LOCATION: This site is located on the east side of Falls of Neuse Road, south of Hunting Ridge Rd at 1207 Barcroft Place.

REQUEST: Development of a .54 acre tract zoned R-4 into a two (2) lot subdivision, Lot 1 (11,806 sf/.27 acres) and Lot 2 (11,668 sf/.27 acres). There is no right-of-way dedication as part of this proposed subdivision.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: A design adjustment has been submitted to the block perimeter requirements found in Article 8.3 of The Raleigh UDO

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 9/27/2018 by Taylor Land Consultants, PLLC

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

☐ CONCURRENT SITE REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.

☒ LEGAL DOCUMENTS - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

☐ City Code Covenant ☐ Slope Easement
☐ Stormwater Maintenance Covenant ☐ Transit Easement
☒ Utility Placement Easement ☐ Cross Access Easement
☐ Sidewalk Easement ☐ Public Access Easement
☐ Other:
Administrative Approval Action
S-26-18 Barcroft Subdivision
Transaction# 558990 AA#3882

☑️ RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

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

Engineering
2. 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 recording. 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 must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

3. A fee-in-lieu for 6' sidewalk across the entire frontage is paid to the City of Raleigh (UDO 8.1.10).

4. A public infrastructure surety is provided for street trees to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

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

Public Utilities
6. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Urban Forestry
7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 1 street tree along Barcroft Place.

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: 11/9/2021
Record entire subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee) [Signature] Date: 11/9/18

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>
<thead>
<tr>
<th>Project Name</th>
<th>1207 Barcroft Place</th>
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</thead>
<tbody>
<tr>
<td>Development Case Number</td>
<td>S-26-18</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>558990</td>
</tr>
<tr>
<td>Design Adjustment Number</td>
<td>DA - 112 - 18</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
- [ ] Development Engineering
- [ ] Transportation
- [ ] Engineering Services
- [ ] Parks & Recreation and Cult. Res.
- [ ] Public Utilities

**CONDITIONS:**

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

Authorized Signature: [Signature]

Date: 11/9/2018

*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**

Staff supports the design adjustment to the block perimeter requirements found in Article 8.3 of The Raleigh UDO.

Support based upon the following (numbers based upon those found in section "E" of this form):

2. North Ridge Subdivision is a fully established development recorded in the 1960's. Extension of a public street or creation of pedestrian passage would impact existing buildings.
3. The site layout prohibits a street connection. In addition to those items in item 2, the lots being created with this subdivision do not support a logical street connection or pedestrian passage.
5. Strict compliance would pose a safety hazard. A public street connection would be difficult to design and implement. There are potential issues with sight distance and proximity to existing buildings.
6. This does not conflict with an approved or building roadway construction project.
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>
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<td>1207 Barcroft Place</td>
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<tr>
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<tr>
<td>Transaction Number</td>
<td>558990</td>
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<tr>
<td>Name</td>
<td>Samuel Garfield</td>
</tr>
<tr>
<td>Address</td>
<td>1207 Barcroft Place</td>
</tr>
<tr>
<td>City</td>
<td>Raleigh</td>
</tr>
<tr>
<td>State NC</td>
<td></td>
</tr>
<tr>
<td>Zip Code</td>
<td>27615</td>
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<tr>
<td>Phone</td>
<td></td>
</tr>
<tr>
<td>Name</td>
<td>Jeremy Taylor</td>
</tr>
<tr>
<td>Firm</td>
<td>Taylor Land Consultants, PLLC</td>
</tr>
<tr>
<td>Address</td>
<td>1600 Olive Chapel Rd., Suite 140</td>
</tr>
<tr>
<td>City</td>
<td>Apex</td>
</tr>
<tr>
<td>State NC</td>
<td>NC</td>
</tr>
<tr>
<td>Zip Code</td>
<td>27502</td>
</tr>
<tr>
<td>Phone</td>
<td>(919) 801-1104</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
- 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 subject parcel is located on an existing cul-de-sac street which intersects with Hunting Ridge Road. Hunting Ridge Road extends around the northern portion of an existing golf course. The subject parcel is bounded by developed lots within the subdivision. The attempted construction of a road to reduce the block length would be voided by those previously developed properties. Therefore is it not possible to meet the allowable block length of 5,000 LF.

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: [9/20/12]

---

**CHECKLIST**

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

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: OA: 1/30/2018
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;
   Article 8.3 is intended to provide connectivity and encourage walking. The parcel is in an established golf course development. Any sort of cut through the site would not add to pedestrian access due to the existing developed 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. The addition of one single-family lot as a result of this subdivision will not significantly alter the existing density.

C. The requested design adjustment does not increase congestion or compromise safety;
   The addition of one single-family lot on an existing cul-de-sac street, with a current total lot count of nine, will not significantly increase congestion or compromise safety.

D. The requested design adjustment does not create any lots without direct street frontage;
   The existing single-family lot is being subdivided into two single-family lots. Both lots will have new driveways constructed to access Barcroft Place.

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 existing site layout of the surrounding developed properties (single-family lots and a golf course). Both features will prevent any additional linkages from being developed.
STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Amanda Joy Smith, a Notary Public do hereby certify that
Samuel Earle personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 20th day of September, 2018.

(SEAL)

Notary Public

My Commission Expires: 9-1-19
NOTES:

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM ACTIVITIES. CALL UTILITY LOCATOR SERVICE AT LEAST 48 HOURS PRIOR TO DIGGING.

2. ALL CONSTRUCTION SHALL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

3. CONDITION OF APPROVAL - A DEMOLITION PERMIT MUST BE OBTAINED FOR THE EXISTING SINGLE FAMILY DWELLING AND THE PERMIT NUMBER IS TO BE NOTED ON THE PLAT PRIOR TO RECORDATION.

4. THIS SITE IS EXEMPT FROM TREE CONSERVATION PER CITY OF RALEIGH UDO SECTION 9.1.2, SITE IS LESS THAN 2 ACRES.

5. AS ADAPTED TO 2.1.16, SECTION 9.2.2.A.1.B (AS ADOPTED BY TC-2-16, SECTION 9.2.2.A.1.B) SUBJECT TO 4.a OF THE PART 10A RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.

OWNER/DEVELOPER INFORMATION:

Company Name: Solid Rock Construction
Owner/Developer Name: Ryan Blankenship
Address: 4016 Durham Road, Raleigh, NC 27614
Phone: 919-624-2028
Email: ryan@solidrocknc.com

CONSULTANT/CONTACT PERSON FOR PLANS:

Company Name: Taylor Land Consultants, PLLC
Consultant Name: Jeremy Taylor
Address: 1600 Olive Chapel Road, Suite #140, Apex, NC 27502
Phone: 919-801-1104
Email: Jeremy@TaylorLandConsultants.com

SOLID WASTE NOTES:

1. SOLID WASTE WILL BE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL AND PER THE CITY OF RALEIGH CODE. A COPY OF THE DESIGN MANUAL CAN BE FOUND:

2. SOLID WASTE SERVICES SHALL BE PROVIDED BY CITY OF RALEIGH SOLID WASTE SERVICES VIA 96 GALLON ROLL-OUT CART. CARTS SHALL BE STORED INSIDE COVERED GARAGE UNITS AND ROLLED OUT TO PUBLIC STREET TO DESIGNATED LOCATIONS AS SHOWN ON THE SUBDIVISION PLAN.
**NOTES:**

1. Iron pipes are set at all property corners unless otherwise noted.
2. All coordinates and elevations are based on the North American Datum of 1983 (NAD83), units of measurement are US Survey Feet.
3. Surveyor has made no investigation or independent search for easements, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
4. Areas calculated by CAD software (coordinate geometry).
1. All construction shall be performed in accordance with the current City of Raleigh standards, specifications and details.
2. Contractor shall secure all necessary permits for construction shown on these plans.
3. Any item shown on these plans that is found to be in conflict with the City of Raleigh, Zoning and Setback requirements shall be immediately reported to the engineer for adjustment.
4. Contractor shall verify the locations of all utilities and shall be responsible for any damage to same.
5. Contractor shall at all times maintain barricades for the protection of all persons on or about the location of the site.
6. Call North Carolina One Call (NC1) if on or about the location of the site.
7. Site must be stabilized and seeded prior to issuance of Certificate of Occupancy.
8. Coordinate with City Inspector prior to backfilling back grades to minimize settlement or "dragging" of vehicles.
9. The contractor shall keep free and clean of dirt and debris.
10. Existing water service shall be maintained at the tap as removed from service, if no access to water service taps to be field verified by contractor prior to construction.
11. In accordance with Part 10A Section 9.4.4, a survey equal to the cost of clearing, grubbing and re-seeding a site, shall be paid to the city.
12.Proposed Lots may be subject to full regulations at permitting.
13. Contractor shall at all times maintain adequate safety measures, activities, and barricades for the protection of all persons on or about the location of the site.
15. The pavement shall be kept free and clear of "dragging" of vehicles.
16. Street trees
17. All construction shall be done in accordance with the current City of Raleigh standards, specifications and details.