LOCATION: This site is located on the northeast corner of the intersection of South Person Street and Bledsoe Avenue at 915 S. Person Street.

REQUEST: Subdivision of a 0.15-acre tract zoned R-10 and within an NCOD Overlay (Southpark District), into two residential parcels.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: One Design Adjustment (DA-66-18) has been approved for this project, noted below.

1. UDO Section 8.3.2 providing relief from block perimeter requirements.

One Hardship Variance (A-19-17) has been approved by the City of Raleigh Board of Adjustment for this project, noted below.

1. A 4’ variance to the minimum lot width requirements of the Southpark Neighborhood Conservation Overlay District (5.4.3 F 15 c).

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 Turning Point Surveying PLLC.

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.

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

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

2. 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

3. If exceeding impervious limit, 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.

URBAN FORESTRY

4. Obtain required stub and tree impact permits from the City of Raleigh.
PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

1. A demolition permit shall be issued for the existing dwelling on site, and this permit number be shown on all maps for recording.

ENGINEERING

2. The required ½-55’ right of way for Bledsoe Avenue 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 14 days from authorization of lot recordation. If a recorded copy of the documents is not provided within this 14-day 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 1’ sidewalk width on S. Person Street frontage is paid to the City of Raleigh.

5. A joint driveway/cross access agreement for the proposed New Lot 1 and New Lot 2, shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within 1 day of lot recordation. A recorded copy of these documents shall be provided to the Development Services Department within 14 days from authorization of lot recording. If a recorded copy of the documents is not provided within this 14-day period, further recordings and building permit issuance may be withheld.

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

PRIOR TO ISSUANCE OF BUILDING PERMITS:

STORMWATER

1. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001 but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.

2. If applicable, 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. If applicable, the developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans.

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: 9-27-2021
Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee) [Signature] Date: 9/27/2018

Staff Coordinator: Michael Walters
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</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Name</td>
<td>915 S. Person Street</td>
</tr>
<tr>
<td>Development Case Number</td>
<td>S-51-2016</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>483263</td>
</tr>
<tr>
<td>Design Adjustment Number</td>
<td>DA - 66 - 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

Development Services Director or Designee Action: ✅ APPROVE ❌ APPROVE WITH CONDITIONS ❌ DENY

Authorized Signature: [Signature]

*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).
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 additional maintenance responsibilities for the City; and  
YES ☑ NO ☐
E. The requested design adjustment has been designed and certified by a Professional Engineer.  
YES ☑ NO ☐

**STAFF FINDINGS**

This design adjustment is to request that the existing 3.5’ grass strip and 5’ sidewalk on S. Person Street is to remain as an alternate streetscape from the classification per the Street Plan Map which requires an Avenue, 4-lane facility with parallel parking. RSDM 4.4.1. A fee-in-lieu will be required for 1’ sidewalk width to meet the UDO 6’ sidewalk width requirement and dedication of slope easement to allow the sidewalk to be constructed with sufficient easement width along S. Person Street.
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>
<th>PROJECT</th>
<th>OWNERSHIP CONTACT</th>
</tr>
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<tbody>
<tr>
<td>Project Name</td>
<td>New Lots 1 &amp; 2, Point Subdivision, 915 S. Person St.</td>
</tr>
<tr>
<td>Case Number</td>
<td>S-51-16</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>483263</td>
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<tr>
<td>Name</td>
<td>David Point</td>
</tr>
<tr>
<td>Address</td>
<td>2123 California St.</td>
</tr>
<tr>
<td>City</td>
<td>Washington</td>
</tr>
<tr>
<td>State</td>
<td>DC</td>
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<tr>
<td>Zip Code</td>
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</tr>
<tr>
<td>Phone</td>
<td>(910) 228-1655</td>
</tr>
<tr>
<td>Firm</td>
<td>CMS Engineering</td>
</tr>
<tr>
<td>Name</td>
<td>Pati Hildreth</td>
</tr>
<tr>
<td>Address</td>
<td>P.O. Box 780</td>
</tr>
<tr>
<td>City</td>
<td>Knightdale</td>
</tr>
<tr>
<td>State</td>
<td>NC</td>
</tr>
<tr>
<td>Zip Code</td>
<td>27545</td>
</tr>
<tr>
<td>Phone</td>
<td>(919) 833-0830</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 proposed subdivision is at the intersection of S. Person Street and Bledsoe Avenue. The existing block perimeter meets the UDO standards. The existing streets (pavement width) meet the UDO standards. Street trees will be planted along Bledsoe Avenue to meet the streetscape requirements. A fee-in-lieu will be paid for street trees on S. Person Street to meet the streetscape requirements. The existing sidewalk on S. Person is 5' wide with a 2.5' grass strip between the back of curb and the sidewalk. The streetscape requires a 10' sidewalk with a 6' planting area. This design adjustment request is to allow the 5' sidewalk to remain with payment of a fee-in-lieu for one foot of sidewalk along the frontage.

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: 6/30/18

CHECKLIST

<table>
<thead>
<tr>
<th>Item</th>
<th>Included</th>
</tr>
</thead>
<tbody>
<tr>
<td>Signed Design Adjustment Application</td>
<td>✔</td>
</tr>
<tr>
<td>Page(s) addressing required findings</td>
<td>☐</td>
</tr>
<tr>
<td>Plan(s) and support documentation</td>
<td>✔</td>
</tr>
<tr>
<td>Notary page (page 6) filled out; Must be signed by property owner</td>
<td>☐</td>
</tr>
<tr>
<td>First Class stamped and addressed envelopes with completed notification letter</td>
<td>☐</td>
</tr>
</tbody>
</table>

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
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;
   Yes

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

C. The requested design adjustment does not increase congestion or compromise safety;
   Leaving the existing sidewalk as-is will not increase congestion or compromise safety.

D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
   Leaving the existing sidewalk as-is will not create additional maintenance responsibilities for the City.

E. The requested design adjustment has been designed and certified by a Professional Engineer.
   Yes
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 the Raleigh Street Design Manual;
   
The existing pavement width is adequate for 2 travel lanes, a bike lane and a parallel parking lane and exceeds the requirements for an Avenue 4-Lane, Parallel Parking. A fee-in-lieu will be paid for street trees. The existing sidewalk meets the needs of the area.

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

C. The requested design adjustment does not increase congestion or compromise safety;
   
The design adjustment request is to leave the existing sidewalk location and width as-is. Leaving the sidewalk as-is will not increase congestion or compromise safety.

D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
   
   Leaving the existing sidewalk as-is will not create additional maintenance responsibilities for the City.

E. The requested design adjustment has been designed and certified by a Professional Engineer.
   
   Yes
STATE OF NORTH CAROLINA
COUNTY OF Wake

I, Patricia Hildreth, a Notary Public do hereby certify that personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

This the 20 day of June, 2018.

Notary Public Adrienne L. Seawell

My Commission Expires: 5-28-2020
Notes:
1. The site is subject to stormwater management controls in accordance with Article 9 chapter 2 of the Unified Development Ordinance. The project is exempting a stormwater detention pond with an aggregate size of 1 acre or less (§2.2.2.A.5).
2. Existing utility services (e.g., gas) shall be abandoned at top (inside) and removed from ROW or easement - PG Manual pg 67 & pg 125.
3. Private water & sewer mains (or services) may not cross property lines - Sec.4-2007.
4. A Tree Impact Permit is required prior to issuance of building permits.
5. Street trees shall be installed and maintained in accordance with the requirements of Chapter 2 of the Raleigh City Tree Manual.
6. The existing retaining wall and steps will remain. If necessary, an easement agreement from N.C.G.S.T. will be required prior to map recording.
7. The existing driveway on Bledsoe Street will remain and will be shared by Lot 1 & 2. A shared driveway agreement will be required prior to map recording.
8. A fee-in-lieu for 1' of sidewalk and 2' street trees along Person Street will be paid prior to map recording.
9. A survey will be required to map registration for 100% of the incomplete public improvements on S. Person Street and 120% for the incomplete public improvements on Bledsoe Avenue.

NEW TREES PLANT LEGEND:

<table>
<thead>
<tr>
<th>QUANTITY</th>
<th>COMMON NAME</th>
<th>BOTANICAL NAME</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>CRANE WHYTE</td>
<td>Ligustrum ovalifolium</td>
<td>196-200 ABT</td>
</tr>
</tbody>
</table>

STREETSCAPE YARD:
- RESIDENTIAL STREET FRONTAGE: 84'
- OVERHEAD HANGING TREE
- STREETSIDE WIDTH = 8' STREETSCAPE
- TREES PROVIDED: 8 UNDERSTORY

GRAPHIC SCALE:
1 inch = 20 ft.
1. All street tree installation and maintenance will comply with City of Raleigh Street Design Manual Sections B.11A and B.11G.
2. Understory street trees shall be planted at a spacing of 20' on center & shall be single trees.
3. A tree impact permit is required prior to issuance of building permits.
4. Street trees shall be installed and maintained in accordance with the requirements of Chapter 2 of the Raleigh City Tree Manual.

Planting Standards:
1. All plant materials and installation work shall conform to the standards detailed in the following documents:
   a. American National Standards for Tree Care Operations.
   b. American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036.

New Trees Plant Legend:

<table>
<thead>
<tr>
<th>Quantity</th>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Size</th>
</tr>
</thead>
</table>
| 6        | Crape Myrtle | Lagerstroemia indica | 1 1/4" Cal. 30"

StreetBest Yard
Residential Street Frontage: 84' w/ 6" Street Scape
STREETSCAPE WIDTH: 6' STREETSCAPE TRESS REQUIRED: 8/120 = 6.4 TRESS
TRESS PROVIDED: 5 Understory

Notes:
1. This site is subject to stormwater management controls in accordance with Article 9 chapter 2 of the Unified Development Ordinance. The project is claiming a stormwater exemption for a subdivision with an aggregate size of 1 acre or less (9.2.5.4.3).
2. Existing utility services (unusual) shall be abandoned at tap (main) & removed from ROW or easement – PU Handbook pg 67 & pg 125
3. Private water & sewer mains (or services) may not cross property lines – Sec. B-2007.
4. A Tree impact Permit is required prior to issuance of building permits.
5. Street trees shall be installed and maintained in accordance with the requirements of Chapter 2 of the Raleigh City Tree Manual.
6. The existing retaining wall and stairs will remain. If necessary, an encroachment agreement from NCDDY will be required prior to map recording.
7. The existing driveway on Bledsoe Street will remain and will be shared by Lots 1 & 2. A cross-access/shared driveway agreement will be required prior to map recording.
8. A fee-in-lieu for 1" of sidewalk and 2 street trees along Person Street will be paid prior to recording map.
9. A survey will be required prior to map recording for 100% of the incomplete public improvements on S. Person Street and 125% for the incomplete public improvements on Bledsoe Avenue.