LOCATION: This site is located on the north of Melrose Drive, at the north end of Seneca Drive at 2018-2020 Seneca Drive, and 2019 Piedmont Drive. This site is outside the City limits.

REQUEST: Development of a 13.6 acre tract zoned R-6 into a phased Conservation Subdivision consisting of 54 single family detached lots and two Open Space Lots all within two phases.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: One Design Adjustment has been approved for this project, noted below.

1. A design adjustment has been submitted to the block perimeter requirements of UDO Article 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 dated 4/1/19 submitted by Penny Engineering Design.

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.

PUBLIC UTILITIES

2. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook may be required for review and approval.

STORMWATER

3. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of a mass grading permit or other site permit, whichever comes first.

4. 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.
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
5. Obtain required tree impact permits from the City of Raleigh.

6. Next Step: Prior to the issuance of a mass grading permit or other site permit, whichever comes first, submit a final tree conservation plan with a permit approved by Urban Forestry staff that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required.

7. Next Step: Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL
1. The City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City.

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

3. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

4. Next Step: Concurrent Review Plans for public infrastructure and site grading shall be approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan, if applicable.

ENGINEERING
5. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

6. 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.

7. Slope easements and associated deeds of easement shall be approved by the City and the location of the easements 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.

8. The sight distance easements shall be recorded.

9. **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.

**PUBLIC UTILITIES**

10. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

11. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

**STORMWATER**

12. **Next Step:** A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund.

13. **Next Step:** The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office.

14. **Next Step:** All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements.

15. **Next Step:** The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with a note stating: “The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in their natural or mitigated condition, No person or entity shall fill, grade, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from the state of North Carolina in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259).”

16. **Next Step:** In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department.

**URBAN FORESTRY**

17. **Next Step:** A tree conservation map in compliance with Chapter 9 of the Unified Development Ordinance shall be recorded with metes and bound showing the designated Tree Conservation Areas.
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: 5-24-2022
Record at least 1/3 of the land area approved.

5-Year Sunset Date: 5-24-2024
Record entire subdivision.

I hereby certify this administrative decision.

Signed: (Development Services Dir./Designee) [Signature] Date: 5/24/19

Staff Coordinator: Michael Walters
**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>Piedmont Point Subdivision</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Case Number</td>
<td>S-17-18</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>551658</td>
</tr>
<tr>
<td>Design Adjustment Number</td>
<td>DA - 109 - 2018</td>
</tr>
</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.

<table>
<thead>
<tr>
<th>DEPARTMENTS</th>
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<tbody>
<tr>
<td>Dev. Services Planner</td>
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<tr>
<td>Development Engineering</td>
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<tr>
<td>Engineering Services</td>
</tr>
<tr>
<td>Public Utilities</td>
</tr>
</tbody>
</table>

**STAFF RESPONSE:**

**CONDITIONS:**

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

*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 10.7.18.C3b).*
**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>
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<tr>
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</tr>
<tr>
<td><strong>Transaction Number</strong></td>
<td>551658</td>
</tr>
<tr>
<td><strong>Name</strong></td>
<td>Glenwood Homes LLC</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>PO Box 90427</td>
</tr>
<tr>
<td><strong>City</strong></td>
<td>Raleigh</td>
</tr>
<tr>
<td><strong>State</strong></td>
<td>NC</td>
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<tr>
<td><strong>Zip Code</strong></td>
<td>27675</td>
</tr>
<tr>
<td><strong>Phone</strong></td>
<td>919-848-1461</td>
</tr>
<tr>
<td><strong>Name</strong></td>
<td>Penny Sekadlo</td>
</tr>
<tr>
<td><strong>Firm</strong></td>
<td>Penny Engineering Design</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>9220 Fairbanks Dr Suite 220</td>
</tr>
<tr>
<td><strong>City</strong></td>
<td>Raleigh</td>
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I am seeking a Design Adjustment from the requirements set forth in the following:

- [x] 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):

Block perimeter requirements cannot be met due to existing adjacent developments. We are requesting an exception because it is deemed reasonable pursuant to UDO Section 6.3.6.

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/Owner's Representative Signature: [Signature]
Date: [8/13/18]

**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 - ]
Piedmont Point Subdivision

A \[728' + 454' + 1241' + 335' = 2758'

B \[1807' + 829' + 1367' + 728' = 4731'

Disclaimer:
Maps make every effort to produce and publish the most current and accurate information possible. However, the maps are produced for informational purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.
Block C - approximately 14,700 LF

Disclaimer:
IMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.
STATE OF NORTH CAROLINA  
COUNTY OF WAKE  

I, Linda M. Santos, a Notary Public do hereby certify that Penny Lynn Stewart personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

This the 17th day of August, 2018.

My Commission Expires: 5-13-2023

Notary Public

LINDA M. SANTOS  
PUBLIC NOTARY  
WAKE COUNTY, NC

My Commission Expires: 5-13-2023

Notary Public

LINDA M. SANTOS  
PUBLIC NOTARY  
WAKE COUNTY, NC