Zoning: NX-3-CU w/UWPOD
CAC: North
Drainage Basin: HouseNeuse
Acreage: 1.83
Sq. Ft.: 76,200

Planner: Michael Walters
Phone: (919) 996-2636

Applicant: Bedford Market LLC
Phone: (919) 523-9237
LOCATION: This site is located on the south side of Dunn Road, at the southeast corner of the intersection of Dunn Road and Falls of Neuse Road. The two proposed parcels are located at 1500 and 1540 Dunn Road.

REQUEST: Development of a 4.14 acre tract zoned NX-3-CU into a commercial site consisting of two buildings, one being a 2218 SF restaurant and the other a three story (73,889 SF) mixed use building with retail and restaurant uses on the first floor and residential above.

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

1. Based upon Section 8.3.6 Administrative Design Adjustment Findings a Design Adjustment has been approved waiving the block perimeter requirement (8.3).

One Hardship Variance has been approved by the COR Board of Adjustment for this project, noted below. (BOA Hardship Variance A-126-17)

1. The proposed development has been granted complete relief from the 40% forestation requirement as per section 9.1.9 of the Unified Development Ordinance for the entire site.

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 John A. Edwards and 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, WHICHER 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. **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

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

4. **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.

5. **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. Comply with all conditions of Z-27-14 and Z-55-94.

2. 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.

3. A recombination map shall be recorded, recombining the existing lots into a single tract.

4. Provide fire flow analysis.

ENGINEERING

5. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1’ additional width sidewalk across the Dunn Road frontage is paid to the City of Raleigh shall be paid to the City of Raleigh.

6. 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.
7. A cross access agreement between the proposed lot owned by Bedford Market, LLC and the existing lot owned by The Aspens at Bedford Falls, LP shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded 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.

8. 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.

PUBLIC UTILITIES

9. A Final Plat must be recorded at the Wake County Register of Deeds office for all necessary Recombinations, Right-of-Way, Utility / Stormwater Easement Dedications and/or Tree Save Areas.

10. Existing sanitary sewer easement must be abandoned through the City of Raleigh.

STORMWATER

11. A recombination map shall be recorded, recombining the existing lots into a single tract.

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 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:** 7-16-2021
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: 7/6/2018

**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 Name</th>
<th>Bedford Village</th>
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</thead>
<tbody>
<tr>
<td>Development Case Number</td>
<td>SR-30-2018</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>550041</td>
</tr>
<tr>
<td>Design Adjustment Number</td>
<td>DA - 38 - 2018</td>
</tr>
</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**

- [x] Dev. Services Planner
- [ ] City Planning
- [ ] Development Engineering  6/28/18
- [x] Transportation
- [ ] Engineering Services
- [ ] Parks & Recreation and Cult. Res.
- [ ] Public Utilities

**CONDITIONS:**

---

**Development Services Director or Designee Action:**

- [x] APPROVE
- [ ] APPROVE WITH CONDITIONS
- [ ] DENY

**Authorized Signature:**

"[Signature]"

**Engineering and Land Development Manager:**

"[Signature]"

**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.C3a).*
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 design adjustment for Bedford Village (SR-30-2018) is supported by staff. The most logical point for a public street connection to meet block perimeter requirements would be to the south. The development to the south, The Aspens at Bedford Falls (SR-23-17) is not set up for a public street connection and was not required to provide one. Per the administrative approval for The Aspens at Bedford Falls the site met the maximum block perimeter requirements placed upon it.

In addition, Bedford Village is showing compliance with the pedestrian access requirements as per the zoning conditions Z-27(A)-14 and Z-55-94. Also included in the site plan for Bedford Village is a cross access easement to the south towards the easement provided by The Aspens at Bedford Falls.
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.

<table>
<thead>
<tr>
<th>PROJECT</th>
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<tbody>
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<td></td>
</tr>
<tr>
<td><strong>Transaction Number</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Name</strong></td>
<td>Bedford Market, LLC</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>700 Exposition Place, Ste 131</td>
</tr>
<tr>
<td><strong>City</strong></td>
<td>Raleigh</td>
</tr>
<tr>
<td><strong>State</strong></td>
<td>NC</td>
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<tr>
<td><strong>Zip Code</strong></td>
<td>27615</td>
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<tr>
<td><strong>Phone</strong></td>
<td>919-523-9237</td>
</tr>
<tr>
<td><strong>Name</strong></td>
<td>Daniel Brown</td>
</tr>
<tr>
<td><strong>Firm</strong></td>
<td>D&amp;N Development, LLC</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>700 Exposition Place, Ste 131</td>
</tr>
<tr>
<td><strong>City</strong></td>
<td>Raleigh</td>
</tr>
<tr>
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<td><strong>Phone</strong></td>
<td>919-523-9237</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):

Per section 8.3.2.8.8 of the UDO, a Design Adjustment from the Public Works Director is being requested in regards to the Block Perimeter standards. This request is generated due to the surrounding site constraints which make a road connection infeasible as no public road is planned or proposed in the adjacent property. The development currently under construction to the south is designed so as not to include a public road and received a modification to the maximum block perimeter requirements in the approved Administrative Alternate #3647 Case File SR-23-17. See "other zoning conditions" point 3 of the included AA for additional information.

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: ___________

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 adjustments@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;
   Per 8.3.2.B.6, the Public Works Director may waive block perimeter requirements due to existing site conditions.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   There are no proposed improvements that would be in conflict with the current Comprehensive plan.

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.

The site layout of adjacent developed properties is incompatible with block perimeter requirements. The adjacent site was provided relief from block perimeter requirements in AA# 3647 Case File SR-23-17 Watershed Protection Overlay District condition 3. The adjacent property is currently under construction with a large building and parking garage located centrally such that a public street stub could not be accommodated. Additionally, there are retaining walls and 3:1 slopes along the shared property line which restricts road development because of topographic constraints.
Bedford Village - Design Adjustment

Lots 1 + 2 TO BE RECOMBINED

SR-23-2017
ADJACENT SITE CURRENTLY UNDER CONSTRUCTION
(MODIFIED BLOCK PERIMETER REQUIRED)

Disclaimer:
Maps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.
STATE OF NORTH CAROLINA
COUNTY OF Johnston

I, Tracy Rairigh, a Notary Public do hereby certify that Daniel L. Brown personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

This the 29th day of March, 2018

Notary Public

My Commission Expires: May 23, 2019
Administrative Action
Administrative Site Review

Case File / Name: SR-23-17 / Aspens at Bedford Falls

General Location: This site is located on the east side of Falls of Neuse Road, between Whittington Drive and Dunn Road.

CAC: North

Request: Development of a 9.77 acre site zoned Office Mixed Use-4 stories Conditional Use (OX-4-CU) within an Urban Watershed Protection Overlay District (UWPOD) into a 252,528 square foot, 55 foot tall, Civic Use/Congregate Care building. Total number of units proposed is 182. This site is currently part of two parcels to be recombined to create the new 9.77 acre tract for this development. Note a section of shared driveway and sidewalk for this project will be constructed on the adjacent lot that is being recombined.

Cross-Reference: Rezoning (Z-19-16), Board of Adjustment Case # A-50-17 and pending approval of Recombination (R-13-17/Transaction 501944)

SR-23-17 Location Map
Code Conformance:

Zoning District: Office Mixed Use-4, Conditional Use (OX-4-CU)

Overlay District: Urban Watershed Protection Overlay District (UWPOD)

Parking:

Group Living
1 vehicle space required per 3 units + 1 per 400 SF administrative, employee, staff work area

Group Living: Congregate Care
(124) 1-bedroom units proposed
(58) 2-bedroom units proposed
(182) Units x 1 space per 3 units = 61 required parking spaces
  • 61 spaces required

Administrative
7,000 SF x 1 space per 400 SF of administrative, employee, staff work area = 18 required parking spaces
  • 18 spaces required

Total Vehicle Parking Spaces
  • 79 spaces required
  • 199 spaces proposed
  Includes 10 accessible spaces
  Includes 12 garage spaces
  Includes 52 compact spaces

As the plan shows more than 150% of the required parking on site, Code conformance with UDO Section 7.1.2 D is met through additional stormwater controls on site.

*No short-term bicycle parking spaces or long-term bicycle parking spaces required

Street Type(s):

Classification of Street(s):
  • Falls of Neuse Road is classified as an Avenue 6-Lane Divided Street

Streetscape:

Avenue 6-Lane Divided Street

Utility Placement Easement (min) 5' Maintenance Strip (min) 2'
Sidewalk (min) 6'
Planting area (min) 6'
Tree spacing 40' o.c. average
Trees Required = 347 LF/40 FT= 9 trees
(5 existing trees + 4 proposed trees)

Setbacks/Frontage: Building/Structure Setbacks

Congregate Care Structure:
Primary Street 10 ft (minimum) / 177.4 ft provided
Side Street 10 ft (minimum) / 140+ ft provided from
Whitlington Drive
Side Lot Line 0 ft or 6 ft (minimum) / 118.6 ft
provided
Rear yard 0 ft or 6 ft (minimum) / 200+ ft + provided
Building height 4 stories/55 ft (maximum per Z-19-16)) / 55 ft provided

(2) Garage Structure(s) and (16) Parking Shelters
(Accessory)
Primary Street 10 ft (minimum) / 250+ ft provided
Side Street 10 ft (minimum) / 150+ ft provided from
Whitlington Drive
Side Lot Line 0 ft or 6 ft (minimum) / 70+ ft provided
Rear yard 0 ft or 6 ft (minimum) / 280+ ft + provided
Building height 25 ft (maximum) / 15 or less ft
provided

Neighborhood
Transitions:
Zone A: Protective Yard
Type 2: Medium (20 feet)
168 ft of lineal feet on the rear of the parcel
• A wall or fence between 6.5 and 9 feet in
height required
  - 7 ft wood fence provided
• Five shade trees per 100 lineal feet
  - 9 shade trees required
  - 32 existing trees provided
• Four understory trees per 100 lineal feet
  - 7 understory trees required
  - 7 existing trees provided
• 30 shrubs per 100 lineal feet
  - 51 shrubs required
  - 51 shrubs provided

Zone A: Protective Yard
Type 3: Wide (50 feet)
522 ft of lineal feet on the rear of the parcel
• Six shade trees per 100 lineal feet
  - 32 shade trees required
  - 32 existing trees provided
• Five understory canopy trees per 100 lineal feet
  - 27 understory trees required
  - 27 existing trees provided
• 60 shrubs per 100 lineal feet
  - 314 shrubs required
  - 314 shrubs provided
Type 3: Wide (50 feet- adjacent south side)
  • Screening met through provision of tree conservation area in this location

Transitional Protective Yards: N/A

Stormwater: This site will meet stormwater quality and quantity through the use of a wet pond. The existing wet pond requires maintenance and the maintenance (and retrofit work) will be done prior to the rest of the project. This retrofitted wet pond will then be able to function during construction work, which will require a separate erosion control device. Because the SWMF is being retrofitted and used by an existing building and site, in accordance with Part 10A Section 9.2.2, an as-built plan and certification of any stormwater control device shall be reviewed and accepted by the City prior to other site work.

Tree Conservation: TREE CONSERVATION:
Site acres = 9.75 Net Acres.
Primary Tree Conservation - Thoroughfare and Secondary Tree Conservation for a total 1.04 AC or 10.6%.

Variances, Design Adjustments, Administrative Alternates: Raleigh Zoning Board Variance (A-50-17) Approved as requested allowing the following:

UDO 9.1.9.A. Watershed Protection Overlay District for a 7.5% reduction of 40% Urban Watershed Protection Overlay District (UWPOD) forestation totaling 32.5% of the site.

AND

UDO 9.1.9.A.1. to reduce the minimum contiguous gross land area for qualifying forestation areas from 1/5 of the required forestation area (.79 acres) to 1/11 of the required forestation area (.37 acres) on a 9.79 acre property.

Plan shows conformance with the following:
- 2.39 AC or 24.5% wooded area (preserved)
- and .78 or 8% wooded area (planted)

Other: Zoning Conditions of Z-19-16 Zoning Conditions—Z-19-16 Falls of Neuse Road, east side, south of Dunn Road, being Wake County PINs 1729212644, 1729214636 (in part), approximately 9.79 acres rezoned to Office Mixed Use – 4 stories – Conditional Use with Urban

1. The use of the property shall be limited to a Congregate Care facility for independent living restricted to people 62 years of age and older, their spouses, surviving spouses, and resident staff personnel.
   - plan shows conformance

2. Building height shall be limited to 4 stories and 55 feet, measured in accordance with UDO Section 1.5.7.
   - plan shows conformance

3. Subject to City Council approval, the maximum block perimeter standards in UDO Section 8.3.2, the open access, connectivity and stub street standards in UDO Section 8.3.4, and the cross access requirements in UDO Section 8.3.5 shall be modified such that a maximum block perimeter of 4,900 feet shall be permitted; a maximum stub street of 900 feet shall be permitted; and additional cross access to adjoining parcels under UDO Section 8.3.5 shall not be required. A public easement providing for pedestrian access of at least six (6) feet in width from Falls of Neuse Road to Dunn Road and directly connecting to the principal building’s primary entrance shall be recorded with the Wake County Register of Deeds prior to the earlier of (i) the issuance of a building permit for any building on the property or (ii) the sale of any lot within the property which does not result in the immediate recombination of all parcels of the property into a single recombined lot.
   - plan shows conformance with condition that easements be recorded prior to permit issuance

4. Residential density shall not exceed an aggregate of 190 dwelling units and/or rooming units.
   -182 units proposed

5. Principal building(s) on the property shall be located at least 100 feet away from the adjacent R-4 zoned residential properties (which may overlap the Neighborhood Transition requirements set forth in UDO Article 3.5) as follows: Morrison (PIN 1729310515; DB 10018 P 1596); Majors (PIN 1729310409; DB 10116 P 2481); Naville (PIN 1729219494; DB 10649 P 1825); Craig (PIN 1729219308; DB 11363 P 1873); Dudley 1729217490; DB 15560 P 701); Strickland (PIN
1729216490 DB 15358 P 530); Reid (PIN 1729215374 DB 11475 P 1882), provided that as to the 11.5-foot wide strip of property running along Whittington Drive as part of the Reid property, (PIN 1729215374; DB 11475 P 1882), only the Neighborhood Transition requirements shall apply, understanding the latter may partially overlap with the conditioned 100-foot setback on the remaining portion of the Reid property. Ordinance (2016) 643 ZC 736 Effective: 11/1/16

-plan shows conformance

6. Poles for parking lot light fixtures located more than 50 feet away from residential zoning districts shall not exceed 20 feet in height. All lighting fixtures on site shall be full cutoff fixtures.

-condition of plan approval to be met prior to permit issuance

7. An undisturbed Tree Conservation Area (TCA) having an average width of at least 55 feet shall be preserved where the property adjoins the Falls of Neuse Road. Such TCA is subject to any build-to requirements under the UDO, existing cross-access easements or rights, utility easements and rights, and pedestrian access connections required by the UDO and these zoning conditions.

-plan shows conformance

8. A 15' x 20' transit easement on Falls of Neuse Road shall be provided to the City prior to the issuance of a building permit for the property. The property owner shall install an ADA-accessible transit shelter within the transit easement per the specifications below provided the property owner receives written notice to build the shelter from the City of Raleigh Department of Transportation within ninety (90) days after the issuance of a building permit. Provided the property owner receives such written notice within the required timeframe, the ADA-accessible transit shelter shall be completed prior to the issuance of any certificate of occupancy for the property with the following improvements: • one 15' x 20' cement pad, • one 30' long cement landing zone parallel to the street between the sidewalk and the back of the curb, • one sleeve for the installation of a 2-inch x 2-inch post, • one bench, and • one litter container.

-plan shows conformance. Easement to be provided prior to building permit issuance

9. Any exposed site retaining wall facing toward
Whittington Drive, between the building(s) and the southern property boundary, shall be constructed of concrete, masonry or segmental block units. This wall face will be clad or manufactured with a textured masonry veneer surface. Unit sizes and color(s) will be compatible with and complementary to the material palette selected for the principal building(s).

-condition of approval prior to permit issuance

10. At least eighty percent of all exterior building elevations (exclusive of windows, doors, trim, roof and railings) shall be comprised of a combination of stone (manufactured or natural), brick, wood and/or cementitious fiberboard such as HardiePlank.

-condition of approval prior to permit issuance
OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to issuance of a mass land disturbing permit for the site:

1. That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

Prior to the issuance of any site permits, infrastructure construction plans or concurrent review process, whichever is applicable:

2. That a final tree conservation plan with permit be approved by the Forestry Specialist. The plan must show metes and bounds descriptions of all tree conservation areas, and tree protection fence around all tree conservation areas;

3. That 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, including the designation of buffer areas and open space areas for stormwater purposes prior to grading or the approval of construction drawings, whichever event comes first;

4. That a nitrogen offset payment must be made to a qualifying mitigation bank;

5. That plans for the shared stormwater devices be submitted to the Development Services Department and approved by the Engineering Services Department;

6. That in accordance with Part 10A Section 9.4.4, a surety equal to 125% of the cost of clearing, grubbing and reseeding a site and the stormwater device, shall be paid to the City;

7. That 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;

8. That the developer submit an application for exchange of the city of Raleigh sanitary sewer easement as shown on the preliminary plan to the Public Utilities Department and that the new and abandoned easements be shown on all plats for recording prior to building permit issuance;

9. That the City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City;

10. That NCDOT encroachment approval into the Falls of Neuse Road slope easement for the proposed sign and switchback handicap ramp be provided to the City;
**Prior to issuance of building permits:**

11. That a recombination map (R-13-17) be recorded recombining the two current parcels to create the 9.77 acre New Lot 1 and 2.00 acres of New Lot 2;

12. That Infrastructure Construction Plans are approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan, if applicable;

13. That all conditions of Z-19-16 are complied with;

14. That a final site lighting plan showing UDO conformance and meeting condition of rezoning #6 be approved;

15. That a 15' x 20' transit deed of easement is approved by the City staff and that the location of the easement is shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat;

16. That all conditions of BOA A-50-17 are complied with;

17. That the amended and restated 30' cross access easement originally recorded in Book 10293, page 45 and amended in Book 16808 page 2295 (shown on sheet C1.0- Existing Conditions of the approved preliminary plans as the "New Relocated Cross Access Easement") be provided to the City, and that the 6' pedestrian access easement among the proposed lots is approved by the Development Services Department for recording in the Wake County Registry, and that a copy of the recorded pedestrian access easement be returned to the City within 1 day of recording;

18. That ½ of 126' required right of way with utility easement for the existing Falls of Neuse Road is dedicated to the City of Raleigh and recorded with the Wake County Register of Deeds;

19. That a map be recorded showing dedication of the proposed City of Raleigh water line easement and sanitary sewer easement as shown on the preliminary plan;

20. That 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 and the plats shall contain the following note: "All private storm drainage easements & stormwater measures will be maintained by the property owners association";

21. That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Chapter 9 of the Unified Development Ordinance;

**Prior to issuance of building occupancy permit:**

22. That in accordance with Part 10A Section 9.2.2, an as-built plan and certification any stormwater control device shall be reviewed and accepted by the City prior to final stormwater inspection approval or certificate.
I hereby certify this administrative decision.

Signed: (Planning Director) Kenneth Pearson    Date: 8/22/2017

Staff Coordinator: Martha Y Lobo

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE PROCESS.

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated 06-30-2017, submitted by Kimley-Horn and Associates, Inc.

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: 8-22-2020
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.

WHAT NEXT?:
• MEET ALL CONDITIONS OF APPROVAL.

• COMPLETE INFRASTRUCTURE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS. Streets, Utility lines to be owned and maintained by the City.

• HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the City for authorization signature prior to recording with the Wake County Register of Deeds.

• MEET THE REQUIREMENTS OF THE EXPIRATION THRESHOLDS AS NOTED ABOVE.
BEDFORD VILLAGE
1500 & 1540 DUNN ROAD
ADMINISTRATIVE SITE REVIEW
SR-30-18
RALEIGH, NORTH CAROLINA 27614
MAY 2018
REVISED JUNE 2018

OWNER/DEVELOPER:
BEDFORD MARKET, LLC
700 EXPOSITION PLACE, SUITE 131
Raleigh, N.C. 27615
Phone: (919) 523-9237
E-mail: bnaegele@planworx.com

LANDSCAPE ARCHITECT:
SITE COLLABORATIVE
727 W. Hargett St.
Raleigh, N.C. 27603
Phone: (919) 805-3586
E-mail: graham@sitecollaborative.com

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

ARCHITECT:
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Phone: (919) 424-1940
E-mail: bnaegele@planworx.com

INDEX
CE-1 EXISTING CONDITIONS PLAN
CE-2 FALLS OF NEUSE EXISTING CONDITIONS
CE-3 SITE PLAN
CE-4 UTILITY PLAN
CE-5 GRADING PLAN
CE-6 STORMWATER PLAN
CE-7 STORMWATER DETAILS
CE-8 SITE DETAILS
CE-9 FIRE DEPARTMENT ACCESS / ADA ACCESS & AMENITY PLAN
L100 PLANTING PLAN
L101 PLANTING NOTES AND DETAILS
A0.01 BUILDING 1 - FLOOR PLAN
A0.02 BUILDING 1 - FLOOR PLAN
A0.03 BUILDING 2 - FLOOR PLAN
A0.04 BUILDING 1 - EXTERIOR ELEVATIONS
A0.05 BUILDING 2 - EXTERIOR ELEVATIONS

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CE-2 FALLS OF NEUSE EXISTING CONDITIONS

CE-3 SITE PLAN

CE-4 UTILITY PLAN

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CE-7 STORMWATER DETAILS

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CE-9 FIRE DEPARTMENT ACCESS / ADA ACCESS & AMENITY PLAN

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A0.02 BUILDING 1 - FLOOR PLAN

A0.03 BUILDING 2 - FLOOR PLAN

A0.04 BUILDING 1 - EXTERIOR ELEVATIONS

A0.05 BUILDING 2 - EXTERIOR ELEVATIONS
1. NORTH ELEVATION

1'-0" x 1'-0"

2. EAST ELEVATION

1'-0" x 1'-0"

3. WEST ELEVATION

1'-0" x 1'-0"

4. SOUTH ELEVATION

1'-0" x 1'-0"

Planworx
ARCHITECTURE, P.A.

Bedford Village
DAN Development
Raleigh, NC

AVERAGE GRADE = 390.90'

RETAIL

FIRST FLOOR RETAIL F.F.E. = 395.75'

SECOND FLOOR RETAIL F.F.E. = 391.00'

SECOND FLOOR (MEZZANINE)

FIRST FLOOR

THIRD FLOOR

8'-0"-6" VENEER BRICK SIDING

CEMENTITIOUS BOARD & RAILING

BRICK SOLDIER COURSE

ALUMINUM STOREFRONT

8"x16" BRICK VENEER F.F.E. = 391.00'

SECOND FLOOR UNENCLOSED ROOF PATIO

GROUND STORY TO SECOND FLOOR F.F.E. (RESIDENTIAL):

TOTAL FACADE: 3901.51 S.F.

TRANSPARENT FACADE: 2393.28 S.F.

BUILDING HEIGHT BY MORE SHALL NOT EXCEED MAXIMUM:

ACCESS TO SECOND FLOOR F.F.E. (RESIDENTIAL):

SECTION 1.5.7.D.2

Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans.

Contractor is to notify architect immediately of conditions or items varying from depicted information.

AVERAGE GRADE = 390.90'
Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans.

3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted.

4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. design.

5. Planworx Architecture, P.A. retains ownership of all of designs depicted and implied herein.

AVERAGE GRADE = 408.80'

BUILDING 2

BUILDING 2 - NORTH ELEVATION
3/16" = 1'-0"