LOCATION: This site is located on the southeast side of Atlantic Springs Road at 5312 Atlantic Springs Road.

REQUEST: Development of a 1.29 acre tract zoned CX-3-PL into a 6,000 square foot single story major vehicle repair structure.

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

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan submitted by Engineering & Environmental Science 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. 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 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.

3. 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 stub and tree impact permits from the City of Raleigh. (used with new streets and infrastructure)

PRIOR TO AUTHORIZATION TO RECORD LOTS:

STORMWATER
5. 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.
PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL
6. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Recombinations, right-of-way and/or Easement Dedications.

7. On the elevation sheets and illustration renderings, the label: “50% area of transparency within 3’0” to 5’-0” height” shall be revised showing the correct height distance requirements per UDO Sec.1.5.9.B.1, of “3’ft to 8’ft”. This note should be revised on final architectural plans at submittal.

8. The transparency calculations table shall be revised, as a result and if necessary, to reflect the revised area/sq.ft between 3’ft to 8’ft per condition number 7 above. NOTE, since the table labels list 3’ft to 8’ft on the transparency table on the proposed preliminary plan but not on the elevation renderings revised calculations might not be required. If the data in the transparency table is correct and reflects the area between 3’ to 8’ft, then no revision to the transparency calculations will be required on the final architectural plans for permitting. If not, then the entire table, including calculations, need to be revised to reflect the area between 3’-8’ft per UDO Sec.1.5.9.B.

ENGINEERING
9. The required ½-69’ right of way for Atlantic Springs Road shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

10. 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.

11. In accordance with Part 10A Section 8.1.3, an infrastructure surety for incomplete public improvements based on 125% of construction costs is provided to the City of Raleigh Development Services – Development Engineering program.

12. Next Step: A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

STORMWATER
13. 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.

14. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on a plat for recording as private drainage easements.
15. 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

16. 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:

17. 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.

18. 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.

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

20. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department

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: 9-27-2021
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: 9/27/2018

Staff Coordinator: Jermont Purifoy

SR-40-18 N. Raleigh Radiator & Automotive
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>
<th>Development Case Number</th>
<th>SR-40-2018</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Transaction Number</td>
<td>553498</td>
</tr>
<tr>
<td></td>
<td>Design Adjustment Number</td>
<td>DA - 61 - 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. 8.5 Existing Streets
- [ ] UDO Art. 8.4 New Streets  - [ ] Raleigh Street Design Manual

Staff SUPPORTS [ ] DOES NOT SUPPORT [ ] the design adjustment request.

<table>
<thead>
<tr>
<th>DEPARTMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>[ ] Dev. Services Planner</td>
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<tr>
<td>[ ] Development Engineering</td>
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<tr>
<td>[ ] Engineering Services</td>
</tr>
<tr>
<td>[ ] Public Utilities</td>
</tr>
</tbody>
</table>

CONDITIONS:

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

Authorized Signature: [Signature]

KENNETH H. RITCHIE, P.E., MPA

Date: 9/27/2018

*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 [✓] NO [ ]

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   YES [✓] NO [ ]

C. The requested design adjustment does not increase congestion or compromise safety;
   YES [✓] NO [ ]

D. The requested design adjustment does not create any lots without direct street frontage;
   YES [✓] NO [ ]

E. The requested design adjustment is deemed reasonable due to one or more of the following:
   1. Topographic changes are too steep;
   2. The presence of existing buildings, stream and other natural features;
   3. Site layout of developed properties;
   4. Adjoining uses or their vehicles are incompatible;
   5. Strict compliance would pose a safety hazard; or
   6. Does not conflict with an approved or built roadway construction project
   7. adjacent to or in the vicinity of the site.
      YES [✓] NO [ ]

STAFF FINDINGS

Staff is in support of this design adjustment for a waiver from a public street requirement to reduce the block perimeter. This site has a CX-3 zoning which restricts a maximum block perimeter to 3,000 linear feet. The constraints of a railroad line (easement) through this project and existing development surrounding this site limit the establishment of a 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 Name: North Raleigh Radiator & Automotive
Case Number: SR-40-18
Transaction Number: 553498

Name: MRH Investment Group, LLC
(Address: 102 Frontier Ct., City: Cary, State: NC, Zip Code: 27513, Phone: 919-634-7260)

Name: Robert W. Brantly
(Firm: Engineering & Environmental Science Co., Address: 3008 Anderson Dr. Ste. 102, City: Raleigh, State: NC, Zip Code: 27609, Phone: 919-781-7798)

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):

The proposed project is a 6,000 sf Vehicle Repair shop. The site is located at 5312 Atlantic Springs Rd. The site is currently vacant. One (1) driveway is proposed for access to the site from Atlantic Springs Rd. No new public or private streets are proposed for this project.

The Design Adjustment request is based on the Block Perimeter (UDO 8.3.2.A). The existing block perimeter exceeds the maximum of 3,000 ft. for the CX-3 zoning. The construction of a new road to meet the requirements of UDO 8.3.2.A is impracticable due to the presence of existing buildings, the site layout of nearby developed properties, and the presence of railroad lines in the vicinity of the project.

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: [Signature]
Date: 7/2/2018

CHECKLIST

- Signed Design Adjustment Application
- Page(s) addressing required findings
- Plan(s) and support documentation
- Notary page (page 6) filled out; Must be signed by property owner
- First Class stamped and addressed envelopes with completed notification letter
- Submitted all documentation, with the exception of the required addressed envelopes and letters to designadjunctments@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 - -
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;
   The surrounding area is well developed and presently provides a well-connected street network. Atlantic Springs Rd. intersects with both Atlantic Avenue and Spring Forest Rd. No dead ends are associated with the project area.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   No new streets are proposed for this project. Since only one (1) driveway is proposed on the existing Atlantic Springs Rd., the request conforms with the Comprehensive Plan and the adopted City Plans.

C. The requested design adjustment does not increase congestion or compromise safety;
   Since no changes to any street are proposed, the design adjustment does not increase congestion or compromise safety.

D. The requested design adjustment does not create any lots without direct street frontage;
   No subdivision is proposed for this project. No new streets are proposed. No new lot will be created, and all lots in the vicinity currently have 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 area is well developed and several buildings are located in the vicinity that would make construction of a new road to meet UDO 8.3.2.A impractical.
   - The existing railroad lines in the vicinity of the project would make construction of a new road to meet UDO 8.3.2.A impractical.
STATE OF NORTH CAROLINA
COUNTY OF WAKE

[Signature]

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

This 21st day of July 2018

[Signature]

Deborah R. Hallaby
Notary Public

My Commission Expires 08/04/2020
Legend

- Property Line
- Adjacent Property Line
- Water Lines (Proposed and Existing)
- Sewer Lines (Proposed and Existing)
- Fire Hydrant (Existing)
- Sewer Cleanout (Proposed)
- Sewer Manhole (Existing)
- Easements
- 1 ft. Contours
- 5 ft. Contours
- Proposed Contours
- Existing Wood Line
- Power Pole
- Overhead Electrical Lines
- Limits of Disturbance
- Railroad
- Ditch/Swale
- Existing Spot Elevations
- Proposed Spot Elevations
- Stormwater Pipes

Existing Conditions

ATLANTIC SPRINGS ROAD
60' PUBLIC R/W (BM 1991 Pg 433)

LOT 15

NC GRID NAD83 2012

Scale: 1"=20'

Note: Existing Conditions Survey Provided by Mr. Donald T. Israel, PLS.

LOT 15
PROPERTY DESCRIPTION: L15 N BLVD INDUSTRIAL PARK BM1991 -433

NOTE: PREVIOUS RECORDED PLAT MAP REFERENCE BOOK 1991 PAGE 433
WHEEL STOP DETAIL

Legend

- Property Line
- Adjacent Property Line
- Sidewalk (Proposed and Existing)
- Waterline (Proposed and Existing)
- Sewer Lines (Proposed and Existing)
- Fire Hydrant (Existing)
- Sewer Manhole (Proposed)
- Sewer Manhole (Existing)
- 1 ft. Contours
- 5 ft. Contours
- Proposed Contours
- Existing Woodline
- Power Pole
- Overhead Electrical Lines
- Limits of Disturbance
- Railroad
- E/P
- Existing Spot Elevations
- Proposed Spot Elevations
- Stormwater Pipes
- Radius of Curve

Dumpster Screening Notes

- Collection devices must be screened from view by means of a closed fence or wall at least 4 1/2" high and consist of the same or compatible material and color of the principal structure on the property, or by a landscape screen consisting of evergreen plant materials which will reach a height of 6 feet or greater within 3 years, or by a combination of earth berm and plant materials that will collectively reach a height of 6 feet.

- The opening of any screening structure must be a min. 10' in width. If a gate is to be used, it must be opened prior to the collection time, and the gated doors must be able to be secured in an open position. Drivers of collection vehicles will not open or close enclosure doors.

General Notes:

1. Site will not include the outdoor sale, lease, or rental of motor vehicles or heavy equipment.
2. Site will not include the outdoor sale, lease, or rental of motor vehicles or heavy equipment.
3. Ground-mounted equipment screening shall be as high as the highest point of the equipment being screened.
4. Screening shall consist of landscaping or an opaque screen compatible with the principal building in terms of texture, quality, material and color.
5. All landscaping, trees, shrubbery, etc. shall meet AASHTO standards.
6. All proposed sidewalks are 6 ft. in width.
7. Long-term bicycle parking must be covered and weather resistant, and must be located not more than 300 feet from building entrance.
8. Build To Calculations
   - Building Width 50% min. in Primary Build-To
   - Building Area on Plan: 5312 sf. (9 1/2' x 572')
   - Lot Area = 1.29 ac (10% is 0.129 ac or 5,620 sf).
   - Proposed Amenity Area: 5,620 sf.
   - Required Amenity Area: 5,620 sf.

Note: A surety for any incomplete public improvements will be required prior to issuance of building permit (For city-maintained facilities, the surety is 125% of estimated construction costs.)

Proposed Use: Vehicle Repair (Major)
Legend
- Property Line
- Adjacent Property Line
- Sidewalk (Proposed and Existing)
- Water Lines (Proposed and Existing)
- Fire Hydrant (Existing)
- Sewer Cleanout (Proposed)
- Sewer Manhole (Existing)

- Easements
  - 1 ft. Contours
  - 5 ft. Contours
  - Proposed Contours
  - Existing Wood Line

- Power Pole
- Overhead Electrical Lines
- Limits of Disturbance
- Railroad
- Ditch/Swale
- Proposed Spot Elevations
- Stormwater Pipes
- Radius of Curve
- Light Pole

NOTE: DEDICATION OF RIGHT-OF-WAY AND EASEMENT WILL REQUIRE MAP OF DEDICATION PRIOR TO BUILDING PERMIT.
NOTE: A CERTIFICATE OF COMPLIANCE FOR BFP MANDATORY BEFORE BUILDING PERMIT IS ISSUED.

STANDARD NOTES
1. All materials & construction methods shall be in accordance with City of Raleigh design standards. Addendum, within 1 month of issuance. COORDINATED, (underlined) indicates approval by the City of Raleigh Public Utilities Department prior to construction.
2. Any necessary field revisions are subject to review & approval by the City of Raleigh Public Utilities Department prior to construction.
3. Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24 hour notice to the City of Raleigh Public Utilities Department.
4. Install water services with meters located at ROW or within a 2'x2' Waterline Easement immediately adjacent.
5. Install sewer services with manholes located at ROW or within a 2'x2' Sewerline Easement immediately adjacent.
6. Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD FOG Program Coordinator prior to issuance of a Building Permit.
7. Water Meter to be located within City of Raleigh Water Line Easement, contiguous to right-of-way.
8. BFP device shall be an RP model on the City of Raleigh’s approved assemblies list.

ATLANTIC SPRINGS ROAD
60' PUBLIC R/W (BM'91 Pg 433)

NOTE: APPROVAL THROUGH CORPUD COORDINATOR WILL NEED TO BE OBTAINED BEFORE BUILDING PERMIT IS ISSUED.

NC GRID NAD83 2012

SCALE: 1"=20'

DATE: 05/02/2018

Proposed Utility Plan
North Raleigh, North Carolina 27609

Stephenson General Contractors
1901 W Market St.
Goldsboro, NC 27537
Stormwater Screening Notes
1. All proposed stormwater control facilities, including enclosures, gates, and all vegetation shall be provided along primary internal access drives.
2. A landscaped perimeter island must be a minimum of 5 feet wide, landscaped with shrubs installed at a rate of 30 shrubs per 100 linear feet of planting, the maximum open horizontal space between vegetative materials which will reach a height of 6 feet or greater within 3 years, or by a combination of earth berm and plantings where a minimum of 15 feet of horizontal space between vegetative materials is achieved. The maximum gap between the top of the planting materials and the top of planting structure must be no greater than 1 foot. The maximum vertical height of any opening of the stormwater control facility is 6 feet.
3. Screening shall be required around the base of the dam structure (as if an enclosure were proposed), but such screening shall not be required within required buffer zones or buffer areas. Any screening structure must be a minimum of 10 feet wide. If a gate is to be used on an enclosure structure, the gate must be opened prior to the collection time, and the gate would remain open during normal collection operations.
4. In a parking area, all shrubs planted to meet the landscaping requirements must be a minimum of 3 feet within three years of planting. All shrubs shall be a minimum of 18 inches tall when planted. In lieu of planting a hedge, a wall at least three feet in height would be acceptable, provided it is no more than 3 feet wide and the remaining planting area shall be no less than five feet wide.
5. In some cases, vegetative material may be placed in clusters or groups to achieve a variety in texture, color, spread and height by using ornamental or deciduous shade trees in combination with evergreen materials.
6. In situations where the stormwater control facility utilizes a fence, all vegetative material associated with screening the facility shall be located outside the fence.
7. In situations where a fence and gate are proposed, the fence and gate shall be designed to provide a visual barrier without obstructing the view or obscuring the lake or natural landscape.

Parking Lot Landscaping Notes
1. A landscape perimeter island shall be provided along primary internal access drives.
2. An advanced species planted shall be a minimum of 1.5 feet in height.
3. All proposed screening structures shall be a minimum of 10 feet wide. If a gate is to be used on an enclosure structure, the gate must be opened prior to the collection time, and the gate would remain open during normal collection operations.
4. In a parking area, all shrubs planted to meet the landscaping requirements must be a minimum of 3 feet within three years of planting. All shrubs shall be a minimum of 18 inches tall when planted. In lieu of planting a hedge, a wall at least three feet in height would be acceptable, provided it is no more than 3 feet wide and the remaining planting area shall be no less than five feet wide.
5. In some cases, vegetative material may be placed in clusters or groups to achieve a variety in texture, color, spread and height by using ornamental or deciduous shade trees in combination with evergreen materials.
6. In situations where the stormwater control facility utilizes a fence, all vegetative material associated with screening the facility shall be located outside the fence.
7. In situations where a fence and gate are proposed, the fence and gate shall be designed to provide a visual barrier without obstructing the view or obscuring the lake or natural landscape.

PLANT SCHEDULE

<table>
<thead>
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<th>Item</th>
<th>Qty</th>
<th>Species</th>
<th>Size</th>
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<tbody>
<tr>
<td>1. Chalk Maple (Acer saccharum subsp. leucoderme)</td>
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<td>56</td>
<td></td>
</tr>
<tr>
<td>2. Southern Sugar Maple (Acer barbatum)</td>
<td>6</td>
<td>56</td>
<td></td>
</tr>
<tr>
<td>3. Dwarf Yaupon Holly (Ilex vomitoria Bordeaux)</td>
<td>49</td>
<td>56</td>
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</tbody>
</table>

Note: Trees must be planted between October 1 and April 30th. A landscape agreement is available if street trees must be planted in the next planting season.