**HICKORY SUBDIVISION**

**S-9-2017**

- **Zoning:** R-6
- **CAC:** North
- **Drainage Basin:** Marsh Creek
- **Acreage:** 1.05
- **Number of Lots:** 3

- **Planner:** Daniel Stegall
  - **Phone:** (919) 996-2712

- **Applicant:** Jordan Parker
  - **Phone:** (919) 554-1370
LOCATION: This site is located on the south side of the intersection of Hickory Road and Dogwood Subdivision. The address is 3000 Hickory Road and the PIN number is 1726177481.

REQUEST: Development of a 1.64 acre tract zoned Residential-6. The applicant is proposing 3 single family residential lots at a density of 1.83 units per acre.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: One Design Adjustment was approved by the Public Works Director Designee for this project under the original Transaction# 412776:

1. A Design Adjustment (DA-63-2018) was approved to waive UDO Section 8.3.6, Block Perimeter. This subdivision is zoned Residential-6 with a 2,500 Linear foot maximum block perimeter standard. The subdivision is providing a 20’ public access easement along the shared property line of Lots 1 and 2 to provide a pedestrian passage.

STORMWATER EXEMPTION: Subdivision has claimed an exemption to runoff control requirements under 9.2.2.E.2.c and will limit the maximum impervious surface area to 15% for each lot in the subdivision.

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan submitted by Jordan Parker of Cawthorne, Moss, Panciera, PC.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: This document must be applied to the second sheet of all future submittals with the exception of final plats.

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

1. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

STORMWATER

2. In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

3. A demolition permit shall be issued and this building permit number be shown on all maps for recording.
Administrative Approval Action  
Hickory Road Subdivision: S-9-17  
Transaction# 503951, AA#3826

ENGINEERING

4. A 2.5’ general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents is not provided within this 14-day period, further recordings and building permit issuance may be withheld.

5. A 20’ public pedestrian access easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents is not provided within this 14-day period, further recordings and building permit issuance may be withheld.

6. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for pavement, curb and gutter, and sidewalk to meet the requirements for ⅖ of a 27’ street section is paid to the City of Raleigh.

7. A surety and associated agreement for incomplete public improvements is to be provided to the City.

STORMWATER

8. The maximum allowable impervious surface area allocated to each lot (15% of the lot area) must be identified on all maps for recording.

9. A nitrogen offset payment must be made to a qualifying mitigation bank;

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may “sunset” and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to “sunset”, the following must take place by the following dates:

3-Year Sunset Date: 8-8-2021  
Record at least ⅖ of the land area approved.

5-Year Sunset Date: 8-8-2023  
Record entire subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee) 

Date: 8/8/2018

Staff Coordinator: Daniel L. Stegall
Design Adjustment
Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

<table>
<thead>
<tr>
<th>PROJECT</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Name</td>
<td>Hickory Road Subdivision</td>
</tr>
<tr>
<td>Development Case Number</td>
<td>S-9-2017</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>503951</td>
</tr>
<tr>
<td>Design Adjustment Number</td>
<td>DA - 63 - 2018</td>
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</tbody>
</table>

**Staff recommendation based upon the findings in the applicable code(s):**

- ✔️ UDO Art. 8.3 Blocks, Lots, Access
- ❌ UDO Art. 8.5 Existing Streets
- ❌ UDO Art. 8.4 New Streets
- ❌ Raleigh Street Design Manual

**Staff SUPPORTS ✔️ DOES NOT SUPPORT ❌ the design adjustment request.**

DEPARTMENTS

- ❌ Dev. Services Planner
- ✔️ Development Engineering
- ❌ Engineering Services
- ❌ Public Utilities
- ✔️ City Planning
- ✔️ Transportation
- ❌ Parks & Recreation and Cult. Res.

CONDITIONS:

Development Services Director or Designee Action:  

- ✔️ APPROVE
- ❌ APPROVE WITH CONDITIONS
- ❌ DENY

Authorized Signature: Kenneth H. Ritchie, PE, MAP  
Date: 8/8/2018

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).
The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings.

A. The requested design adjustment meets the intent of this Article;
   YES [✓] NO [ ]

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   YES [✓] NO [ ]

C. The requested design adjustment does not increase congestion or compromise Safety;
   YES [✓] NO [ ]

D. The requested design adjustment does not create any lots without direct street Frontage;
   YES [✓] NO [ ]

E. The requested design adjustment is deemed reasonable due to one or more of the following:
   1. Topographic changes are too steep;
   2. The presence of existing buildings, stream and other natural features;
   3. Site layout of developed properties;
   4. Adjoining uses or their vehicles are incompatible;
   5. Strict compliance would pose a safety hazard; or
   6. Does not conflict with an approved or built roadway construction project
   7. adjacent to or in the vicinity of the site.
   YES [✓] NO [ ]

Staff Findings

The zoning for this subdivision located at 3000 Hickory Road is R-6. The maximum block perimeter allowed for this zoning is 8,000 linear feet. The measured perimeter scales as 12,500 linear feet which per UDO 8.3, will require a public access to provide connectivity to allow direct and safe access for the public. Transportation Planning requested a pedestrian passage be provided, and is shown along the property line of Lots 1 and 2 of the subdivided lots (Raleigh Street Design Manual, 3.2.6B). This has been provided and will be recorded as a 20' public access easement on the subdivision map.

This design adjustment is to ask that the block perimeter be waived based on the findings in UDO Section 8.3.6. This subdivision is in an established residential neighborhood and the existing buildings prohibit a street connection but does allow for a future pedestrian connection to the south adjacent businesses on Spring Court and Spring Forest Road.
Design Adjustment Application

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designate, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 102.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be made solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.1E and Sec. 8.5.1.6 of the UDO or the Raleigh Street Design Manual.

Project Name: HICKORY ROAD SUBDIVISION
Case Number: 5-9117
Transaction Number: 503951
Name: JAMES E. ALLAN, LLC
Address: 5000 FALLS OF NEAK. RD
City: RALEIGH
State: NC
Phone: 919-882-1000
Zip Code: 27609

Name: JORDAN PAGET
Firm: CUMMINGS WEISS & PAGET
Address: 333 S. WRAY ST.
City: WAKE FOREST
State: NC
Phone: 919-550-8140
Zip Code: 27589

I am seeking a Design Adjustment from the requirements set forth in the following:

- UDO Art. 8.3 Blocks, Lots, Access - See page 2 for findings
- UDO Art. 8.4 New Streets - See page 3 for findings
- UDO Art. 8.5 Existing Streets - See page 4 for findings
- Raleigh Street Design Manual - See page 5 for findings

Provide details about the request (please attach a memorandum if additional space is needed):

OUR BLOCK PERMITS MEASURES 8.000 L.F. THE MAP ACCURACY WITH THE NEW PEDESTRIAN PAVEMENT ENHANCEMENT IS GOOD.

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

[Signature]
Date: 7/1/2018

Owner's Representative Signature

CHECKLIST

- Signed Design Adjustment Application
- Page(s) addressing required findings
- Plan(s) and support documentation
- Notary page (page 6) filled out; must be signed by property owner
- First Class stamped and addressed envelopes with completed notification letter

Deliver the addressed envelopes and letters to:
Development Services, Development Engineering
One Exchange Plaza, Suite 500
Raleigh, NC 27601

Page 1 of 6
WWW.raleighnc.gov
The Development Services Director may in accordance with Sec. 10.2.18, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

A. The requested design adjustment meets the intent of this Article;

YES

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

YES

C. The requested design adjustment does not increase congestion or compromise safety;

It does not

D. The requested design adjustment does not create any lots without direct street frontage;

IT does not

E. The requested design adjustment is deemed reasonable due to one or more of the following:
   1. Topographic changes are too steep;
   2. The presence of existing buildings, stream and other natural features;
   3. Site layout of developed properties;
   4. Adjoining uses or their vehicles are incompatible;
   5. Strict compliance would pose a safety hazard; or
   6. Does not conflict with an approved or built roadway construction project
   7. adjacent to or in the vicinity of the site.
STATE OF NORTH CAROLINA
COUNTY OF Wake

Deborah L. Newman, a Notary Public do hereby certify that
James E. Allen personally appeared before me this day and
acknowledged the due execution of the foregoing instrument.

This the 9 day of July, 2018.

My Commission Expires: 2-6-19

DEBORAH L. NEWMAN
Notary Public
Wake County

WWW.raleighnc.gov
REVISION JAN. 30, 18
LLOTS 1, 2 & 3 HICKORY ROAD SUBDIVISION

CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST, N.C., 27588, (919) 556-3148

www.wakelegacy.com

RESIDENTIAL

1.36 acres per acre

PRELIMINARY
FOR REVIEW PURPOSES ONLY

NOTES:
- Survey locations will be determined at the plan review.
- All construction shall be in accordance with all City of Raleigh Standards and Specifications.
- The Owner/Developer shall be responsible for all work necessary to provide service to the site.
- The finish elevation indicated on the final plan, or as determined by the City, shall apply to the subdivision.
- The surveying firm shall provide a preliminary plat to the City for review.