Administrative Approval Action
S-12-18 Edgemont Reserve II Subdivision,
AA#3910 Transaction# 549007

LOCATION: This site is located on the north side of Blue Ridge Rd, north of Edgemont Dr. at 3412 & 3416 Edgemont Drive.

REQUEST: Development of a 40,225 sf/.923 acres tract currently comprised of two lots zoned R-4 into a proposed three (3) residential lots subdivision. Proposed Lot 1, being 10,311.3 sf/.237 acres; Lot 2 being 11,656.6 sf/.268 acres; Lot 3 being 18,257.1 sf/.42 acres. There is no proposed right-of-way dedication as part of this subdivision.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: A Design Adjustment (DA-43-2018) request has been approved by the Development Services Director designee related to the block perimeter standards of UDO Section 8.3.

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 Alison A. Pockat, ASLA.

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. Next Step: 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.

URBAN FORESTRY

3. Obtain tree impact permits from the City of Raleigh.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

1. That a recombination plat be recorded prior to or in conjunction with the recording of the subdivision plat. Two existing residential lots (10,11) with the creation of a new proposed third residential lot, creating New Lots 1, 2 & 3. The current lot line between existing lots 10, 11 may be recombined as the new lot line location per the approved preliminary subdivision layout.
ENGINEERING

A 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.

2. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 259’ of 6’ sidewalk and 3.5’ of additional road width is paid to the City of Raleigh.

3. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

STORMWATER

4. Next Step: In accordance with Part 10A Section 9.2.2, a mass grading permit will be required.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

1. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Recombinations, Right of Way and/or Easement Dedications, and Tree Save Areas.

URBAN FORESTRY

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

Prior to issuance of building occupancy permit:

1. Next Step: Final inspection of all required right of way tree plantings by Urban Forestry Staff.
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: 12-5-2021
Record at least ½ of the land area approved.

5-Year Sunset Date: 12-5-2023
Record the entire subdivision

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee) ____________________________ Date: 12/5/18

Staff Coordinator: Jermont Purifoy
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>
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<tr>
<th>Project Name</th>
<th>Edgemont Reserve II Subdivision</th>
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<tbody>
<tr>
<td>Development Case Number</td>
<td>S-12-2018</td>
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<tr>
<td>Transaction Number</td>
<td>549007</td>
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<tr>
<td>Design Adjustment Number</td>
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**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*

**NED M. BUTCHER, PE, GPA**

**Date:**

12/5/2018

*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 [x] NO [ ]
B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   YES [x] NO [ ]
C. The requested design adjustment does not increase congestion or compromise safety;
   YES [x] NO [ ]
D. The requested design adjustment does not create any lots without direct street frontage;
   YES [x] 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 [x] NO [ ]

STAFF FINDINGS

Staff supports the request for a Design Adjustment as it relates to block perimeter for this subdivision. A future connection is stubbed in two directions to the west of the property that will create a continuous block as opposed to two dead end streets in the future as an adjacent parcel continues to develop. Also, to the north there exists a blue line stream and a park owned by the City of Raleigh. Based on the master plan for Laurel Hills park, additional development is to occur so that no future road connections will be made through the park.

Additionally, the permit granting a second stream crossing in close proximity by the USACE would be extremely unlikely. Any proposed stub from this property to the north would not have a logical termini that does not cause additional environmental impacts to the stream and surrounding area. Taking into consideration any stubbed road to the north would require a second stream crossing on the same stream, there exists a logical crossing of that same stream to the west, and no planned or know termini to the north, it is extremely unlikely any permits would be issued by the USACE for this stream crossing which would stop the road from being built.
The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, 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 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

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<tr>
<td>Name</td>
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I am seeking a Design Adjustment from the requirements set forth in the following:
- UDO Art. 8.3 Blocks, Lots, Access
- UDO Art. 8.4 New Streets
- UDO Art. 8.5 Existing Streets
- Raleigh Street Design Manual

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

The site is on the end of a dead end street. A western length of this street is currently in place, but there is a 340 foot length gap in the street that goes through The Summit Church property. Immediately to the north of this site is Mt. Olivet Baptist Church and Laurel Hills Park. As a dead end street, the length from the Blue Ridge Intersection to this site is 1,275 LF. UDO Sec. 8.3.2.2.d establishes that the maximum allowed length be no greater than 750 LF for an R-4 zone. As it is not possible to cut an additional road through the park and church properties, the developer is seeking a design adjustment to address the issue of a longer dead end street that is allowed by the UDO.

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.

Owner's Representative Signature: [Signature] Date: 5-14-18

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

Submit all documentation, with the exception of the required addressed envelopes and letters to
designadjustments@raleighnc.gov.

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

For Office Use Only
RECEIVED DATE: DA-43-2018

PAGE 1 OF 6
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;
   The intent of Article 8.3 is to provide for connectivity and to encourage walking. This site is a lot in an established existing subdivision that is defined by the two churches. Adding a cut through the site would not add to pedestrian access because of existing developed church properties.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   The site is located in an area identified as low density residential, currently and in the future. This design adjustment is in keeping with that definition as completed it will maintain a density of 3.25 units per acre.

C. The requested design adjustment does not increase congestion or compromise Safety;
   The proposed subdivision will add three additional lots and driveways onto an existing dead end street. Very little additional traffic is anticipated from these additional lots.

D. The requested design adjustment does not create any lots without direct street Frontage;
   All three lots have direct frontage onto the existing dead end street.

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.

   The requested design adjustment is reasonable because of the church and park to the immediate north and single family homes to the east and west. Both features prevent any additional linkages from being created.
STATE OF NORTH CAROLINA
COUNTY OF Wake

I, Matthew McKee Little, a Notary Public do hereby certify that
Timothy L. Thompson personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 14th day of May, 2018.

(SEAL)
Notary Public

My Commission Expires: 5-5-22

Mathew McKee Little
Wake County, NC

REVISION JAN. 30, 18
EDGEMONT RESERVE II
SUBDIVISION

2412, 2416 EDGEMONT DR.
RALEIGH, NORTH CAROLINA

OWNER:
RALEIGH CUSTOM HOMES
6750 FALLS OF NEUSE RD., SUITE 300
RALEIGH, NC 27615

OFFICE PHONE: 919-385-1529
CONTACT: TIM THOMPSON

LIST OF DRAWINGS

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<td>D-1</td>
<td>UTILITY DETAILS</td>
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</table>

NOTES: All construction to be in accordance with all C.C. & R's, City of Raleigh regulations and specifications. Solid waste compliance statements. Developers must review and sign in compliance with the requirements set forth in the Solid Waste Design Manual.

SITE DATA

ADDRESS: 3412, 3416 EDGEMONT DR; RALEIGH, NC 27615

LOT 1 = 0.29 AC, 2008 SF
LOT 2 = 0.29 AC, 2008 SF
LOT 3 = 0.29 AC, 2008 SF
SITE DEPTH = 3.25 FEET PER AC

PROJECTED WATERTABLE FLOW = 1498 GPD
3 DWELLINGS X 4 BEDROOMS X 126 SF

Raleigh custom homes
(919) 363-4415
Garnett, NC 27529
Fax (919) 779-4056