Zoning: NX-3
CAC: North Central
Drainage Basin: Walnut Creek
Acreage: 0.42
Number of Lots: 3

Planner: Martha Lobo
Phone: (919) 996-2664

Applicant: City of Raleigh
Phone: (919) 996-6955
Administrative Approval Action
East College Park Townhome Site 3: S-24-17, Transaction# 512674, AAD-22-17, AA#3831

LOCATION: This site is located at the southeast corner of the intersection of Boyer Street and North Carver Street. The site addresses are 22 North Carver Street, 26 North Carver Street and 36 North Carver Street.

REQUEST: Development of a 0.42 acre tract zoned Neighborhood Mixed Use-3. The applicant is proposing 6 townhome lots and one open lot.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: Two Design Adjustments have been approved for this project:

1. A Design Adjustment for block perimeter requirements (UDO Article 8.3) has been approved.

2. A Design Adjustment for an alternate streetscape and providing relief from right-of-way dedication on existing streets (UDO Article 8.5) had been approved.

An Administrative Alternate has been approved by the Planning Director for this project, case AAD-22-17 noted below:

3. The applicant requested an Administrative Alternate for Section 1.5.6 – Build-to. The Planning Director finds that the requested alternate generally meets the findings enumerated in the Unified Development Ordinance, subject to the following conditions: In lieu of utilizing the proposed benches and fencing in the two proposed southernmost amenity areas (as reflected in most recent site plan submittal), the proposed open space amenity at the north end of the site should be extended the full length of the site, and such area shall be designed as one contiguous amenity area with proposed benches and fences.

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 Ken Thompson of JDavis Architects.

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.

Stormwater: This project will utilize an underground sand filter and a TN buydown to meet stormwater quality regulations. It will utilize an underground detention system to meet stormwater quantity regulations.
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:** 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.

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

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. **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

3. A variable width 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 one day from authorization of lot recordation. If a recorded copy of the documents are not provided within this time period, further recordings and building permit issuance may be withheld.

4. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, 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 day of recordation of the recorded plat. A recorded copy of these documents shall be provided to the Development Services Department within one day from authorization of lot recordation. If a
recorded copy of the documents are not provided within this time period, further recordings and building permit issuance may be withheld.

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

STORMWATER

6. 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.

7. 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.

8. 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.

9. 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.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

URBAN FORESTRY

19. 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: 7-16-2021
Record at least ½ of the land area approved.

5-Year Sunset Date: 7-16-2023
Record entire subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee) ___________________________ Date: 7/16/18

Staff Coordinator: Daniel L. Stegall
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>Project Name</th>
<th>East College Park Townhomes Site #3</th>
<th>Date completed Application received</th>
<th>06/13/2017</th>
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<tbody>
<tr>
<td>Case Number</td>
<td>S-24-2017.</td>
<td>Transaction Number</td>
<td>512674</td>
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</table>

**Staff Supports** the Design Adjustment based upon the findings in these applicable code:
- UDO Art. 8.3 Blocks, Lots, Access
- UDO Art. 8.4 New Streets
- UDO Art. 8.5 Existing Streets
- Raleigh Street Design Manual
- Other

<table>
<thead>
<tr>
<th>DEPARTMENT</th>
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<tr>
<td>Dev. Services Planner</td>
<td></td>
</tr>
<tr>
<td>Development Engineering</td>
<td>Kenneth W. Ritcie, PE</td>
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<tr>
<td>Engineering Services</td>
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<td>Public Utilities</td>
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**Findings:** Staff supports the requested design adjustments on Boyer Street and N Carver Street as the existing right-of-way currently encompasses a sufficient width street to accommodate the long-term needs consistent with a Neighborhood yield street section and the introduction of sidewalk easements on N Carver Street will accommodate the streetscape. In addition, a staff supports the construction of a 3.5’ planting strip, 5’ sidewalk streetscape along both Boyer Street and N Carver Street given the limitations imposed on the streetscape by the single family lots surrounding this site as well as the consistency this will provide in the streetscape throughout this development.

**Development Services Director or Designee Action:** Approve ☐ Approval with Conditions ☐ Deny ☐

Signature: [Signature]
Date: 6-26-17

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.*

**CONDITIONS**

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).
Design Adjustment Application

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2455
Litchford Satellite Office | 6320 – 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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.

| PROJECT | |
|-----------------------------------|-----------------|-----------------|
| Project Name | East College Park Townhome Site 3 | |
| Case Number | S-24-2017 | Transaction Number | 512674 |

| OWNER | |
|-----------------------------------|-----------------|-----------------|
| Name | City of Raleigh Housing & Neighborhoods c/o Larry Janvis, Director |
| Address | One City Plaza, 421 Fayetteville Street - 12th Floor, Suite 1200 | City | Raleigh |
| State | NC | Zip Code | 27601 |
| Phone | 919-996-4330 |

| APPLICANT | |
|-----------------------------------|-----------------|-----------------|
| Name | Ken Thompson |
| Firm | JDavis Architects |
| Address | 510 S. Wilmington Street | City | Raleigh |
| State | NC | Zip Code | 27601 |
| Phone | 919-835-1500 |

Applicant must be a Licensed Professional (Engineer, Architect, Surveyor, and/or Contractor)

Code Section Referenced: 8.4.4.A and 8.5.1.G.

Justification: Boyer and N. Cerver Streets are classified as a Neighborhood Yield streets. Due to the tight constraints of the exiting site and the context of the older established development patterns adjacent to the site the owner requests the following alternate street sections.

Boyer Street, existing 50.0' R/W to remain, exiting 27.1' B-B to street to remain, with a 3.5' planting strip and a 5' sidewalk within the existing right of way. There is 3.0' from the back of sidewalk to the existing right of way line. Since the planting strip has been reduced to 3.5' the street trees have been changed to a Medium maturing shade tree

N. Cerver Street, existing 35.0' R/W to remain, exiting 27' B-B to street to remain, with a 3.5' planting strip and a 5' sidewalk in a "Sidewalk / General utility placement easement" which is 2' from the back of sidewalk and is +/- 7.4' from the existing right of way. Since the planting strip has been reduced to 3.5' the street trees have been changed to a Medium maturing shade tree.

*Please include any additional support (Plan sheets, aerals, etc.) along with this application. It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request.

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

[Signature] [Date]

Owner/Owner's Representative Signature

In Witness whereof, the parties signed have executed this document on this date.

[Signature] [Date]

Notary Signature
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.

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**Staff SUPPORTS** the Design Adjustment based upon the findings in these applicable code:

- [X] UDO Art. 8.3 Blocks, Lots, Access
- [ ] UDO Art. 8.4 New Streets
- [ ] UDO Art. 8.5 Existing Streets
- [ ] Raleigh Street Design Manual
- [ ] Other

**DEPARTMENT**

**DEPARTMENT**

- Dev. Services Planner
- Development Engineering
- Engineering Services
- City Planning
- Transportation
- PRCR
- Public Utilities

**FINDINGS:** Staff supports the design adjustment request for block perimeter. Restrictions imposed by NCDOT have limited the street connections to N Raleigh Blvd, specifically the Boyer Street connection, which would provide a compliant block encompassing this parcel. Limitations by NCDOT regarding street extensions/connections to both N Raleigh Blvd and New Bern Avenue create hindrances to strict compliance with the block perimeter standards.

**Development Services Director or Designee Action:** Approve [X] Approval with Conditions [ ] Deny [ ]

**Authorized Signature**

Paul Kellow

**Date**

7/18/17

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.

**CONDITIONS**

Bac'd

7-3-17

Appeal of the decision from the Development Services Director, or his or her designee, shall to the Board of Adjustment (see Section 10.2.18.C3b).
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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Applicant must be a Licensed Professional (Engineer, Architect, Surveyor, and/or Contractor)

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<tr>
<th>DESIGN ADJUSTMENT REQUEST</th>
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<tbody>
<tr>
<td>Code Section Referenced: 8.3.2.A</td>
</tr>
<tr>
<td>Justification: Due to the tight constraints of the existing site, the context of the older established development patterns adjacent to the site and that NCDOT controls access to adjacent arterial streets the owner requests a hardship variance for compliance with the maximum 2,500 LF block length perimeter for NX zoning. The existing block length is 4,077 LF</td>
</tr>
</tbody>
</table>

*Please include any additional support (Plan sheets, aerials, etc.) along with this application. It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request.

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

Owner/Owner's Representative Signature

In Witness whereof, the parties signed have executed this document on this date.

Notary Signature

[Seal]

 Norsey

[Seal]

 Pammy Durree Hall

Notary Public

Harnett County

My Commission Expires 07-14-19
ECP TH site #3 - block length
1. **General Notes:**

   - All construction drawings are intended for permit and contract issuance purposes only. They are not intended for quotes, construction, or construction. They are subject to change without notice.

2. **Construction:**

   - All new developments shall be in accordance with the City of Raleigh and NCDOT standards. All site plans shall be submitted for review and approval by the City of Raleigh Transportation and City Planning Department.

3. **Mailbox Area:**

   - Each property shall be provided with a mailbox area. The mailbox area shall be located on the property line and shall be accessible from the street.

4. **Drainage Easement:**

   - The drainage easement shall be maintained in accordance with the City of Raleigh and NCDOT standards. All easements shall be recorded at the time of construction.

5. **Fencing:**

   - All new developments shall be secured with a 6' white vinyl solid fence for trash area.

6. **Road Sections:**

   - Limited to being visible from the public right of way.

7. **Utility Placement:**

   - General utility placement easements are for installation of private utilities.

8. **Transformers, Backflow Device, Hotbox, etc.:**

   - Shall be screened from off-site view by evergreen shrubs.

9. **All Ramps and Handrails:**

   - Shall conform to ANSI, NCSBC, and ICC standards and specifications.

10. **Property Line:**

    -shall remain as recorded on survey.

11. **Contact:**

    - Development Services Engineering Inspectors at (919) 996-2409.

12. **Subdivision Plan:**

    - See LS2 for lots & easements plan.

---

**Plan/Building Permit Application as They Relate to Each:**

- Mailbox
- Townhomes
- Crawl Spaces
- Bathrooms
- Two Bedroom Units
- Living Level
- Bathroom
- Living Room
- Dining Area
- Kitchen
- Proposed Amenity Area
- Proposed Concrete Sidewalks
- Proposed Amenity Area

---

**Note:**

- All property lines are subject to recording at the time of construction.

---

**Drawn by:**

- [Drawn by name]

---

**Scale:**

- NTS

---

**Transaction No:**

- S-24-17

---

**Project:**

- East College Park - Townhome Site 3

---

**Location:**

- Raleigh, NC 27610

---

**Scale:**

- 1" = 30'

---

**Plan:**

- Subdivision Plan
Know what's below.

Legend:
- PROPOSED AMENITY AREA
- PROPOSED LOT 7 - COMMON AREA
- PROPOSED SIGHT EASEMENT
- PROPOSED LOT LINE
- PROJECT BOUNDARY
- EX. ADJACENT PROPERTY LINE
- RIGHT OF WAY LINE
- EASEMENT
- OVERHEAD UTILITY
- EX. FIRE HYDRANT
- PROP. LOT LINE
- PROP. SETBACK/BUILD-TO
- PROP. GENERAL UTILITY LACEMENT/SIDEWALK
- PROP. PRIVATE STORM DRAINAGE EASEMENT
- EX. EASEMENT

Lot Table

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<td>7</td>
<td>10652.36 SF</td>
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</table>
The extracted text is as follows:

**Plant List**

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**Notes:**
- Tree plantings are to be reviewed by landscape architect prior to construction.
- All construction to conform to the standards and specifications of the City of Raleigh.
- All plantings to be compact, uniform, and well-grown.
- All planting beds to be mulched to a minimum depth of 3".
- All planted trees to be installed in the public right-of-way.
- Tree impact permit is required prior to issuance of building permits for trees.
- Landscaping notes to be reviewed by landscape architect.

**Disclaimer:**
- The material provided in this document is for preliminary use only and is subject to change.
- The material is not for review except as noted.

**Scale:** 1" = 20'