft office and 1000 sqft non office

Min. no. of parking spaces: 14 Proposed no. of parking spaces 14

Number of employees: 2 Hours of operation: 7AM-9PM seven days per week

Vehicular Access:

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

Access is from Serenity Creek Dr, only one access point. Serenity Creek Dr. is only accessible from Poole Rd.

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
Serenity Creek Dr	30	Gravel 20ft	2	N		2	10

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 ADT: _____

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: 150 gpd

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

() community system – specify type: _____

(X) individual on-site system

Est. total wastewater discharge: 50 gpd

Solid waste collection provided by: Owner

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

Natural gas service provided by: None

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

Cable television service provided by: None Underground () yes () no

Fire protection provided by: Wake County Fire District 23, St. Matthews Township

Miscellaneous:

Generalized slope of site 3-10% slope west towards the river

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: The site is bordered to the west by the Neuse River

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

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 _____

(X) Non-Urban Area

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

The Raleigh East/Knightdale Area Land Use Plan designates this land as open space.

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 operation of a kennel on Serenity creek drive is in compliance with land use plans and objectives with a special use permit as stated in ARTICLE 19-23 OF THE UDO. The land parcel is 21 acres far in excess of the 5 required acres. The site plan incorporates the 100ft setbacks, perimeter fence, natural and unnatural earth berm and vegetation barriers. The transition barrier is to be constructed in accordance with ARTICLE 16 OF THE UDO. The lot is entirely wooded and will provide a good natural vegetation barrier. 15 parking spaces are planned which exceed the requirements of 1 per 1,000 square feet of non-office floor area plus 1 per 300 square feet of office area for Kennels in Wake County as per section 4-1-28 of the zoning ordinance.

The area is a rural area surrounded by vacant properties and a farm. The kennel requires a septic tank and well system, but requires a very minimal system. The surrounding acreage will be kept open and will not disturb the Neuse River Greenway.

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

Paul Howard will own and occupy the house on parcel 1732984579 thus the 100ft setback does not apply to that property. The setbacks to the property are such that existing vegetation provide an opaque screen with the exception of possibly the front of the property in the winter time. A number of evergreen trees will be planted to compliment the natural vegetation to provide at minimum a type B buffer.

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: [Signature] Date: 5/6/2013

Signature: [Signature] Date: 5/6/2013

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: [Signature] Date: 5/6/2013

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 PETITION STATEMENT OF JUSTIFICATION

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

The existing traffic conditions will not be affected. The proposed development is on a private road (Serenity Creek Rd.) and the applicant's future home is the only other home on the private road. The private road is off Poole Rd. a major traffic route. The business expects to have a maximum of 15 cars per day visiting the property. This increase in traffic to Poole Rd. is very negligible compared to the amount of traffic existing on that road.

The utility situation will not change either. As with the existing house the applicant will provide a septic system and a well for water on the new site. Solid waste disposal will be done once per week by the owner.

The location is not near any watershed area and the kennel has been located out of the Neuse River Greenway.

Dogs in the kennel will be in dog runs at all times. These dog runs will be solid galvanized steel 9 gauge welded wire fence. In addition there will be a six foot guard fence around the perimeter of the outside runs. This fence will be 8-feet away from the end of the outside runs. The primary purpose of a guard fence is to prevent people and stray animals from coming in contact with the kennel dogs and to prevent a dog that may have gotten out of the kennel run gate from escaping.

(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 site plan has paid particular attention to adjuring to all of the Wake county ordinances. The land parcel is 21 acres far in access of the 5 required acres. The site plan incorporates the 100ft setbacks, six foot perimeter fence (see above), natural earth berm and vegetation barriers. The site is to have minimal natural vegetation removed in order to keep as much of the mature vegetation for a barrier as possible. The transition barrier is to be constructed in accordance with 1-1-29 of the Zoning Ordinance using type A screening. Since Kennels are not specifically mentioned in the Wake County Zoning ordinance but are mentioned in the UDO we used the UDO as a guide. Fifteen parking spaces are planned, exceed the requirements of 1 per 1,000 square feet of non-office floor area plus 1 per 300 square feet of office area for kennels in Wake County as per section 15-10-4 of the UDO.

The area is a rural area surrounded by vacant properties and a farm. It uses a septic tank and well system, but requires a very minimal system.

The plan will keep the surrounding acreage open and will not disturb the Neuse River Greenway.

(3) The proposed development will not substantially injure the value of adjoining property.

The site if this special use was particularly chosen to not injure the value of adjoining property. All adjoining property is vacant except for a 334 acre farm to the south; even the properties on the opposite side of the Neuse River are vacant. The farm house of the farm to the south is more than a mile to kennel building. The nearest house to the kennel building is the one at the end of Blakenham Rd. (PIN 1742085181) over 1,100ft away and much of that is wooded.

This development will keep noise levels to a minimum using both berms and the natural vegetation of the area. This noise reduction is furthered by a natural earth berm at the east side of the property, the Neuse River and Neuse River Greenway to the west and a natural wooded area surrounding the entire kennel site. The kennel is an indoor/outdoor kennel and will be operated such that all dogs are brought indoors before 9:30PM each night.

We are certain that our precautions and large acreage combined with the existing noise levels of the area will have little effect on any neighboring property values.

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

This development will preserve the openness of the vacant area, and keep noise levels to a minimum as stated above. The kennel will draw only minimal traffic to the area and will give residents of Raleigh and the surrounding area a controlled rural area along the river to enjoy their dogs and have them cared for.

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

The county classifies this land as open land according to the Raleigh East/Knightdale ALUP.

It is the owners' goal to preserve the openness of the area and to protect the Neuse River Greenway as a valuable feature of this property and the kennels attractiveness. This will be a small development on a large parcel of land. Impervious surface has been minimized and open-space land area preserved to create a minimal impervious surface percentage.

The kennel location has been placed in such a way that it maximizes the distance from any neighboring property yet keeps out of the Wake County Greenway Conservation area surrounding the Neuse River (Neuse River Greenway).

