LOCATION: This site is located at the northwest corner of the intersection of Atlantic Avenue and Bramer Drive. The site address is 3315 Atlantic Avenue and the PIN number is 1715760369.

REQUEST: Development of a one acre tract zoned Industrial Mixed Use with a Parking Limited Frontage (IX-3-PL). The applicant is proposing cabinet wholesale trade in a two-story, 15,000 square foot building. Note this development is on proposed lot 2 of previously approved subdivision case S-37-17.

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

1. A Design Adjustment waiving the block perimeter requirement (UDO Section 8.3) has been approved by the Public Works Director Designee. Staff determined the existing public street frontage is accessed from Atlantic Avenue to the east and Bramer Drive to the south and no street connection can be achieved to the west of this property due to the north-south Seaboard Coastline Railroad. See case DA 41-2018.

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 submitted by Johnny Edwards of John A. Edwards & Company.

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. 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.

GENERAL

2. Provide a site lighting plan in compliance with UDO Article 7.4 Site Lighting

STORMWATER

3. 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.

4. 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.
URBAN FORESTRY

5. Obtain required stub and tree impact permits from the City of Raleigh.

6. **Next Step:** Prior to the issuance of a mass grading permit or other site permit, whichever comes first, submit a final tree conservation plan with a permit approved by Urban Forestry staff that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required.

7. **Next Step:** Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

8. Subdivision case S-37-17 must be recorded prior to issuance of a building permit.

9. A Final Plat shall be recorded with the Wake County Register of Deeds office for all other Right Of Way and/or Easement Dedications, and Tree Save Areas applicable to this site plan.

10. Provide fire flow analysis.

ENGINEERING

11. All conditions of approval for S-37-2017 are to be completed and a surety for incomplete public improvements is to be furnished as required.

STORMWATER

12. **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.

13. **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

14. A final inspection of required tree conservation and right of way tree protection areas by Urban Forestry staff must be completed.

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

PRIOR TO ISSUANCE OF BUILDING OCCUPANCY PERMITS:

16. 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.
17. **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.

18. **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.

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

20. **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.

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

22. **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 reapproval 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:** 6-13-2021

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: 6/13/18

**Staff Coordinator**: Daniel L. Stegall
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>3315 Atlantic Avenue Lot 2</td>
</tr>
<tr>
<td>Development Case Number</td>
<td>SR-7- 2018</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>543472</td>
</tr>
<tr>
<td>Design Adjustment Number</td>
<td>DA - 41 - 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. 8.4 New Streets
- ✔ Raleigh Street Design Manual
- □ UDO Art. 8.5 Existing Streets
- □ 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]

*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

This site is zoned as IX-3 which has a maximum block perimeter of 4,000 linear feet. The existing public street frontage is accessed from Atlantic Avenue to the east and Bramer Drive to the south and no street connection can be achieved to the west of this property due to the north-south Seaboard Coastline Railroad that does not allow a crossing for 4,000 linear feet between New Hope Church Road and Wolfpack Lane. The block perimeter that can be measured is 10,500 linear feet via existing public streets thereby exceeding the maximum allowable length. A design adjustment is submitted to waive this requirement for providing a public street to achieve the reduced block perimeter.
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.

**PROJECT**
- **Project Name**: 3315 Atlantic Avenue Lot 2
- **Case Number**: Sr-7-18
- **Transaction Number**: 543472
- **Name**: 3315 Atlantic Avenue, LLC
- **Address**: PO Box 19331
- **City**: Raleigh
- **State**: NC
- **Zip Code**: 27619
- **Phone**: 919-781-3800

**CONTACT**
- **Name**: Jason Meadows
- **Firm**: John A. Edwards & Company
- **Address**: 333 Wade Ave
- **City**: Raleigh
- **State**: NC
- **Zip Code**: 27605
- **Phone**: 919-828-4428

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

Request details about the request; (please attach a memorandum if additional space is needed):

As per Section 8.3.B.6 of UDO, a Design Adjustment from the Public Works Director is being requested in regards to the Block Perimeter standards. This being due to the surrounding site constraints, specifically the Railroad Right of Way and active rail to the rear, which makes a road connection infeasible.

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: 5/7/18

**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 - 41 - 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;
   Per 8.3.2.B.6, the Public Works Director may waive block perimeter requirement due to existing railroad lines.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   There are no proposed improvements will effect subject property.

C. The requested design adjustment does not increase congestion or compromise Safety;
   The requested design adjustment will not increase congestion or compromise safety.

D. The requested design adjustment does not create any lots without direct street Frontage;
   The requested design adjustment does not create any lots without 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.

   Yes, requested design adjustment is deemed reasonable due to site layout of developed properties. A block connection would also be an obstacle due to the existing railroad lines located west of the property.
STATE OF NORTH CAROLINA
COUNTY OF Johnston

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

This the 17 day of May, 2018.

Notary Public

My Commission Expires: May 23, 2019
3315 ATLANTIC AVENUE LOT 2

ADMINISTRATIVE SITE REVIEW

SR-7-18

TRANS. #543472

RALEIGH, NORTH CAROLINA

JANUARY 31, 2018

REVISED MARCH 26, 2018

REVISED MAY 14, 2018

OWNER/DEVELOPER:

3315 Atlantic Avenue LLC
PO BOX 19331
Raleigh, N.C. 27619
919-781-3800
ward@legacycustomhomes.com

CIVIL ENGINEER:

JOHN A. EDWARDS & COMPANY
Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

LANDSCAPE ARCHITECT:

COALY DESIGN P.C.
300-200 Parham St. Suite G
Raleigh, N.C. 27601
Phone: (919) 539-0012
E-mail: kimberly@coalydesign.com

PROPERTY OWNER:

3315 Atlantic Avenue, LLC
PO BOX 19331
Raleigh, N.C. 27619-9331

SITE ADDRESS:

3315 Atlantic Ave.

WAKE COUNTY PIN #:

ZONING DISTRICT:

IX-3-PL

TOTAL ACREAGE:

1.00 AC.

EXISTING USE:

N/A

PROPOSED IMPERVIOUS AREA:

0.54 AC.

REQUIRED PARKING:

15,000 SF

WHOLESALE TRADE PARKING:

3,000 SF INDOOR AREA @ 1/3000 = 1 SPACE

TOTAL = 21 SPACES

33 SPACES PROVIDED

2 ACCESSIBLE, INCLUDING 1 VAN

REQUIRED BUILD TO:

50% BUILDING WIDTH IN PRIMARY

BUILD TO 0-100’

25% BUILDING WIDTH IN
SECONDARY BUILD TO 0-100’

64% PRIMARY (ATLANTIC AVE.)

33% SECONDARY (BRAMER DR.)

PROPOSED BUILDING HEIGHT:

36'-1 1/4”

BICYCLE PARKING REQUIRED:

LONG TERM: 1 SPACE PER 40,000 SF (4 MIN.)

4 SPACES

SITE DATA

INDEX

CE-0.1 S-37-17 ADMINISTRATIVE ACTION APPROVAL
CE-1 EXISTING CONDITIONS
CE-2 SITE PLAN
CE-3 UTILITY PLAN
CE-4 GRADING / DRAINAGE PLAN
LA-2 LANDSCAPE PLAN
A1.06 EXTERIOR ELEVATIONS
A1.07 EXTERIOR ELEVATIONS
A1.08 SCHEDULES - SHELL (WINDOW SCHEDULE)
PLANTING NOTES:
1. All plant materials to comply with American Standard for Nursery Stock ANSI 236.
2. Rootball shall be protected in field prior to installation.
3. Substitution of plant materials specified can only occur with prior approval by the Landscape Architect.
4. Drawing and plant materials are to be completed in accordance with the Planting Schedule.
5. Street plants and hedges to be placed within 4' of property line.
6. Street areas to be maintained and trimmed.
7. Properties of the Contractor to maintain plant materials for a one-year period following installation.
8. Trees shall be staked and gravel filled for one-year period. Provide 3 straps and 2 buckle and warning flags. Remove all tree wraps or tree bands. Do not pruning leader. Prune or cut only as indicated.
9. Tree injury shall be reported within 24 hours.
10. Trees to be staked at grade level.
Exterior Elevations

TRANSPARENCY REQUIREMENTS:
GROUND STORY (20% REQUIRED):
TOTAL FACADE: 764.00 S.F.
TRANSPARENT FACADE: 368.00 S.F.
48.17% TRANSPARENCY PROVIDED
SECOND STORY (20% REQUIRED):
TOTAL FACADE: 692.45 S.F.
TRANSPARENT FACADE: 368.00 S.F.
53.14% TRANSPARENCY PROVIDED
MAX. BLANK WALL AREA: 4'-4"

TRANSPARENCY REQUIREMENTS:
GROUND STORY (20% REQUIRED):
TOTAL FACADE: 1504.00 S.F.
TRANSPARENT FACADE: 512.00 S.F.
34.04% TRANSPARENCY PROVIDED
SECOND STORY (20% REQUIRED):
TOTAL FACADE: 1363.15 S.F.
TRANSPARENT FACADE: 757.31 S.F.
55.56% TRANSPARENCY PROVIDED
MAX. BLANK WALL AREA: 6'-0"

Atlantic Avenue Office Building
Raleigh, NC

3/16" = 1'-0"

REAR ELEVATION (NORTH)

RIGHT ELEVATION (FACING ATLANTIC AVE.)