LOCATION: This site is located on the north side of Ronald Dr., east of Wake Forest Rd at 1605 Ronald Drive.

REQUEST: Development of a .42-acre tract zoned CX-3 into a 3,941 square foot building with retail grocery & restaurant/bar.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: A waiver is requested from the block perimeter requirements due to adjacent development and not providing a benefit as relating to block perimeter.

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 dated 9/28/2018 by ColeJenest & Stone.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☐ CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

☒ CONCURRENT SITE REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Concurrent Site Review plans:

Engineering

1. 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. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

Urban Forestry

3. Show the 3 shade trees in the right-of-way on plan sheet C-700.

☒ LEGAL DOCUMENTS - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the
associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

| ☑ City Code Covenant | ☐ Slope Easement |
| ☐ Stormwater Maintenance Covenant | ☐ Transit Easement |
| ☑ Utility Placement Easement | ☐ Cross Access Easement |
| ☐ Sidewalk Easement | ☐ Public Access Easement |
| | ☐ Other |

☐ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

**The following items must be approved prior to recording the plat:**

**Engineering**

1. The required right of way and easements on Ronald Drive shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

2. A 5’ utility placement 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 day of recording of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

☐ **BUILDING PERMITS** – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats but cannot be approved.

**The following items must be approved prior to the issuance of building permits:**

**Engineering**

1. A surety for incomplete public improvements is provided to the City of Raleigh Development Services – Development Engineering program.

2. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.
Urban Forestry

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 3 (shade trees) street trees in the right-of-way along Ronald Drive.

The following are required 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. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

3. 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. Final inspection of all right-of-way street trees 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: 10-10-2021
   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: 10/10/2018

Staff Coordinator: Jermont Purifoy
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</th>
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<tr>
<td>Project Name</td>
<td>Cardamom Market</td>
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<tr>
<td>Development Case Number</td>
<td>SR-34-18</td>
<td></td>
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<tr>
<td>Transaction Number</td>
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<td>Design Adjustment Number</td>
<td>DA - 62 - 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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<tr>
<td>Dev. Services Planner</td>
<td></td>
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<tr>
<td>[x] Development Engineering</td>
<td>KCBLead</td>
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<td>Transportation</td>
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<td>Parks &amp; Recreation and Cult. Res.</td>
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**STAFF RESPONSE**

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

Authorized Signature: ![Signature]

Date: 10/10/2018

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).
The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings.

A. The requested design adjustment meets the intent of this Article;
   YES [x] NO [ ]
B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   YES [x] NO [ ]
C. The requested design adjustment does not increase congestion or compromise Safety;
   YES [x] NO [ ]
D. The requested design adjustment does not create any lots without direct street Frontage;
   YES [x] 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 [x] NO [ ]

**STAFF FINDINGS**

The maximum block perimeter for CX-3 zoning is 3,000 linear feet per UDO Article 8.3 and the existing measurable block perimeter is 4,364 linear feet as per the attached exhibit. This lot is adjacent to a 7-acre new development to the north and west of this site which will prohibit any street connection from Ronald Drive to the north that would be of a benefit in reducing the block perimeter. Staff is in support of a waiver from the block perimeter requirements.
The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

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<td><strong>Transaction Number</strong></td>
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</tr>
<tr>
<td><strong>State</strong></td>
<td>NC</td>
<td><strong>Zip Code</strong></td>
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<tr>
<td><strong>Contact Owner</strong></td>
<td></td>
<td><strong>Phone</strong></td>
</tr>
<tr>
<td><strong>Name</strong></td>
<td>Paul Medling</td>
<td><strong>Firm</strong></td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>119 East Hargrett Street</td>
<td><strong>City</strong></td>
</tr>
<tr>
<td><strong>State</strong></td>
<td>NC</td>
<td><strong>Zip Code</strong></td>
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</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):

This design adjustment requests relief from Block Perimeter requirement of Article 8.3. Existing development on neighboring properties prevents the installation of new streets that would meet this requirement. The project proposes to install sidewalk along its frontage on Ronald Drive to meet City development standards outlined in the Street Design Manual and UDO.

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.

Paul Medling
Owner/Owner’s Representative Signature  Date

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

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
Development Services, Development Engineering
One Exchange Plaza, Suite 500
Raleigh NC, 27601

For Office Use Only  RECEIVED DATE:  DA -

PAGE 1 OF 6  WWW.RALEIGHNC.GOV  REVISION 1/30/2018
The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings. Describe how each item is met:

A. The requested design adjustment meets the intent of this Article;
   Existing development on surrounding properties eliminates the ability of this project to install new streets meeting the block size requirement. Where possible, the proposed site plan installs sidewalks where there are none existing. This improves connectivity.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   The proposed site plan conforms with all other requirements of the Unified Development Ordinance and conforms with the intent of the Comprehensive Plan for mixed use districts by improving sidewalk connectivity and providing covered bicycle parking. Parking has been reduced by implementing tree preservation.

C. The requested design adjustment does not increase congestion or compromise Safety;
   The proposed development is a small grocery with 14 space parking lot. Ronald Drive, the street on which it fronts, provides access to a large shopping center anchored by WalMart. No significant increase in traffic will occur. Congestion will not be increased. A sidewalk accessible ramp will be installed to City of Raleigh standards and will increase pedestrian safety.

D. The requested design adjustment does not create any lots without direct street Frontage;
   The existing lot has frontage on its south boundary, along Ronald Drive. Direct driveway access to Ronald Drive is proposed.

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 adjacent property presents steep topographic changes on the west property line and a permanent stormwater management facility that borders the north property line. The adjacent property to the east is occupied by an existing house.
STATE OF NORTH CAROLINA  
COUNTY OF Mecklenburg  

Kimberly Rashida McCullogh  

Notary Public do hereby certify that personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

This the 5 day of July, 2018.

(SEAL)  
Notary Public  
My Commission Expires: 12-22-2020  

07-05-18
SK-100  CARDAMOM MARKET AND CAFE

BLOCK PERIMETER

04.03.2018
SITE PLAN SUBMITTAL

1605 RONALD DRIVE, RALEIGH, NORTH CAROLINA

Inclusion Studio
206 New Bern Place
Raleigh, NC 27601
inclusionstudio.com
INDEX OF SHEETS

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<td>EXISTING CONDITIONS SURVEY</td>
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<td>DEMOLITION PLAN</td>
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<td>SITE PLAN</td>
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<td>GRADING AND DRAINAGE PLAN</td>
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<td>A402</td>
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REVISED: 05/18/2018 - 1ST ROUND REVIEW COMMENTS
07/05/2018 - 2ND ROUND REVIEW COMMENTS
08/21/2018 - 3RD ROUND REVIEW COMMENTS
09/12/2018 - 4TH ROUND REVIEW COMMENTS
09/28/2018 - 5TH ROUND REVIEW COMMENTS - REVISED STORM INLET NEAR DUMPSTERS
18" Pine
RONALD DRIVE
FOREST RIDGE ROAD

09 28 2018
206 New Bern Place
Raleigh, NC 27601
inclusionstudio.com
CARDAMOM MARKET
1605 RONALD DRIVE,
RALEIGH, NORTH CAROLINA
27606

50478.00

ADMINISTRATIVE SITE REVIEW
ColeJenest & Stone
131 2 S. WILMINGTON STREET, SUITE 200
Raleigh, NC 27601
Phone: 919-719-1800

Know what’s below. Call before you dig.

REVISED:
05/18/2018 - 1ST ROUND REVIEW COMMENTS
07/05/2018 - 2ND ROUND REVIEW COMMENTS
08/21/2018 - 3RD ROUND REVIEW COMMENTS
09/12/2018 - 4TH ROUND REVIEW COMMENTS
09/28/2018 - 5TH ROUND REVIEW COMMENTS -

REVISED STORM INLET NEAR DUMPSTERS

C-700

PROPOSED PLANTING PLAN

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LANDSCAPE CALCULATIONS

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