Zoning: R-6  
CAC: Northeast  
Drainage Basin: Marsh Creek  
Acreage: 0.57  
Number of Lots: 3  

Planner: Meade Bradshaw  
Phone: (919) 996-2664  

Applicant: Middleton  
Phone: 919-833-1999
LOCATION: This site is located at 3015 Skycrest Drive.

REQUEST: Subdivision of a .57-acre tract zoned R-6 into three single-family residential lots.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: A design adjustment was approved to allow a waiver from the requirement for providing a public street through this subdivision due to exceeding the maximum allowable block perimeter. Existing development and City of Raleigh Timberlake Park eliminates the need for meeting the block perimeter for the R-6 zoned subdivision.

STORMWATER: This subdivision is exempt from stormwater as per Sec 9.2.2.A subject to 9.2.2.A.4.a upon placement of impervious surfaces.

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 BNK.

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 subdivision is exempt from stormwater as per Sec 9.2.2.A subject to 9.2.2.A.4.a upon placement of impervious surfaces.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.

ENGINEERING

2. The required right of way for 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 1 day from authorization of lot recordation. If a recorded copy of the documents are not provided within this period, further recordings and building permit issuance may be withheld.
4. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1½ - 27' b-b street and 6' sidewalk is paid to the City of Raleigh.

5. **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**

6. All water/ sewer services are to be installed by private licensed utility contractor.

7. The Developer shall acquire NCDOT encroachment approval authorizing new water and sewer services/main encroachments across existing 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: 3/23/2021
Record at least ⅔ of the land area approved.

I hereby certify this administrative decision.

**Signed:** (Planning Dir./Designee) [Signature] Date: 3/23/18

Staff Coordinator: Justin Rametta
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>Date completed Application received</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Skycrest Drive Subdivision</td>
<td>12/10/2017</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Transaction Number</th>
</tr>
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<tbody>
<tr>
<td>S-47-16</td>
<td>479717</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Staff SUPPORTS</th>
<th>based upon the findings in these applicable code:</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ UDO Art. 8.3 Blocks, Lots, Access</td>
<td>☑ Raleigh Street Design Manual</td>
</tr>
<tr>
<td>☑ UDO Art. 8.5 Existing Streets</td>
<td>☐ Other</td>
</tr>
</tbody>
</table>

DEPARTMENT REPRESENTATIVE SIGNATURE DEPARTMENT REPRESENTATIVE SIGNATURE

dev. Services Planner | City Planning
Development Engineering | Transportation
Engineering Services | PRCR
Public Utilities | |

Findings: Staff supports this request for a waiver from the block perimeter requirements for this R-6 zoned subdivision. The maximum block perimeter allowed for lots under 8,000 sq ft would be a 4,500 linear foot maximum. Please see the attached documentation concerning the surrounding development and the most limiting factor for not providing a street through those lots is the City of Raleigh Timberlake Park Site which is immediately adjacent to the rear of these lots.

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

Authorized Signature: [Signature]

[Title] [Name]

Date: 3/23/2018

*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 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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<table>
<thead>
<tr>
<th>OWNER</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name</strong></td>
<td>Habitat for Humanity of Wake County, Inc.</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>2420 N. Raleigh Blvd.</td>
</tr>
<tr>
<td><strong>City</strong></td>
<td>Raleigh</td>
</tr>
<tr>
<td><strong>State</strong></td>
<td>NC</td>
</tr>
<tr>
<td><strong>Zip Code</strong></td>
<td>27604-2235</td>
</tr>
<tr>
<td><strong>Phone</strong></td>
<td>919-744-2413</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>APPLICANT</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name</strong></td>
<td>Bass, Nixon and Kennedy, Inc.</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>6310 Chapel Hill Rd., Ste. 250</td>
</tr>
<tr>
<td><strong>City</strong></td>
<td>Raleigh</td>
</tr>
<tr>
<td><strong>State</strong></td>
<td>NC</td>
</tr>
<tr>
<td><strong>Zip Code</strong></td>
<td>27607</td>
</tr>
<tr>
<td><strong>Phone</strong></td>
<td>919-851-4422</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>DESIGN ADJUSTMENT REQUEST</th>
<th></th>
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<tbody>
<tr>
<td><strong>Code Section Referenced:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Justification:</strong></td>
<td>The Public Works Director may waive the block perimeter requirements or maximum dead-end street length consistent with Sec. 8.3.6., when steep slopes in excess of 25%, freeways, waterways, railroad lines, preexisting development, tree conservation areas, stream buffers, cemeteries, open space or easements would make the provision of a complete block infeasible or does not advance the intent of this Article.</td>
</tr>
<tr>
<td></td>
<td>BNIK requests that the Public Works Director waive the block perimeter requirements of Sec 8.3.2.A.2.b per Sec 8.3.2.B.6 above, due to our proposed subdivision being surrounded by preexisting development on all sides. The actual measured block perimeter is 10,470', which is greater than 4,500'.</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.*

**Owner/Owner's Representative Signature**

Owner: [Signature]

State: NC, County: Wake

Date: 12/11/17

**Notary Signature**

Notary: [Signature]

Date: 12/19/17

www.raleighnc.gov
November 28, 2017

City of Raleigh
Public Works Department
One Exchange Plaza
Raleigh, NC 27601

Attn: Kathryn Beard

RE: Skycrest Drive Subdivision
3015 Skycrest Drive (1725-10-4775)
Design Adjustment Request (S-47-16/COR Trans. No. 479717)

Per the UDO Code Sections below, Bass, Nixon & Kennedy, Inc. (BNK requests a Design Adjustment for Skycrest Drive Subdivision.

DESIGN ADJUSTMENT REQUEST # 1 – BLOCK PERIMETER

Article 8.3. Blocks, Lots, Access

Sec. 8.3.2. Blocks

A. Block Perimeters

2. Block Standards

b. The following table establishes the maximum block perimeter and maximum length for a dead-end street by zoning district. In the event that a single block contains more than 1 zoning district, the most restrictive requirement applies.

<table>
<thead>
<tr>
<th>R-1, R-2, R-4, R-6: By Average Lot Size on Block</th>
<th>Block Perimeter (max)</th>
<th>Dead-End Street (max)</th>
</tr>
</thead>
<tbody>
<tr>
<td>40,000+ sf</td>
<td>8,000'</td>
<td>1,000'</td>
</tr>
<tr>
<td>20,000 - 39,999 sf</td>
<td>6,000'</td>
<td>750'</td>
</tr>
<tr>
<td>10,000 - 19,999 sf</td>
<td>5,000'</td>
<td>600'</td>
</tr>
<tr>
<td>6,000 - 9,999 sf</td>
<td>4,500'</td>
<td>550'</td>
</tr>
</tbody>
</table>

B. Block Measurement

6. The Public Works Director may waive the block perimeter requirements or maximum dead-end street length consistent with Sec. 8.3.6., when steep slopes in excess of 25%, freeways, waterways, railroad lines, preexisting development, tree conservation areas, stream buffers, cemeteries, open space or easements would make the provision of a complete block infeasible or does not advance the intent of this Article.
BNK requests that the Public Works Director waive the block perimeter requirements of Sec 8.3.2.A.2.b per Sec 8.3.2.B.6 above, due to our proposed subdivision being surrounded by preexisting development on all sides. The actual measured block perimeter is 10,470', which is greater than 4,500', see below:

**Sec. 8.3.6. Administrative Design Adjustment Findings**

The Public Works Director may in accordance with Sec. 10.2.18 approve a design adjustment, subject to all of the following findings.

A. The approved design adjustment meets the intent of this Article. **Yes**
B. The approved design adjustment conforms with the Comprehensive Plan and adopted City plans. **Yes**
C. The approved design adjustment does not increase congestion or compromise safety. **Yes**
D. The approved adjustment does not create any lots without direct street frontage. **Yes**
E. The design adjustment is deemed reasonable due to one or more of the following: Yes

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 adjacent to or in the vicinity of the site.

F. No design adjustment shall be approved when the City Council has authorized a roadway project in the vicinity, where the roadway design has not yet been finalized. N/A

Please review let me know should you have any questions or need any additional information.

Sincerely,

[Signature]
Marty D. Bizzell, PE, CPESC
Principal Engineer
Bass, Nixon and Kennedy, Inc.
SKYCREST DRIVE SUBDIVISION
3015 SKYCREST DRIVE
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA
PRELIMINARY SUBDIVISION PLANS
CITY OF RALEIGH PROJECT NO. S-47-16
TRANSACTION NO. 479717

OWNER/DEVELOPER:
HABITAT FOR HUMANITY OF WAKE COUNTY
2420 N. RALEIGH BLVD.
RALEIGH, NC 27604

CONTACT: JIM MIDDLETON
PHONE: (919) 833-1999
EMAIL: Jim.Middleton@habitatwake.org

ENGINEER:
BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
TELEPHONE: (919) 851-4422 or (800) 354-1879
FAX: (919) 851-8968
CERTIFICATION NUMBERS: NCBELS (C-0110)
NCBLA (C-0267)

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS