Zoning: **CX-3-PL**  
CAC: **Northwest**  
Drainage Basin: **Turkey Creek**  
Acreage: **1.72**  
Sq. Ft.: **16,000**

Planner: **Mike Walters**  
Phone: **(919) 996-2636**

Applicant: **Josh Crumpler**  
Phone: **(919) 413-1704**
LOCATION: This site is located on the northeast corner of the intersection of Davis Circle and Pleasant Pines Road at 6300 Pleasant Pines Drive.

REQUEST: Development of a 1.72 acre tract zoned CX-3-PL into a 25 unit townhome style condominium development totaling 16,000 square feet of building area consisting of five buildings with between 3 and 8 units each.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: One Design Adjustment has been approved by the Public Works Director for this project, noted below.

1. Due to the location and existing adjacent conditions, a Design Adjustment has been approved waiving the block perimeter and cross access requirements (8.3).

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 Crumpler Consulting Services 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. 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.

4. A Stormwater Design Exception must be approved by the Engineering Services Director for retaining walls within Private Drainage Easements and any walls that don’t meet minimum setback requirements.

5. A nitrogen offset payment must be made to a qualifying mitigation bank.
6. In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

1. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Right of Way and/or Easement Dedications.

2. Provide fire flow analysis.

ENGINEERING

3. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and be shown on a plat approved for recording.

4. 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.

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

6. Next Step: 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

7. A Final Plat must be recorded at the Wake County Register of Deeds office for all necessary Right-of-Way, Utility / Stormwater Easement Dedications.

STORMWATER

19. 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.

20. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements.

21. In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department.
URBAN FORESTRY

22. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way and a fee-in-lieu for 7 trees shall be paid to the City of Raleigh.

Prior to issuance of building occupancy permit:

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

2. **Next Step:** Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

3. **Next Step:** All street lights and street signs required as part of the development approval are installed.

4. **Next Step:** Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

5. **Next Step:** As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department

6. **Next Step:** Final Inspection of all required tree plantings in the right-of-way by Urban Forestry Staff.

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:** 7-18-2021
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)  
**Date:**  

**Staff Coordinator:** Michael Walters
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>
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<tbody>
<tr>
<td>Project Name</td>
<td>Pleasant Pines Townhomes</td>
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<tr>
<td>Development Case Number</td>
<td>SR-2-2018</td>
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<tr>
<td>Transaction Number</td>
<td>540589</td>
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<tr>
<td>Design Adjustment Number</td>
<td>DA - 47 - 2018</td>
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</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
- [X] Development Engineering
- [ ] City Planning
- [ ] Transportation
- [ ] Engineering Services
- [ ] Parks & Recreation and Cult. Res.
- [ ] Public Utilities

### STAFF RESPONSE

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

Authorized Signature

KOBY W. KUCHEL, AE, MPH

Date

7/18/2018

*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 application for relief regarding block perimeter and cross access requirements.

This property is a corner lot with the remaining two sides surrounded by existing development and an individually owned town home development with HOA property surrounding the individual lots.

Cross access cannot be offered to the north due to the same restraints as it pertains to block perimeter. Cross access cannot be offered to the east due to grade constraints as depicted by the cross section provided in this Design Adjustment Staff Response packet.
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.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

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<td>540589</td>
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<tr>
<td>Name</td>
<td>Concept 8 Holdings, LLC</td>
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<tr>
<td>Address</td>
<td>307 S. Salem Street, Suite 200</td>
</tr>
<tr>
<td>City</td>
<td>Apex</td>
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<tr>
<td>State</td>
<td>North Carolina</td>
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<tr>
<td>Zip Code</td>
<td>27502</td>
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<tr>
<td>Phone</td>
<td>(919) 883-4941</td>
</tr>
<tr>
<td>Name</td>
<td>Josh Crumpler</td>
</tr>
<tr>
<td>Firm</td>
<td>Crumpler Consulting Services, PLLC</td>
</tr>
<tr>
<td>Address</td>
<td>2308 Ridge Road</td>
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<tr>
<td>City</td>
<td>Raleigh</td>
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<tr>
<td>State</td>
<td>North Carolina</td>
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<tr>
<td>Zip Code</td>
<td>27612</td>
</tr>
<tr>
<td>Phone</td>
<td>919-413-1704</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):

A design adjustment is being requested to seek relief of the requirement for block perimeter (UDO 8.3.2.A.2.B) and for cross access (UDO 8.3.5.D). The existing development adjacent to the site will not permit to meet the intent and requirement for the block perimeter (UDO 8.3.2.A.2.B). The existing development and the topography changes being too steep prevent the site from meeting the requirement for cross access as shown on the attached exhibit (UDO 8.3.5.D).

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: 2/5/18

CHECKLIST

<table>
<thead>
<tr>
<th>Item</th>
<th>Included</th>
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</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

For Office Use Only

RECEIVED DATE: DA -

PAGE 1 OF 6
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 existing development adjacent to the site will not permit to meet the intent and requirement for the block perimeter (UDO 8.3.2.A.2.B). The existing development and the topography changes being too steep prevent the site from meeting the requirement for cross access as shown on the attached exhibit (UDO 8.3.5.D).

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   The requested design adjustment conforms with the Comprehensive Plan and adopted City plans as the proposed use of the site meets the future land use plan and is designed to meet the adopted City plans.

C. The requested design adjustment does not increase congestion or compromise Safety;
   The requested design adjustment does not increase congestion or compromise safety as patterns are not being altered.

D. The requested design adjustment does not create any lots without direct street Frontage;
   All lots that are adjacent to the site have frontage along the public right of way.

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.
   Topographic changes are too steep and site layout of developed properties.
STATE OF NORTH CAROLINA
COUNTY OF ____________

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

This the __5__ day of __May,____, 2018.

(Notary Public)

AMANDA MIX
Notary Public
North Carolina
Lee County

My Commission Expires: __2/1/18__
WALL EXHIBIT
6300 PLEASANT PINES DRIVE
RALEIGH, NORTH CAROLINA

CRUMPLER Consulting Services, PLLC

PROJECT NO.: 17018
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 04/20/18
SCALE: 1:10
SITE PLANS
FOR
PLEASANT PINES TOWNHOMES
6300 PLEASANT PINES DRIVE
RALEIGH, NORTH CAROLINA 27613

PREPARED FOR:
CONCEPT 8 HOLDINGS, LLC
307 S. SALEM STREET, SUITE 300
APEX, NORTH CAROLINA 27502

PREPARED BY:
CRUMPLER
Consulting Services, PLLC
Project Contact: Joshua Crumpler, PE
2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-413-1704

NOTES
2. The recorded parcel is located in BM 1996, PG 748 with a deed located in DB 15207, PG 999, and a PIN of 0786.07-59-4717.
3. Property is located in zones X (area determined to be outside the 0.2% annual chance and future 1% annual chance floodplain) based on the FEMA Map Number 078600J dated May 2, 2006.
4. No onsite streams or wetlands have been identified within the project or parcel as shown.
5. This drawing is not for recording.
6. All waste will be mixed with onsite compost and disposed of in accordance with operating procedures and applicable local, state and federal regulations.
7. Site plans are not for recordation.
8. The site will be constructed in accordance with the exceptions to the requirements for conservation of wetlands in the City of Raleigh Unified Development Code Section 9.1.1 for parcels less than 2 acres in size.

SHEET DESCRIPTION
C-1 COVER
C-2 EXISTING CONDITIONS (SURVEY)
C-3 SITE PLAN
C-4 UTILITY PLAN
C-5 GRADING PLAN
C-6 LANDSCAPING PLAN
C-7 OUTDOOR AMENITY PLAN
D-1 DETAILS
D-2 DETAILS
D-3 DETAILS

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

CALL 48 HOURS BEFORE YOU DIG
NORTH CAROLINA ONE-CALL CENTER
1-800-632-4949
8. Curb ramps should be placed parallel to the direction of travel.

7. A 1/2" expansion joint will be required where the concrete side walk access ramp joins the curb and also where new concrete abuts existing concrete.

6. Use Class A (3000 PSI) concrete with a sidewalk finish in order to obtain a rough texture.

5. In no case shall the width of the sidewalk access ramp be less than 48".

4. No slope on the sidewalk access ramp shall exceed 1"/ft (12:1) in relationship to adjacent property or public street right-of-way.

3. Ramps shall comply with the requirements of 2012 NCSBC Section 912.

2. Ramps shall be provided at locations as shown on the plans.

1. City of Raleigh standard curb ramps have been developed in accordance with the Americans with Disabilities Act (ADA) and Public Right of Way Access Guidelines (PROWAG).

PROJECT NO.: 17018
CRUMPLER CONSULTING SERVICES, PLLC
CONTACT: JOSH CRUMPLER, PE
CRUMPLER CONSULTING SERVICES, PLLC
CONTACT: JOSH CRUMPLER, PE

NOTES

1. REQUIRED SIDEWALKS SHALL BE DARK CHARCOAL GRAY FOR CONTRAST WITH LIGHT PATHWAY COLORS AND SHALL BE PLACED PERPARALLEL TO THE DIRECTION OF TRAVEL

2. PROPOSED ACCESSIBLE ROUTES TO SIDEWALK ACCESS RAMPS ARE TO BE INSTALLED AT ALL PUBLIC STREET INTERSECTIONS.

3. PROPOSED CONCRETE SIDEWALKS ARE TO BE INSTALLED ACROSS EXISTING SANITARY SEWER LOWS AND CROSS SLOPES NO STEEPER THAN 1:48 (2%)

4. PROPOSED CONCRETE SIDEWALKS ARE TO BE INSTALLED ACROSS EXISTING OVERHEAD POWER LINES.

5. PROPOSED SIDEWALKS ARE TO BE INSTALLED ACROSS EXISTING ConseCTED OR DEDICATED EASEMENTS.

6. PROPOSED SIDEWALKS ARE TO BE INSTALLED ACROSS EXISTING PRIVATE DRAINAGE EASEMENTS.

7. PROPOSED SIDEWALKS ARE TO BE INSTALLED ACROSS EXISTING BUILDING SETBACK LINES.

8. PROPOSED SIDEWALKS ARE TO BE INSTALLED ACROSS EXISTING PROPERTY LINE.

9. PROPOSED SIDEWALKS ARE TO BE INSTALLED ACROSS EXISTING STORMWATER MANAGEMENT STRUCTURES.

10. PROPOSED SIDEWALKS ARE TO BE INSTALLED ACROSS EXISTING PROPERTY LINE.

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