Administrative Approval Action
S-31-18 / North Ridge Block 10 Lot 22 Subdivision
Transaction#562528 AA#3902

LOCATION: This site is located on the east side of Hunting Ridge Road, north of Camille Court, at 1308 Hunting Ridge Rd.

REQUEST: Development of a .60 acre tract zoned R-4 into a two (2) lot subdivision, Lot 221 being 12,240 sf/.28 acres; Lot 222 being 13,587 sf/.31 acres with 309 sf/.007 acres of right-of-way dedication.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: A design adjustment request to the block perimeter requirements of the Raleigh UDO Article 8.3 has been approved.

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 6/6/2018 by Chance & Associates.

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.

The following items are required prior to approval of Concurrent Site Review plans:

Stormwater

1. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

☒ 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.
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☐ City Code Covenant ☒ Slope Easement
☐ Stormwater Maintenance Covenant ☐ Transit Easement
☒ Utility Placement Easement ☐ Cross Access Easement
☐ Sidewalk Easement ☐ Public Access Easement
☐ Other:

☒ 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. 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.

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 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.

4. A slope easement 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 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.

5. A fee-in-lieu for 1’ in sidewalk width across the Hunting Ridge Road frontage shall be paid to the City of Raleigh (UDO 8.1.10).

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

☒BUILDING PERMITS – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.
The following items must be approved prior to the issuance of building permits:

Engineering

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

Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 4 street trees along Hunting Ridge Rd. and 4 street trees along Camille Ct. for a total of 8 street trees.

The following are required prior to issuance of building occupancy permit:

1. Final inspection of all street 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: 11-19-2021
Record the entire subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee) ___________________________ Date: 11/17/18

Staff Coordinator Jermaine 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>North Ridge Block 10, Lot22</th>
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<tbody>
<tr>
<td>Development Case Number</td>
<td>S-31-2018</td>
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<tr>
<td>Transaction Number</td>
<td>562528</td>
</tr>
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<td>Design Adjustment Number</td>
<td>DA - 99 - 2018</td>
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**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 □ DOES NOT SUPPORT □ the design adjustment request.**

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

**STAFF RESPONSE**

<table>
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<tr>
<th>CONDITIONS:</th>
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**Development Services Director or Designee Action:**  
- [x] APPROVE  
- [ ] APPROVE WITH CONDITIONS  
- [ ] DENY

**Authorized Signature:**  
KENNETH W. RITCHIE, DE, MPA  
Date: 11/19/2018

*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
The proposed subdivision is from one residential lot to two. The parcel lies at the corner of Hunting Ridge Road and Camille Court. The parcel is within an established subdivision with frontage on a cul-de-sac. The cul-de-sac is bordered by North Ridge golf course. There is no location to create an additional public street or pedestrian passage thereby reducing the block perimeter to the parcel.

Local street intersection spacing standards is between 150' and 600', optimally. There is no location to create an additional public street or pedestrian passage without impacting private property owned by others. thereby reducing the block perimeter to the parcel.
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>
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<tr>
<td>Name</td>
<td>Homestead Building Company, John H. Heidel, President</td>
</tr>
<tr>
<td>Address</td>
<td>PO Box 848</td>
</tr>
<tr>
<td>City</td>
<td>Wake Forest</td>
</tr>
<tr>
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<td>Zip Code 27588</td>
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<tr>
<td>Phone</td>
<td>919-760-9340</td>
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<tr>
<td>Name</td>
<td>John Chance</td>
</tr>
<tr>
<td>Firm</td>
<td>Chance &amp; Associates</td>
</tr>
<tr>
<td>Address</td>
<td>580 Benson Road, Ste. 207</td>
</tr>
<tr>
<td>City</td>
<td>Garner</td>
</tr>
<tr>
<td>State NC</td>
<td>Zip Code 27529</td>
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<tr>
<td>Phone</td>
<td>919-779-7245</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):

Due to the existing infrastructure surrounding this project, there is no opportunity for further street connectivity within this block area; therefore, owners are unable to comply with Block Perimeter requirements of UDO Article 8.3.

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: John Chance
Date: 8/15/18

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 -
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;
   Due to existing infrastructure surrounding this project, there is no opportunity to interconnect public streets. However, public fire, police, transit, trash and emergency services are already provided to this project through existing infrastructure system that is consistent with the intent of this Article.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   This project block area is comprised of a mix of residential and office uses. The Comprehensive Plan proposed land uses for this area are: Low and moderate density residential, private open space and office/residential mixed use. The proposed development of R-4 low density residential use is consistent with adopted Comprehensive Plan.

C. The requested design adjustment does not increase congestion or compromise safety;
   The two proposed lots will have their driveway access from Camille Court, a Neighborhood Yield Street which will not have any significant increase in congestion or compromise safety. A public 6’ sidewalk will be installed along Camille Court project frontage per City of Raleigh Standards to provide additional pedestrian circulation in the area.

D. The requested design adjustment does not create any lots without direct street frontage;
   Per S-31-18, all new lots have frontage on a public street, Camille Court.

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.

Number 3: Due to existing street and development infrastructure surrounding this project, there is no opportunity for further street connectivity within this block area; therefore, we are unable to comply with above Block Perimeter requirements. For these reasons, this Design Adjustment Application is requesting the Block Perimeter requirements of the UDO and RSDM be waived.
STATE OF NORTH CAROLINA  
COUNTY OF Wake  

I, Diane Wallace, a Notary Public do hereby certify that John H. Heidel personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

This the 15th day of August, 2018.

Diane Wallace  
NOTARY PUBLIC  
Wake County  
North Carolina  
My commission expires on 05-03-2020  

Notary Public

My Commission Expires: 05-03-2020