LOCATION: This site is located on the south of Anderson Drive, at the northwest corner of Pine Drive and Medway Drive, at 2126 Pine Drive.

REQUEST: Development of a 0.46 acre tract zoned R-6 into a two lot 0.44 acre subdivision totaling 19.310 square feet with 727 square feet of right-of-way (0.0167 acres).

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: A Design Adjustment related to block perimeter requirements (UDO 8.3) has been submitted for approval under case number DA-110-2018.

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 9/21/2018 by Blackburn Consulting Engineering.

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:

Engineering

1. 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. 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.
☑ 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 fee-in-lieu for 1’ of sidewalk for frontage along Pine Drive is paid to the City of Raleigh (UDO 8.1.10).

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

Public Utilities

6. 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.

The following items must be approved prior to the issuance of building permits:

Public Utilities

1. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.
Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes five street trees along Pine Drive and Medway Drive.

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: 11-13-2021
Record the entire subdivision

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee) ____________ Date: 11/13/15

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>Pine Dr Subd</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Case Number</td>
<td>S-39-2018</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>565734</td>
</tr>
<tr>
<td>Design Adjustment Number</td>
<td>DA - 110 - 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.

DEPARTMENTS

[ ] Dev. Services Planner
[✓] Development Engineering
[ ] Engineering Services
[ ] Public Utilities

[ ] City Planning
[ ] Transportation
[ ] Parks & Recreation and Cult. Res.

STAFF RESPONSE

CONDITIONS:

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

Authorized Signature: [Signature]

Date: 11/13/2018

*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 request for a Design Adjustment as it relates to block perimeter. The proposed subdivision is located on an existing block that has been fully developed with single family homes that predates block perimeter standards. Any future street connections will need to occur mid-block as opposed to at the intersection where this subdivision is being proposed. Any proposed stubbed streets would create irregular blocks and would not improve connectivity within this neighborhood.
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. 8.4.1.6 and Sec. 8.5.1.6 of the UDO or the Raleigh Street Design Manual.

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Pine Drive Subdivision</th>
</tr>
</thead>
<tbody>
<tr>
<td>Case Number</td>
<td>S-38-18</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>555734</td>
</tr>
<tr>
<td>Name</td>
<td>Devin A. Orgeron</td>
</tr>
<tr>
<td>Address</td>
<td>212S Pine Drive</td>
</tr>
<tr>
<td>City</td>
<td>Raleigh</td>
</tr>
<tr>
<td>State</td>
<td>NC</td>
</tr>
<tr>
<td>Zip Code</td>
<td>27608</td>
</tr>
<tr>
<td>Phone</td>
<td></td>
</tr>
<tr>
<td>Firm</td>
<td>Blackburn Consulting Engineering</td>
</tr>
<tr>
<td>Address</td>
<td>305 East Main Street</td>
</tr>
<tr>
<td>City</td>
<td>Clayton</td>
</tr>
<tr>
<td>State</td>
<td>NC</td>
</tr>
<tr>
<td>Zip Code</td>
<td>27602</td>
</tr>
<tr>
<td>Phone</td>
<td>919-553-2600</td>
</tr>
</tbody>
</table>

I am seeking a Design Adjustment from the requirements set forth in the following:

- [ ] UDO Art. 8.2 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):

A design adjustment is requested in regards to maximum block length. The standard maximum is 5,000 feet for R-8 with 10,000-20,000 sf lot sizes. Actual average size is 18,961 sf. Above 20,000 the maximum block length is 8,000 feet. The existing block length within which the project is located is approximately 8,000 feet. This slight average is an existing condition and the proposed subdivision does not increase the length. The block is entirely developed. The request is consistent with waiver description in Sec 8.3.2.B.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: __________________________ Date: 09/21/2018

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 - -

WWW.raleighnc.gov

REVISION 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;
   The lot being subdivided is an existing corner lot with access from three directions meeting the intent of block length criteria of connectivity.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   The proposed design conforms with the Comprehensive Plan and adopted City plans.

C. The requested design adjustment does not increase congestion or compromise safety;
   This proposed division of one lot into two lots does not increase congestion or compromise safety. Both new lots front on Madway Drive with a street loop length of 4050 feet through Madway, Lowden, Yancey, Wayne and Pine Drives.

D. The requested design adjustment does not create any lots without direct street frontage;
   Both new lots have direct public street frontage onto Madway Drive.

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 request is reasonable because the adjustment is very minor equivalent to a 6% overage. The entire block was constructed as a single residential development (Oxford Park) and there are no locations for additional roadways without demolition of existing homes. There are no other known roadway projects in the area.
STATE OF NORTH CAROLINA  
COUNTY OF Wake  

INDIVIDUAL

I, Lindsey Walton, a Notary Public do hereby certify that Devin Cate appear before me this day and acknowledged the due execution of the foregoing instrument.

This the 24 day of September 2018.

(SEAL)

Notary Public

My Commission Expires: 2/13/20

LINDBAY WALTON  
PUBLIC NOTARY  
COMMISSION EXPIRES 2/13/20  
Raleigh, NC
PINE DRIVE SUBDIVISION
S-39-18
TRANSACTION # 565734

SITE PIN - 1705704609
ADDRESS - 2126 PINE DRIVE
RALEIGH, NC 27608
DEED REF - BK 001592 PG 00185
MAP REFERENCE - LOT 49 OXFORD PARK SUBD
BDM 1956 PG 116
ZONING - R-6
TOWNSHIP - RALEIGH
CAD - FIVE POINTS
OWNER - DEVIN A DREGER
2126 PINE DRIVE
RALEIGH, NC 27608
DEVELOPER - DJF BUILDERS, INC.
3716 NATIONAL DRIVE, SUITE 122
RALEIGH, NC 27612
919-363-1700
DESIGNER - BLACKBURN CONSULTING ENGINEERING
305 EAST MAIN STREET
CLAYTON, NC 27520
919-553-2900
dblackburn@nindspring.com

GENERAL NOTES
1) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2) PER SECTION 9.2.4 A.2.b.i. SUBJECT TO 4 of THE PART I OA RALEIGH UNIFIED DEVELOPMENT ORDINANCE. THESE LOTS ARE EXEMPT FROM ACTIV STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.
3) PROJECT IS EXEMPT FROM TREE CONSERVATION PER UDO SECTION 9.1.5 EXEMPTIONS - SUBDIVISION IS LESS THAN 2 ACRES IN AGGREGATE SIZE.

SOLID WASTE COMPLIANCE STATEMENT
Developers have reviewed and are in compliance with the requirements set forth in the SOLID WASTE DESIGN MANUAL.

SITE DATA
PIN - 01705704609
TRACT AREA - 0.4600 ACRES (20,037 SF)
ZONING - R-6
CAL - FIVE POINTS
PROPOSED NUMBER OF LOTS - 2
AVERAGE LOT SIZE - 9,650 SF
DENSITY - 4.35 UNITS/ACRE
NEW RAW DEDICATION - 727 SF (0.0167 AC)

ZONING STANDARDS
MIN. LOT SIZE - 6,000 SF
MIN. WIDTH - 50'
MIN. CORNER - 65'
MIN. DEPTH - 60'
MAX. DENSITY - 6 UNITS/ACRE
RESIDENTIAL INFILL RULES PER UDO SEC 2.2.7 SHALL APPLY FOR BUILDING SECTIONS & HEIGHTS.

SHEET INDEX
1) COVER SHEET
2) EXISTING CONDITIONS PLAN
3) PROPOSED SUBDIVISION & LANDSCAPING PLAN
4) PROPOSED UTILITY & STORMWATER PLAN

NOT FOR CONSTRUCTION - FOR REVIEW ONLY
SITE DATA
PIN - 01707044699
TRACT AREA - 0.4600 ACRES (20,037 SF)
ZONING - R-6.
CAC - FIVE POINTS
PROPOSED NUMBER OF LOTS - 2
AVERAGE LOT SIZE - 9,625 SF
DENSITY - 4.35 UNITS/ACRE
NEW R/W DEDICATION - 272 SF (0.0167 AC)

ZONING STANDARDS
MIN LOT SIZE - 6,000 SF
MIN WIDTH - 50'
MIN LENGTH - 80'
MAX DENSITY - 6 UNITS/ACRE
RESIDENTIAL INFILL RULES PER UDO SECTIONS 2.2.7 SHALL APPLY FOR BUILDING SETBACKS & HEIGHTS.

NOTES:
1) ALL EXISTING STRUCTURES ARE TO BE REMOVED.
A DEMOLITION PERMIT IS REQUIRED PRIOR TO LOT RECONSTRUCTION.
2) RIGHT-OF-WAY AND EASEMENT DEDICATION WILL BE RECORDED WITH SUBDIVISION RECORDCARD PRIOR TO BUILDING PERMITS. 727 SF OF R/W DEDICATION (5’ x 55’ MIN WIDTH)
3) RESIDENTIAL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH RESM SECTIONS 6.2.2 AND TABLE 6.9.
4) UTILITIES ARE NOT ALLOWED TO CONFLICT WITH DRIVEWAYS.
5) SOLID WASTE COLLECTION SHALL BE PER INDIVIDUAL LOT
ROLL-OUTS IN ACCORDANCE WITH RESM SECTIONS 6.2.3 AND 6.4
6) NEW ROAD EASEMENTS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY.

IMPERVIOUSNESS
EXISTING LOT AREA - 20,037 SF
EXISTING IMPERVIOUS - 3799 SF (19.03)

STREET TREE REQUIREMENTS
PINE DRIVE SECTION
MEDWAY DRIVE SECTION

NEW PROPOSED
PROPOSED
EXISTING SD Curb
EXISTING SD Curb

PINE DRIVE SECTION
NEW PROPOSED
PROPOSED
EXISTING SD Curb
EXISTING SD Curb

1/2 of 50’ R/W ALONG FRON TAGE
1/2 of 50’ R/W ALONG FRON TAGE

FIELD LOCATED CURB LOCATION

REVISED 08/01/2018
SCALE 1” = 10’
DRAWN BY: J.P. Siller
DATE: 08/07/2018
FOR SUBDIVISION & LANDSCAPING PLAN
PROPERTY NO. 2-600
UTILITY NOTES
1) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2) CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING UTILITIES.
3) WATER SERVICE FOR LOT #2 SHALL BE 3/4" COPPER. WATER SERVICE FOR LOT #1 IS EXISTING AS SHOWN.
4) SEWER SERVICE FOR LOT #2 SHALL BE PVC AT 1.05 MINIMUM GRADE.
5) PLAT RECORDATION OF SUBDIVISION MUST BE RECEIVED PRIOR TO BUILDING PERMITS.
6) UTILITY CONSTRUCTION APPROVAL IS REQUIRED FOR PUBLIC SEWER EXTENSION.

STORMWATER NOTES
1) PER SECTION 9.0.2.A.6.i SUBJECT TO 4.6 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.

LAND DISTURBANCE
A MASS GRADING PERMIT WILL BE REQUIRED PRIOR TO DEMOLITION.

PINE DRIVE SECTION
NEW PROPOSED STREET TIES
MIN 4" O.C.
2 BACK OF CURB
1/2 of 55' P/R ALONG FRONTAGE
PROPOSED
EXISTING 30' P/R
EXISTING 20' STANDARD CURB

MEDWAY DRIVE SECTION
NEW PROPOSED STREET TIES
MIN 4" O.C.
2 BACK OF CURB
1/2 of 55' P/R ALONG FRONTAGE
PROPOSED
EXISTING 30' P/R
EXISTING 20' STANDARD CURB

LEGEND
• IRON PIPE FOUND
□ WATER METER
□ SEWER CLEAN OUT
□ MANHOLE
□ WATER VALVE
□ FIRE HYDRANT
□ UTILITY POLE
□ PROPOSED STREET SHADE TREE