Administrative Approval Action
AA # 3863 / SR-42-17, Cambridge Village of Brier Creek
Transaction# 510611

LOCATION: This site is located on the southeast corner of the intersection of T.W. Alexander Drive and ACC Blvd. at 7950 ACC Blvd.

REQUEST: Development of a 6.36-acre tract zoned OX-7-PL CU (Z-19-15) into a 319,996 square foot Congregate Care Facility (Cambridge Village of Brier Creek) with associated parking deck.

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

1. Due to topographic and environmental conditions a Design Adjustment has been approved waiving the block perimeter requirement (8.3).

2. Design Adjustment has been approved allowing an alternative streetscape for T.W. Alexander Drive

3. Design Adjustment has been approved allowing an alternative streetscape for ACC Boulevard

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 Piedmont Land Design, LLP.

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. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

2. 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

3. 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.

4. 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.
5. 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**

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

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

8. Prior to grading the area currently recorded as tree conservation area, the tree conservation areas will need to be moved per a new recorded plat.

**PRIOR TO ISSUANCE OF BUILDING PERMITS:**

**GENERAL**


2. 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, and Tree Conservation Areas.

3. Provide fire flow analysis.

**ENGINEERING**

4. A 5’ utility placement easement on ACC Boulevard 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.

5. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1’ sidewalk along the frontages of ACC Boulevard and T. W. Alexander Drive shall be paid to the City of Raleigh.

6. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.

7. A sight distance easement on ACC Boulevard and T.W. Alexander Drive, 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.

8. A 15’ x 20’ transit easement located on T.W. Alexander Drive shall be approved by the Transit Planner in the Transportation Department, and shall be shown on all maps for recording, and a transit easement deed approved by the City of Raleigh shall be recorded with the local County Register of
Administrative Approval Action
AA # 3863 / SR-42-17, Cambridge Village of Brier Creek
Transaction# 510611

Deeds. The recorded copy of this transit easement shall be provided to the Development Services Department prior to building permit approval.

9. **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.

**PUBLIC UTILITIES**

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

**STORMWATER**

19. 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.

20. The flood prone areas, as shown on the preliminary plan, shall be shown on the recorded map;

21. 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.

22. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with a note stating: “The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in their natural or mitigated condition. No person or entity shall fill, grade, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from the state of North Carolina in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259).”

23. 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**

24. 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.
Administrative Approval Action
AA # 3863 / SR-42-17, Cambridge Village of Brier Creek
Transaction# 510611

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

4. **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.

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

6. **Next Step:** Final inspection of all required Tree Conservation Areas and right of way 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:** 10-3-2021
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)  

**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.

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<td>DA - 70 - 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
- [X] Raleigh Street Design Manual

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

DEPARTMENTS

- [ ] Dev. Services Planner
- [X] Development Engineering
- [ ] City Planning
- [ ] Transportation
- [ ] Engineering Services
- [ ] Parks & Recreation and Cult. Res.
- [ ] Public Utilities

CONDITIONS:

Three design adjustments are submitted for approval for the following:

1. Block Perimeter
2. Alternate Streetscape - T. W. Alexander Drive
3. Alternate Streetscape - ACC Boulevard

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

Authorized Signature: [Signature]

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.

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

A. The requested design adjustment meets the intent of this Article;
   - YES [✓] NO □

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

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

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

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

**STAFF FINDINGS**

1. Block Perimeter Design Adjustment
   This site is zoned OX-7 which is allowed a maximum block perimeter length of 2,500 linear feet. The existing measured perimeter is 3,800 linear feet. This waiver of the block perimeter requirements are based on the topographical limitations and presence of the Neuse Riparian Buffer that prevents a connection to the east adjacent properties.
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 additional maintenance responsibilities for the City; and
   YES [✓] NO [ ]

E. The requested design adjustment has been designed and certified by a Professional Engineer.
   YES [✓] NO [ ]

STAFF FINDINGS

2. Alternate Streetscape Design Adjustment for T. W. Alexander:
The streetscape that is required for T. W. Alexander is an Avenue, 4-Lane Divided facility which includes street trees between the 6’ sidewalk and back-of-curb. This standard streetscape will not be provided as there is an existing 5’ sidewalk along T.W. Alexander Drive with a variable 3.5’ grass strip between sidewalk and back of curb. Street trees are to be installed behind the sidewalk at 12’ from travelway as per NCDOT.

3a. Alternate Streetscape Design Adjustment for ACC Boulevard:
The Avenue, 2-lane Divided facility is requesting this alternate streetscape to reduce the required planting strip width from 6’ to 3.5’ and retain the 5’ sidewalk instead of the 6’ required. Street trees are to be installed between the sidewalk and back-of-curb.

3b. Right-of-Way for ACC Boulevard:
The existing street section for ACC Boulevard is an Avenue, 2-lane Divided facility per the UDO which requires a 79’ right-of-way and a 52’ b-b street section. The existing roadway has a 60’ right-of-way and a 41’ b-b street section with intersection improvements. This street section was discussed with Staff during the planning of the site and it was determined that a design adjustment would be necessary to allow the street to exist as is and no additional right-of-way will be required.
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>NC 27617 Phone 919-792-3750</td>
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<tr>
<td>Name Firm</td>
<td>David Lasley Piedmont Land Design, LLP</td>
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<tr>
<td>Address City</td>
<td>8522 Six Forks Road, Suite 204 Raleigh</td>
</tr>
<tr>
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<td>NC 27616 Phone 919-845-7600</td>
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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 - 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):

We are requesting a Design Adjustment for the maximum block perimeter and connectivity regulations defined in UDO Section 8.3. The subject site has multiple design constraints. Steep slopes, existing sanitary sewer easement which limits the amount of fill material that can be placed on top of pipes, new retaining walls, tree conservation areas, and an existing stream with Neuse Riparian buffer prevent the construction of a new public street. We have provided a new 5' wide concrete sidewalk connecting ACC Boulevard and T.W. Alexander Drive.

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

[Signature] 8 - 27 - 18 Date

Owner/Owner's Representative Signature

---

**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 designdesignations@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;
   The Design Adjustment meets the intent of UDO Section 8.3.6

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   The Design Adjustment is not in conflict with adopted City plans.

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

D. The requested design adjustment does not create any lots without direct street frontage;
   This lot has direct street frontage on both ACC Boulevard and T.W. Alexander Drive.

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 Design Adjustment is deemed reasonable due to topographic changes and an existing stream with Neuse Riparian buffer.
STATE OF NORTH CAROLINA
COUNTY OF Chatham

Anita T. Vaughn, a Notary Public do hereby certify that Kendall S. Olivee personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

This the 22nd day of August, 2018.

(SEAL)

ANITA T. VAUGHN
NOTARY PUBLIC, NORTH CAROLINA
CHATHAM COUNTY
MY COMMISSION EXPIRES
DECEMBER 10, 2019

Notary Public

Anita T. Vaughn

My Commission Expires: 12/10/2019
Cambridge Vlg.Blk perimeter 3,872 LF

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.
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.

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I am seeking a Design Adjustment from the requirements set forth in the following:

- UDO Art. 8.5 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 coordination with City Staff, the Owner shall provide required street trees twelve (12) feet minimum behind the T.W. Alexander Drive edge of travel lane between the existing sidewalk and right-of-way. The utility placement area shall be located within the public right-of-way between the existing back of curb and sidewalk. Refer to attached drawing number PA.3 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  7/31/2017

CHECKLIST

- Signed Design Adjustment Application  ✓ Included
- Page(s) addressing required findings  ✓ Included
- Plan(s) and support documentation  ✓ Included
- Notary page (page 6) filled out; Must be signed by property owner  ✓ Included
- First Class stamped and addressed envelopes with completed notification letter  ✓ Included

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov. Deliver the addressed envelopes and letters to:
Development Services, Development Engineering
One Exchange Plaza, Suite 500
Raleigh NC, 27601

For Office Use Only  RECEIVED DATE:  DA -
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 the Raleigh Street Design Manual;
   The design adjustment meets the intent of the Raleigh Street Design Manual. Street trees will remain in the right-of-way as required by the City and be moved further away from the existing roadway to comply with setbacks identified in the NCDOT Guidelines for Planting within Highway Right-of-Way.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   The requested design adjustment has no impact on the Comprehensive Plan and City Staff supports this request.

C. The requested design adjustment does not increase congestion or compromise safety;
   The requested design adjustment has no impact on congestion and improves safety by adhering to street tree setbacks identified in the NCDOT Guidelines for Planting within Highway Right-of-Way.

D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
   No additional maintenance responsibilities are created. Street trees will remain in the right-of-way as required by the City.

E. The requested design adjustment has been designed and certified by a Professional Engineer.
   The design adjustment has been designed and certified by a Professional Landscape Architect in conjunction with a Professional Engineer.
STATE OF NORTH CAROLINA
COUNTY OF Chatham

I, Anita T. Vaughn, a Notary Public do hereby certify that Kendall S. Oliver personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

This the 21st day of July, 2018.

ANITA T. VAUGHN
(SEA.) Notary Public
NOTARY PUBLIC, NORTH CAROLINA
CHATHAM COUNTY
MY COMMISSION EXPIRES
DECEMBER 10, 2019

My Commission Expires: 12/10/2018
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. 8.4.1.1, and Sec. 8.5.1.1 of the UDO or the Raleigh Street Design Manual.

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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
- [X] UDO Art. 8.5 Existing Streets
- [X] Raleigh Street Design Manual

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

Per coordination with City Staff, the existing variable width right-of-way along ACC Boulevard is sufficient. No additional right-of-way dedication shall be required for this project. The Owner shall provide street trees between the existing back of curb and sidewalk. A five (5) foot wide utility placement easement shall be provided along the right-of-way. Refer to attached drawing number PA.3 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: [Signature]
Date: 1/23/2018

CHECKLIST

- [X] Signed Design Adjustment Application
- [X] Included
- [X] Page(s) addressing required findings
- [X] Included
- [X] Plan(s) and support documentation
- [X] Included
- [X] Notary page (page 6) filled out; Must be signed by property owner
- [X] Included
- [ ] First Class stamped and addressed envelopes with completed notification letter
- [ ] Included

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.
Deliver the addressed envelopes and letters to:
Development Services, Development Engineering
One Exchange Plaza, Suite 500
Raleigh NC, 27601

For Office Use Only
RECEIVED DATE: DA -
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 the Raleigh Street Design Manual;
   The design adjustment meets the intent of the Raleigh Street Design Manual. Street trees will remain in the right-of-way as required by the City and be located between the existing curb and sidewalk per coordination with Urban Forestry Staff.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   The requested design adjustment has no impact on the Comprehensive Plan and City Staff supports this request.

C. The requested design adjustment does not increase congestion or compromise safety;
   The requested design adjustment has no impact on congestion or compromises safety. Urban Forestry has requested that we provide street trees between existing curb and sidewalk on numerous projects.

D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
   No additional maintenance responsibilities are created. Street trees will remain in the right-of-way as required by the City.

E. The requested design adjustment has been designed and certified by a Professional Engineer.
   The design adjustment has been designed and certified by a Professional Landscape Architect in conjunction with a Professional Engineer.
STATE OF NORTH CAROLINA  
COUNTY OF Chatham  

I, Anita T. Vaughn, a Notary Public do hereby certify that Kendall S. Oliver personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

This the 21st day of July, 2018.

(Seal)

Notary Public

My Commission Expires: 12/10/2019
CONGREGATE CARE USE STANDARDS COMPLIANCE (UDO Sec. 6.2.2.C.2)

For the facility to be considered a Congregate Care Facility, the following standards must be met:

a. The facility is limited in occupancy to persons 62 years or older, their spouses, and their surviving spouses, except for rooming units or dwelling units occupied by resident staff personnel performing duties directly related to the operation of the facility.

b. This is not located in the R-6 or R-10 district.

c. Each rooming unit or dwelling unit will be occupied by no more than 2 persons not related by blood, marriage or adoption.

d. Facilities for resident managers or custodians providing administrative services and medical services for the exclusive use of the residents are located on site and open and staffed for at least 4 hours, one day a week.

e. The facility contains indoor shared food preparation service, common dining halls and common recreation rooms, for the exclusive use of all residents and their guests, and these facilities together exceed 30 SF per unit.

f. The facility provides a comprehensive pedestrian circulation plan, including internal accessible walkways, with provisions for alternative transportation services for the residents of the facility. Specifically, this facility will use golf carts to assist residents with transportation to personal vehicles and to shopping areas.

g. Outdoor open space is being provided at a rate exceeding either 10% of the land area or 218 SF/unit. These open spaces are located within 300 feet of controlled entrances to the facility.