JOHN CHAVIS MEMORIAL PARK PHASE 1
SR-15-2018

Zoning: R-10
CAC: Central
Drainage Basin: Walnut Creek
Acreage: 20.64
Sq. Ft.: 43,894

Planner: Ryan Boivin
Phone: (919) 996-2681

Applicant: Emily Morgan
Phone: (919) 821-2775
LOCATION: This site is located on the south and west side of Chavis Way, as well as the north side of Martin Luther King Jr. Boulevard. The site is addressed at 501 Martin Luther King Jr. Blvd, which is inside City limits.

REQUEST: Development of a municipal park on a 21.4 acre tract zoned R-10 with a new 41,601 square foot Civic building to serve as a Community Center. Total building space on site will be 44,072 square feet.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: A design adjustment has been approved for the John Chavis Memorial Park, a designated historic park, to waive the requirement to provide a public street section through the site to meet the block perimeter based on R-10 zoning. The topography, site layout of existing buildings, private infrastructure and homes on the perimeter of the park all support the findings for design adjustment approval.

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 Clearscapes, dated 7/18/18.

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.

STORMWATER
2. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of a mass grading permit or other site permit, whichever comes first.

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.

Next Step: 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.

URBAN FORESTRY
4. Obtain required tree impact permits from the City of Raleigh.
5. **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.

6. **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

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

2. A demolition permit shall be obtained.

3. Provide fire flow analysis.

#### ENGINEERING

4. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1’ sidewalk to supplement the existing 5’ sidewalk shall be paid to the City of Raleigh along all park public street frontage.

#### URBAN FORESTRY

19. A final inspection of required tree conservation areas by Urban Forestry staff must be completed.

20. A tree impact permit must be obtained for the approved park tree installation.

**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.
Administrative Approval Action
SR-15-18, John Chavis Memorial Park Ph. 1
Transaction # 545506, AA # 3839

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 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:** 8-1-2021
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: 2/1/2018

**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.

<table>
<thead>
<tr>
<th>PROJECT</th>
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<tbody>
<tr>
<td>Project Name</td>
<td>John Chavis Memorial Park</td>
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<tr>
<td>Development Case Number</td>
<td>SR-15- 2018</td>
<td></td>
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<tr>
<td>Transaction Number</td>
<td>545506</td>
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<tr>
<td>Design Adjustment Number</td>
<td>DA - 16 - 2018</td>
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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.

<table>
<thead>
<tr>
<th>DEPARTMENTS</th>
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<tbody>
<tr>
<td>Dev. Services Planner</td>
<td></td>
<td>City Planning</td>
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<tr>
<td>Development Engineering [KCB]</td>
<td>Transportation</td>
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<td>Engineering Services</td>
<td></td>
<td>Parks &amp; Recreation and Cult. Res.</td>
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<td>Public Utilities</td>
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**CONDITIONS:**

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

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**

The topography, site layout of existing buildings, private infrastructure, and homes on the perimeter of the park, in addition to the stream and Neuse River Riparian Buffer that bisects the park, limits the introduction of a public street through the designated historic park. This park is listed on the National Register and protected by National Park Service's Land and Water Conservation Fund. This site has provided pedestrian access through the park to all public streets around the perimeter of the park and the improvements will continue to contribute to the Park's commitment to provide numerous activity zones for additional pedestrian connections.
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 10.2.18.1 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.F and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

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<td>SR-15-18</td>
</tr>
<tr>
<td><strong>Transaction Number</strong></td>
<td>545506</td>
</tr>
<tr>
<td><strong>Name</strong></td>
<td>City of Raleigh Parks, Recreation, and Cultural Resources (Lora Grecco)</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>222 W. Hargett St., Suite 601</td>
</tr>
<tr>
<td><strong>City</strong></td>
<td>Raleigh</td>
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<tr>
<td><strong>State</strong></td>
<td>NC</td>
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<tr>
<td><strong>Zip Code</strong></td>
<td>27601</td>
</tr>
<tr>
<td><strong>Phone</strong></td>
<td>919.986.4771</td>
</tr>
<tr>
<td><strong>Name</strong></td>
<td>M. Eric Davis</td>
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<tr>
<td><strong>Firm</strong></td>
<td>Surface 678, P.A.</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>215 Morris Street, Suite 150</td>
</tr>
<tr>
<td><strong>City</strong></td>
<td>Durham</td>
</tr>
<tr>
<td><strong>State</strong></td>
<td>NC</td>
</tr>
<tr>
<td><strong>Zip Code</strong></td>
<td>27701</td>
</tr>
<tr>
<td><strong>Phone</strong></td>
<td>919.419.1199</td>
</tr>
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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):

Within an R10 zone, the requested linear foot of a block perimeter is 2,500 linear feet. However, John Chavis Memorial Park encompasses the vast majority of the block which has a perimeter of 5,800 linear feet. The parcel is already bleded by Little Rock Creek, is divided into several parcels and any further divisions would not be feasible nor practical given the existing conditions and historic nature of the park. See attached page showing the existing block perimeter, which in turn is the proposed block perimeter.

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

Date

3.23.2018

CHECKLIST

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

Submit all documentation, with the exception of the required addressed envelopes and letters to

designedadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:

Development Services, Development Engineering
One Exchange Plaza, Suite 500
Raleigh NC, 27601
Article 8.3, Blocks, Lots, Access
Administrative Design Adjustment Findings

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;
   Even with a larger than preferred block perimeter the “intent” of this Article is met. Over the years, the park has developed a well-connected street network that is both safe and efficient for vehicular and pedestrian circulation. The park’s trail system also provides a safe and convenient network of trail-ways for pedestrians and bikers alike.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   Given the existing conditions and historical nature of this park we fear any further parcel division to conform to the Comprehensive Plan for R10 zoning would not be feasible or practical.

C. The requested design adjustment does not increase congestion or compromise Safety;
   Maintaining a block perimeter of 5,600 linear feet will not increase congestion or compromise safety within the block.

D. The requested design adjustment does not create any lots without direct street Frontage;
   All 6 parcels have direct street frontage. (See attached page showing existing block perimeter where in turn is the proposed block perimeter).

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.

(2) Given that the parcel has already been bisected by Little Rock Creek any further parcel division would be detrimental to the historical character of the site.
(3) Given the historical nature of the park and the layout of the park and surrounding neighborhoods any modifications to these properties would be impractical and detrimental to the neighborhood structure.
STATE OF NORTH CAROLINA
COUNTY OF Durham

I, Sonya C. Freij, a Notary Public do hereby certify that Robert Pratt personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

This the 23rd day of March, 2018.

Notary Public

My Commission Expires: 10-7-2022
EXISTING CONDITIONS NOTES

1. Location and topographical information was taken from an actual field survey performed by Mulkey Engineers dated 07-02-2015.

2. Surface 678, PA assumes no responsibility for design or construction changes caused by inaccuracies in surveys.

EXISTING CONDITIONS:
- 17" Bald Cypress
- 16" Bald Cypress
- 20" Birch
- 23" Willow Oak
- 24" Willow Oak
- 18" Willow Oak
- 24" Willow Oak
- 19" Oak
- 19" Willow Oak
- 22" Willow Oak
- 24" Willow Oak
- 32" Willow Oak
- 26" Red Maple
- 19" Willow Oak
- 19" Willow Oak
- 22" Willow Oak

EXISTING PRIMARY CONSERVATION AREA:
- 24" Willow Oak
- 32" Willow Oak

NOT FOR CONSTRUCTION
Landscape
Surface 678, PA
http://surface678.com/
215 Morris Street, Suite 150
Durham, North Carolina 27701
(919) 419-1199
(919) 419-1669 Fax

Structural
Lysaght and Associates
http://www.lysaghtassociates.com/
120 Saint Mary's Street
Raleigh, North Carolina 27605
919.833.0495
919.833.7630 Fax

MEP Engineer
Sigma Engineered Solutions
http://www.sigmaes.com/
2100 Gateway Centre Blvd #100
Morrisville, North Carolina 27560
(919) 840-9300
(919) 840-9600 Fax

Civil Engineer
Calyx Engineers + Consultants
http://www.calyxengineers.com/
6750 Tryon Road
Cary, North Carolina 27518
(919) 836-4800
(919) 851-1918 Fax

CONSULTANTS
SEALS
PROJECT
REVISIONS
PROJECT DATA
SHEET DATA
SHEET NO.
DATE:
PRINTING:
PROJECT NO:
CHECKED:
DRAWN:

V101
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505 Martin Luther King Jr Blvd
Raleigh, NC 27601

9/22/2017
RW, LC

EXISTING SIDEWALK ACCESS THAT CONNECTS WITH SURROUNDING RIGHT-OF-WAY
EXISTING PARCEL LINES
NOTE: JOHN CHAVIS MEMORIAL PARK PHASE 1 IMPROVEMENTS WILL CONSIST OF PARCELS 1, 2, AND 5
EXISTING AND PROPOSED TCA

EXISTING PARCEL LINES

PARCEL LINE TO BE REMOVED

SITE PLAN SUBMITTAL
09.22.2017

1
ADMINISTRATIVE SITE REVIEW COMMENTS 1
03.23.18

2
ADMINISTRATIVE SITE REVIEW COMMENTS 2
06.22.18

3
07.18.18
**GENERAL NOTES**

PER CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE SECTION 1.5.7 HEIGHT, AVERAGE GRADE IS DETERMINED
BY CALCULATING THE AVERAGE OF THE HIGHEST AND LOWEST ELEVATION ALONG PRE-DEVELOPMENT GRADE ALONG THE CENTERLINE OF THE BUILDING PARALLEL TO THE PRIMARY STREET.

**SECTION 3.2.7 CIVIC BUILDING, THERE IS NO TRANSPARENCY**

1. SEE G001 FOR ADDITIONAL NOTES, SYMBOLS AND ABBREVIATIONS.
2. FINAL LOCATIONS OF EXTERIOR WALL LIGHTS AND PARAPET WALL SCUPPERS TO BE APPROVED BY ARCHITECT.

**BUILDING ELEVATIONS**

**A201**

John Chavis Memorial Park
2014-0170
54319
ONLINE

**PER CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE SECTION 3.2.7 CIVIC BUILDING, THERE IS NO TRANSPARENCY**

1. SEE G001 FOR ADDITIONAL NOTES, SYMBOLS AND ABBREVIATIONS.
2. FINAL LOCATIONS OF EXTERIOR WALL LIGHTS AND PARAPET WALL SCUPPERS TO BE APPROVED BY ARCHITECT.

**SECTION 1.5.7 HEIGHT, AVERAGE GRADE IS DETERMINED BY CALCULATING THE AVERAGE OF THE HIGHEST AND LOWEST ELEVATION ALONG PRE-DEVELOPMENT GRADE ALONG THE CENTERLINE OF THE BUILDING PARALLEL TO THE PRIMARY STREET.**

**ADMINISTRATIVE SITE REVIEW 09.22.2017 EM/CB FB**
GENERAL NOTES

1. SEE G001 FOR ADDITIONAL NOTES, SYMBOLS AND ABBREVIATIONS.

2. NO CHANGE BETWEEN PRE-DEVELOPMENT AND POST-DEVELOPMENT GRADES - AVERAGE GRADE = 274'-0".

3. ALL CONDITIONS OF EXISTING BUILD AND LAND TiM SHALL BE SUPPRESSED TO BE ARRANGED OF DESIGN.

4. NOTE: GRADES ARE EXISTING AND ARE EQUAL.

5. SEE CAROUSEL HOUSE - EAST ELEVATION

6. SEE CAROUSEL HOUSE - SOUTH ELEVATION

7. SEE CAROUSEL HOUSE - WEST ELEVATION

8. SEE CAROUSEL HOUSE - NORTH ELEVATION

9. T.O. ROOF (VERIFY IN FIELD)

10. NOT FOR CONSTRUCTION

11. PER CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE SECTION 1.5.7 HEIGHT, AVERAGE GRADE IS THE HIGHEST AND LOWEST ELEVATION ALONG PRE-DEVELOPMENT GRADE ALONG THE FRONT OF THE BUILDING.

12. NO CHANGE BETWEEN PRE-DEVELOPMENT AND POST-DEVELOPMENT GRADES - AVERAGE GRADE = 274'-0"

13. SEE CAROUSEL HOUSE - BUILDING SECTION NORTH-SOUTH

14. SEE CAROUSEL HOUSE - BUILDING SECTION NORTH-SOUTH

15. DRAWN: Sigma Engineered Solutions

16. PRINTING: Calyx Engineers + Consultants

17. REVISED: 09.23.17

18. ORIGINAL CAROUSEL HOUSE - EAST ELEVATION

19. ORIGINAL CAROUSEL HOUSE - SOUTH ELEVATION

20. ORIGINAL CAROUSEL HOUSE - WEST ELEVATION

21. ORIGINAL CAROUSEL HOUSE - NORTH ELEVATION

22. ORIGINAL CAROUSEL HOUSE - BUILDING SECTION NORTH-SOUTH