LOCATION: This site is located south of W. Millbrook Rd, west of Six Forks Rd at 5212 Collingswood Dr.

REQUEST: Development of a 0.535-acre tract zoned R-4 into a proposed 23,316.14 square foot/ two (2) lot subdivision, Lot 1, 11,147.49 sq.ft.; .263 acres & Lot 2, 11,131.2 sq.ft; .256 acres. And 710.45 sq.ft or .016 acres of right-of-way dedication.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: A design adjustment has been approved for a waiver from the maximum block perimeter in an established residential neighborhood (case DA-65-18).

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:

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.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

1. A demolition permit shall be issued and this building permit number be shown on all maps for recording.

ENGINEERING

2. The required right of way and slope easement on Collingswood Drive shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

3. 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.

4. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 6’ sidewalk along Collingswood Drive is paid to the City of Raleigh.

5. Next Step: In accordance with Part 10A Section 8.1.3, a surety for incomplete public improvements, at 125% of construction costs, is provided to the City of Raleigh Development Services – Development Engineering program.

STORMWATER

6. Next Step: If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)

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.

2. A demolition permit shall be obtained.

ENGINEERING

3. Next Step: A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

STORMWATER

4. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.

5. Next Step: A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.

6. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)
7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

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: 8-29-2021
Record the entire subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee) [Signature] Date: 8/29/2018

Staff Coordinator: Jermont Purifoy
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 Name</th>
<th>Midtown Collingswood Subdivision</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Case Number</td>
<td>S-16-2018</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>551551</td>
</tr>
<tr>
<td>Design Adjustment Number</td>
<td>DA - 65 - 2018</td>
</tr>
</tbody>
</table>

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

- [x] 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 [x] DOES NOT SUPPORT [ ] the design adjustment request.

DEPARTMENTS

- [ ] Dev. Services Planner
- [ ] City Planning
- [x] Development Engineering
- [ ] Transportation
- [ ] Engineering Services
- [ ] Parks & Recreation and Cult. Res.
- [ ] Public Utilities

CONDITIONS:

The applicant is seeking a waiver from the maximum block perimeter requirement of 5,000 linear feet for R-4 zoning. The measurable existing block perimeter is 8,500 linear feet and a public street will not provide a benefit due to the preexisting residential homes that are 2 homes deep between Wimbledon Drive and Collingswood Drive.

Development Services Director or Designee Action: [x] APPROVE [ ] APPROVE WITH CONDITIONS [ ] DENY

Authorized Signature: [Signature]

Date: 8/29/2018

*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
Design Adjustment Application

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.

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Midtown Collingswood Subdivision</th>
</tr>
</thead>
<tbody>
<tr>
<td>Case Number</td>
<td>S-16-2018</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>551551</td>
</tr>
<tr>
<td>Name</td>
<td>Laura Siegmund, Midtown Custom Homes, LLC</td>
</tr>
<tr>
<td>Address</td>
<td>P.O. Box 31912</td>
</tr>
<tr>
<td>City</td>
<td>Raleigh</td>
</tr>
<tr>
<td>State</td>
<td>NC</td>
</tr>
<tr>
<td>Zip Code</td>
<td>27622</td>
</tr>
<tr>
<td>Phone</td>
<td>919 696-9088</td>
</tr>
<tr>
<td>Name</td>
<td>Alison Pockat</td>
</tr>
<tr>
<td>Firm</td>
<td>Alison A Pockat, ASLA</td>
</tr>
<tr>
<td>Address</td>
<td>108 Steep Bank Dr.</td>
</tr>
<tr>
<td>City</td>
<td>Cary</td>
</tr>
<tr>
<td>State</td>
<td>NC</td>
</tr>
<tr>
<td>Zip Code</td>
<td>27518</td>
</tr>
<tr>
<td>Phone</td>
<td>919 363-4415</td>
</tr>
</tbody>
</table>

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):

The site is on a bend in an existing cul-de-sac which in turn leads to other cul-de-sacs. There is no complete block and with existing lots completed and developed, no way to complete a block. Thus the block perimeter requirement of 5,000 SF cannot physically be met at this point in time.

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.

Laura Siegmund
Owner/Owner's Representative Signature
Date: 1/13/18

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:
STATE OF NORTH CAROLINA
COUNTY OF Wake

I, April L. Fennell, a Notary Public do hereby certify that
personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 13th day of July, 2018

APRIL FENNEELL
Notary Public
Wake Co., North Carolina
My Commission Expires Sept. 20, 2022

My Commission Expires: 09.20.2022
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 a series of cul-de-sacs and thus a series of dead end streets. Property along these streets has been built and no further access can be provided without demolishing existing housing.

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 3.74 units per acre.

C. The requested design adjustment does not increase congestion or compromise safety;
   The proposed subdivision will add one additional lot and driveway onto an existing cul-de-sac. Very little additional traffic is anticipated from this additional lot.

D. The requested design adjustment does not create any lots without direct street frontage;
   Both lots have direct frontage onto the existing cul-de-sac.

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 two existing lots surrounding the site and a series of cul-de-sacs leading to the site. These features prevent any additional linkages from being created.
SITE DATA

5312 COLLINGSWOOD DR.
RALEIGH, NORTH CAROLINA

OWNER:
MIDTOWN CUSTOM HOMES LLC
PO BOX 31012
RALEIGH, NC 27622
CONTACT: TRAVIS LAM
PHONE: 919-410-5562

PROPOSED USE - LOW DENSITY RESIDENTIAL

LOT 2 - 11,131.2 SF - 0.256 AC

PROJECTED WATERFALL FLOW = 44 GPD
2 WELL HEADS x 4 FEET x 10 GPD

SCALE: 1" = 500'
PROPERTY NOTES:

1. Existing county and state standards and specifications.
2. Utility design is taken from a document issued and dated March 26, 2018.
3. Site data:

   - Property number: 17841579
   - Address: 240 COLLINGSWOOD DR, RALEIGH, NC 27607
   - Total acres: 23,326 SF - 2.03 AC
   - Area of right of way dedication: 708 SF (0.02 AC)


SITE DATA:

   - FIN number: 17841579
   - Address: 240 COLLINGSWOOD DR, RALEIGH
   - Total acres: 23,326 SF - 2.03 AC
   - Area of right of way dedication: 708 SF (0.02 AC)

PROPERTY NOTES:

1. Foundation preparation is based on Wake County GIS.
2. All construction to be in accordance with all city of Raleigh city standards and specifications.
3. Property notes:
   - 1. Branch height: (positive drainage away from pit)
   - 2. If the sight triangle is determined to be beyond the term of any lot, it shall then be elevated above the grade to provide sufficient drainage.
   - 3. If the sight triangle is determined to be beyond the term of any lot, it shall then be elevated above the grade to provide sufficient drainage.
   - 4. The root flare at grade. Tree shall be set to provide service to these sites.
   - 5. Tree planting detail
   - 6. Provide staking if specified. If staking is required, provide staking with the root flare and do not contact stem.
   - 7. The impervious surface area limitations shall be based on site plans.
   - 8. The impervious surface area limitations shall be based on site plans.
   - 9. A fee-in-lieu for 6' of sidewalk is required for
   - 10. A surety bond is required for all public infrastructure improvements.
   - 11. A surety bond is required for all public infrastructure improvements.
   - 13. Subdivision plan creates two lots.
   - 14. Subdivision plan creates two lots.
   - 15. Subdivision plan creates two lots.

SITE NOTES:

1. The total area available for development of these two lots is 23,326 SF - 2.03 AC.
2. Per Section 5.3.4, the bond letter of credit or surety bond is required if land disturbance exceeds 12,000 SF.
3. Proposed property line
4. Existing impervious area - 2,787 SF - 0.06 AC
5. Lot 2 - 11,131.2 SF - 0.256 AC
6. Lot 1 - 11,474.49 SF - 0.263 AC
7. The impervious surface area limitations shall be based on the impervious surface area limitations for these lots.
8. The impervious surface area limitations shall be based on the impervious surface area limitations for these lots.
10. A surety bond is required for all public infrastructure improvements.
11. A surety bond is required for all public infrastructure improvements.
13. Subdivision plan creates two lots.
15. A surety bond is required for all public infrastructure improvements.

SITE NOTES:

1. Existing impervious area - 2,787 SF - 0.06 AC
2. Lot 2 - 11,131.2 SF - 0.256 AC
3. Lot 1 - 11,474.49 SF - 0.263 AC
4. Existing impervious area - 2,787 SF - 0.06 AC
5. Lot 2 - 11,131.2 SF - 0.256 AC
6. Lot 1 - 11,474.49 SF - 0.263 AC
7. The impervious surface area limitations shall be based on site plans.
8. The impervious surface area limitations shall be based on site plans.
10. A surety bond is required for all public infrastructure improvements.
11. A surety bond is required for all public infrastructure improvements.
13. Subdivision plan creates two lots.
15. A surety bond is required for all public infrastructure improvements.