Zoning: IX-3 w/ SHOD-2
CAC: North
Drainage Basin: Perry Creek
Acreage: 1.0
Sq. Ft.: 1,428

Planner: Martha Lobo
Phone: (919) 996-2664
Applicant: Qomaq, Ahmed
LOCATION: This site is located on the west side of Becky Circle. The site is addressed at 7209 Becky Circle, which is inside City limits.

REQUEST: Development of a 1.00 acre tract zoned IX-3 with SHOD-2 overlay into a general building for commercial use with 1,800 SF of gross floor area.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: A Design Adjustment was approved for UDO Section 8.3.2 providing relief from block perimeter requirements.

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 Khaled Al-Zoubi of IC Engineering, Inc.

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:

GENERAL

1. On the Concurrent Plans, landscape plans shall be revised to show landscaped terminal parking islands will be provided for the southwestern row of parking to show compliance with UDO 7.1.7.D.3.

2. On the Concurrent Plans, landscape plans shall be revised to show details for all proposed landscape plantings and clearly demonstrate compliance with UDO 7.2.7.

3. On the Concurrent Plans, the elevation sheet(s) will be updated so the elevation profiles are labelled correctly with regards to the building façade being represented.

4. On the Concurrent Plans, transparency calculations will be provided for the street-facing building façade and will comply with UDO Section 3.2.5 and 1.5.9 design standards.

5. On the Concurrent Plans, landscape plans shall be revised to show the proposed BMP will meet screening requirements of UDO 7.2.6.

ENGINEERING

6. 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

7. **Next Step:** 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.

8. **Next Step:** In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

9. **Next Step:** A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund.

10. **Next Step:** The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on all plans for permitting and on the recorded map.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

11. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Right Of Way and/or Easement Dedications, and Tree Save Areas.

12. Provide fire flow analysis.

ENGINEERING

13. 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 recordation.

14. 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.

15. **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.

STORMWATER

16. **Next Step:** 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.

17. **Next Step:** The flood prone areas, as approved by the City Stormwater Engineer, must be shown on the preliminary plan and shall be shown on the recorded map.

18. **Next Step:** The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with a note stating: “The areas
shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in their natural or mitigated condition. No person or entity shall fill, grade, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from the state of North Carolina in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259).”

19. **Next Step:** 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**

20. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

**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:** Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.

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

5. **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.

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

7. **Next Step:** Final inspection of all required Tree Conservation and right of way tree protection areas 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: 6-14-2021
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: 6/4/18

Staff Coordinator: Ryan Boivin
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.

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<tr>
<td>Development Case Number</td>
<td>SR-7-17</td>
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<tr>
<td>Transaction Number</td>
<td>500763</td>
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<tr>
<td>Design Adjustment Number</td>
<td>DA - 6    - 2018</td>
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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.

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<thead>
<tr>
<th>DEPARTMENTS</th>
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<tr>
<td>[ ] Dev. Services Planner</td>
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<th>STAFF RESPONSE</th>
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<tr>
<td>[ ] Development Services Director or Designee Action: [✓] APPROVE [ ] APPROVE WITH CONDITIONS [ ] DENY</td>
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Authorized 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).
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 regarding Block Perimeter. The existence of a blue line stream at the rear of the property and the presence of existing development is not conducive for additional street connections at this location.
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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<tr>
<td>Address</td>
<td>8012 Criswell Crescent Rd</td>
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<tr>
<td>City</td>
<td>Raleigh</td>
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<tr>
<td>State NC</td>
<td>Zip Code 27615</td>
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<tr>
<td>Phone</td>
<td>919-961-7044</td>
</tr>
<tr>
<td>Name</td>
<td>KHALED AL-ZOUBI, PE</td>
</tr>
<tr>
<td>Firm</td>
<td>IC ENGINEERING INC</td>
</tr>
<tr>
<td>Address</td>
<td>5409 DILLARD DR</td>
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<tr>
<td>City</td>
<td>Raleigh</td>
</tr>
<tr>
<td>State NC</td>
<td>Zip Code 27606</td>
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<tr>
<td>Phone</td>
<td>919-271-0051</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):

UDO 8.3.2 (MAXIMUM BLOCK PERIMITER) not met. Building a road for additional access is not feasible.

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.

[Signature]
Date

Owner/Owner's Representative Signature

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 design_2020168640185451245402869325649057383655653823082074658291@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;
   The proposed site plan does not increase the length of the perimeter of the existing block.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   The block has been developed as a mixed land use of industrial and residential.

C. The requested design adjustment does not increase congestion or compromise Safety;
   The Site is a car dealership, with direct street frontage.

D. The requested design adjustment does not create any lots without direct street Frontage;
   The Site is a car dealership, with direct street frontage.

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.

   There are existing structures that obstruct any new roads.
STATE OF NORTH CAROLINA

COUNTY OF Wake

I, Stephen R. Barker, a Notary Public do hereby certify that Khaled Al-Zoubi personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

This the 27th day of February, 2018.

Notary Public

My Commission Expires: Sept 10, 2019
NOT TO SCALE

DO NOT PRUNE LEADER. PRUNE OR CUT ONLY DEAD OR UNHEALTHY BRANCHES

THE ROOT FLARE SHALL BE PLANTED AT GRADE, NO HIGHER THAN 2" ABOVE GRADE, AND NEVER BELOW GRADE. REMOVE EXCESS SOIL TO EXPOSE THE ROOT FLARE AT GRADE. TREE SHALL BE SET PLUMB.

MULCH DEPTH 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM.

WATER SAUCER SHALL BE NO MORE THAN 3" ABOVE GRADE

COMPLETELY REMOVE TOP HALF OF BURLAP, LACING AND WIRE BASKET AND DISCARD FROM HOLE.

HIGH QUALITY SOIL MIX AS SPECIFIED

ROOT BALL SHALL BE PLACED DIRECTLY ON COMPACTED SUBGRADE. HANDLE TREE BY THE ROOT BALL ONLY.

NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)

2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.

3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.

4. PLANTING SEASON OCTOBER - APRIL.

5. A TREE IMPACT PERMIT IS REQUIRED.

6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

3 X ROOTBALL DIAMETER

PROVIDE STAKING IF SPECIFIED. IF STAKING IS PROVIDED, PROTECT TREE WITH BROAD STRAP OR FLEXIBLE TUBING. ALLOW FLEXIBILITY IN STRAPS TO DEVELOP TRUNK TAPER. PROVIDE TURN BUCKLE AND WARNING FLAGS. REMOVE ALL STAKING AND ACCESSORIES WITHIN ONE YEAR FROM PLANTING.

CONTACT INFORMATION:

CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT
URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

SHRUB - UNMODIFIED SOIL

NOTES:

1- Shrubs shall be of quality prescribed in the root observations detail and specifications.

2- See specifications for further requirements related to this detail.

Loosened soil.

Dig and turn the soil to reduce the compaction to the area and depth shown.

3x's widest dimension of root ball.

Rootball.

4" high x 8" wide round - topped soil berm above root ball surface shall be constructed around the root ball. Berm shall begin at root ball periphery. Prior to mulching, lightly tamp soil around the root ball in 6" lifts to brace shrub. Do not over compact. When the planting hole has been backfilled, pour water around the root ball to settle the soil.

4" layer of mulch.

No more than 1" of mulch on top of root ball. (See specifications for mulch).

Root ball rests on existing or recompacted soil.

Slope sides of loosened soil.

Existing soil.

Finished grade.

Shrub.

SECTION VIEW

URBAN TREE FOUNDATION

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