



# Administrative Approval Action

SR-43-18 Tryon Road Condos  
Transaction # 554174, AA # 3913

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2495  
DS.help@raleighnc.gov  
www.raleighnc.gov

**LOCATION:** This site is located on the north side of Tryon Road and east side of Gorman Road. The majority of the site is outside the City limits.

**REQUEST:** Recombination of four lots into one for the development of a 4.53-acre site zoned NX-7-PK-CU (Z-33-14) and R-10, both with SRPOD and SHOD-1 overlays, into an Apartment building with 352,000 square feet of gross floor area and 299 residential units.

**DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** A design adjustment to the block perimeter requirements found in UDO Article 8.3 and requirement for 5' utility placement easements found in UDO Article 8.5 along Tryon Road and Gorman Street have been approved for this plan.

**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 12/4/2018 by *Withers Ravenel*.

## **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:***

### **General**

1. A site lighting plan will be provided that demonstrates compliance with UDO 7.4. This must include any site lighting to be provided in the parking structure.
2. The solid waste roll-out cart staging area will comply with the Raleigh Solid Waste Design Manual proximity standards regarding stormwater infrastructure (Chapter C).
3. A detail will be provided for the solid waste roll-out cart staging area that complies with the Raleigh Solid Waste Design Manual collection device standards (Chapter C).



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## Engineering

4. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
5. 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.
6. Temporary construction easements shall be granted by the property owner at 3702 Tryon Road for the proposed grading on that property. Submittal documents show that property is under contract to be purchased by the developer. If the parcel is owned by the same entity and registered agent at time of concurrent drawings temporary construction easements will not be required.
7. The developer has proposed on the plan to remove a permanent slope easement along the Tryon Road frontage. Documentation has been provided showing retaining walls can be allowed in the slope easement. Should the developer move forward with removal of the slope easement this will need to occur through correspondence and approval of City of Raleigh Real Estate prior to approval of the concurrent drawings.

## Public Utilities

8. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval

## Stormwater

9. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
10. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
11. 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

12. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
13. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto: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.



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<input type="checkbox"/>	City Code Covenant	<input checked="" type="checkbox"/>	Slope Easement
<input type="checkbox"/>	Stormwater Maintenance Covenant	<input checked="" type="checkbox"/>	Transit Easement
<input checked="" type="checkbox"/>	Utility Placement Easement	<input type="checkbox"/>	Cross Access Easement
<input type="checkbox"/>	Sidewalk Easement	<input type="checkbox"/>	Public Access Easement
		<input type="checkbox"/>	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:***

## General

14. A demolition permit shall be issued and this building permit number shown on all maps for recording.
15. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

## Engineering

16. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
17. A 5' general utility easement and associated deed of easement on the proposed "ROAD A" as indicated on sheet C2.0 of the SR-43-18 site plan, 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 recordation 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.
18. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

## Public Utilities

19. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
20. A Water and/or Sewer Assessment fee shall be paid to the Assessment Specialist in the City of Raleigh Engineering Services Department.



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## Stormwater

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 (UDO 9.2).
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 required buffer statement (Recorded Map Checklist).

## Urban Forestry

23. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.77 acres of tree conservation area.

☒ **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:***

## General

24. Comply with all conditions of Z-33-14.
25. A recombination map shall be recorded prior to or in conjunction with the recording of lots, recombining the existing lots (PINs 0782878607, 0782879687, and 0782878898) into a single tract.
26. A map for right-of-way and easement dedications and required tree conservation areas shall be approved by the City and recorded in the Wake County Registry.
27. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
28. A demolition permit shall be obtained.
29. Provide fire flow analysis.
30. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.
31. A transit deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat 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. A recorded copy of





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this document must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld

## **Engineering**

32. A fee-in-lieu for 110 linear feet for 18' of road widening and 110 linear feet of 6' sidewalks on "ROAD A" shall be paid to the City of Raleigh (UDO 8.1.10).
33. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
34. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, 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 recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
35. 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**

36. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

## **Stormwater**

37. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
38. 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 (UDO 9.2).
39. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

## **Urban Forestry**

40. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
41. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 7 street trees along Street 'A'.
42. A fee-in-lieu for 3 street trees along Street 'A' shall be paid to the City of Raleigh.



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***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. All street lights and street signs required as part of the development approval are installed.
4. 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 (UDO 9.2.2.D.3).
6. Final inspection of all tree conservation areas and 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: 1-2-2022**

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:** Development Services Director / Designee

Date: 1/2/19

**Staff Coordinator:** Ryan Boivin

# Design Adjustment Staff Response



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

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.

<b>PROJECT</b>	<b>Project Name</b>	Tryon Road Condos	
	<b>Development Case Number</b>	SR-43-2018	
	<b>Transaction Number</b>	554174	
	<b>Design Adjustment Number</b>	DA - 89 - 2018	
<b>STAFF RESPONSE</b>	<b>Staff recommendation based upon the findings in the applicable code(s):</b>		
	<input checked="" type="checkbox"/> <u>UDO Art. 8.3 Blocks, Lots, Access</u>	<input type="checkbox"/> <u>UDO Art. 8.5 Existing Streets</u>	
	<input type="checkbox"/> <u>UDO Art. 8.4 New Streets</u>	<input type="checkbox"/> <u>Raleigh Street Design Manual</u>	
	Staff <b>SUPPORTS</b> <input checked="" type="checkbox"/> <b>DOES NOT SUPPORT</b> <input type="checkbox"/> the design adjustment request.		
	<b>DEPARTMENTS</b>		
	<input type="checkbox"/> Dev. Services Planner	<input type="checkbox"/> City Planning	
	<input checked="" type="checkbox"/> Development Engineering <i>K. Kim 12-4-18</i>	<input type="checkbox"/> Transportation	
	<input type="checkbox"/> Engineering Services	<input type="checkbox"/> Parks & Recreation and Cult. Res.	
	<input type="checkbox"/> Public Utilities		
	<b>CONDITIONS:</b>		
<div style="border: 1px solid black; height: 150px; width: 100%;"></div>			
<b>Development Services Director or Designee Action:</b> <input type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			

Authorized Signature

*ENGINEERING REVIEW MANAGER*

Date

*1/2/19*

\*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).

# Staff Response

## Article 8.3 Blocks Lots, Access



DEVELOPMENT  
SERVICES  
DEPARTMENT

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 the block perimeter design adjustment request. There are topographical constraints that limit additional public street and pedestrian access points. There is an adjacent Neuse Riparian Buffered stream further limiting access due to the potential for environmental impacts.

The parcel is bound by Tryon Road, Gorman Street, I-440, adjacent single family homes and a storage facility. The parcel is also limited in potential public street locations due to NCDOT controlled access due to the proximity to I-440. Therefore additional street connections would be prohibited along Gorman Street so to maintain required spacing from intersections.

The developer is providing a public street stub spanning from Tryon Road to the parcel adjacent to the north. The adjacent parcel is addressed as 3628 Tryon Road. The public street will provide a connection point that long term can lead to a reduced block length for adjacent parcels long term.

# Staff Response

## Article 8.5 Existing Streets



DEVELOPMENT  
SERVICES  
DEPARTMENT

- 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

The design adjustment to not place 5' utility placement easements along Tryon Road and Gorman Street is supported by staff.

Tryon Road and Gorman Street are NCDOT maintained facilities. Street trees were not allowed by NCDOT on either street frontage and therefore utilities could be placed behind the curb and gutter (where tree planting area would be) without impacting street trees. In addition there is a span of approximately 100' from the edge of pavement on Gorman to the extents of the ROW. In addition, the area where utility placement easement would be placed is within a Neuse Riparian Buffer.

Tryon Road is shown to have utilities currently placed near the edge of pavement and there is controlled access fencing along the frontage of Tryon Road. It is anticipated utility placement would be between the back of curb and sidewalk where there is approximately 6' in width.

# Design Adjustment Application



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

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.

<b>PROJECT</b>	<b>Project Name</b> Tryon Road Condos		
	<b>Case Number</b> SR-43-18		
	<b>Transaction Number</b> 554174		
	<b>Name</b> Tryon @ Gorman LLC		
	<b>Address</b> 5212 Carolina Beach Road, Suite C		<b>City</b> Wilmington
	<b>State</b> NC	<b>Zip Code</b> 28412	<b>Phone</b> 919-600-8574
	<b>Name</b> Rob Caudle, PE		<b>Firm</b> WithersRavenel
	<b>Address</b> 137 S. Wilmington Street, Suite 200		<b>City</b> Raleigh
	<b>State</b> NC	<b>Zip Code</b> 27601	<b>Phone</b> 919-469-3340
	<b>OWNER</b>	<b>I am seeking a Design Adjustment from the requirements set forth in the following:</b>	
<input checked="" type="checkbox"/> <b>UDO Art. 8.3 Blocks, Lots, Access</b>		- See page 2 for findings	
<input type="checkbox"/> <b>UDO Art. 8.4 New Streets</b>		- See page 3 for findings	
<input type="checkbox"/> <b>UDO Art. 8.5 Existing Streets</b>		- See page 4 for findings	
<input type="checkbox"/> <b>Raleigh Street Design Manual</b>		- See page 5 for findings	
<b>Provide details about the request; (please attach a memorandum if additional space is needed):</b>			
Due to the proximity to Interstate 40 and access limitations to Gorman St., the subject property can not achieve the block perimeter requirement. The site is surrounded by previously developed and subdivided properties. The proposed development intends to construct and dedication approximately 390 linear feet of a new "Neighborhood Street" through the site, connected to the adjacent northern parcel. This new road will decrease congestion on Tryon Rd. and increase safety for vehicular and pedestrian access to the subject site and the adjoining parcels. The construction of the new road will allow block perimeter requirements to be met when future development occurs on adjacent parcels.			
<b>CONTACT</b>			
	<b>REQUEST</b>		

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	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input checked="" type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to [designadjustments@raleighnc.gov](mailto:designadjustments@raleighnc.gov).

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

<b>For Office Use Only</b>	<b>RECEIVED DATE:</b>	<b>DA -</b>
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## **Article 8.3, Blocks, Lots, Access**

### **Administrative Design Adjustment Findings**



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

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 intent of Article 8.3 is met. The site provides two access points and appropriate circulation throughout the site. The proposed development is dedicating a new "Neighborhood Street" which will provide two access points to the subject site as well as additional access points for the adjacent parcels.**
- B. The requested design adjustment conforms with the Comprehensive Plan and, adopted City plans;  
**The proposed development is constructing and dedicating a new road which conforms with the Comprehensive Plan and adopted City plans.**
- C. The requested design adjustment does not increase congestion or compromise Safety;  
**The proposed development is constructing and dedicating a new road to help reduce congestion and increase Safety. The new "Neighborhood Street" road will provide safer access to the site and the adjoining properties.**
- D. The requested design adjustment does not create any lots without direct street Frontage;  
**The proposed development is increasing direct street access points for the site and adjacent parcels.**
- 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.

# Individual Acknowledgement



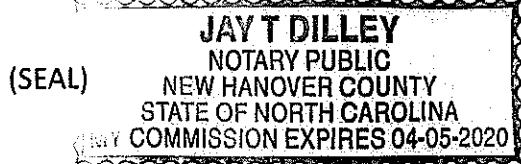
DEVELOPMENT  
SERVICES  
DEPARTMENT

STATE OF NORTH CAROLINA  
COUNTY OF NEW HANOVER

INDIVIDUAL

I, JAY T DILLEY a Notary Public do hereby certify that  
JEFFREY STOKLEY personally appeared before me this day and  
acknowledged the due execution of the forgoing instrument.

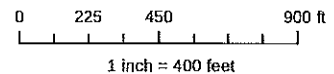
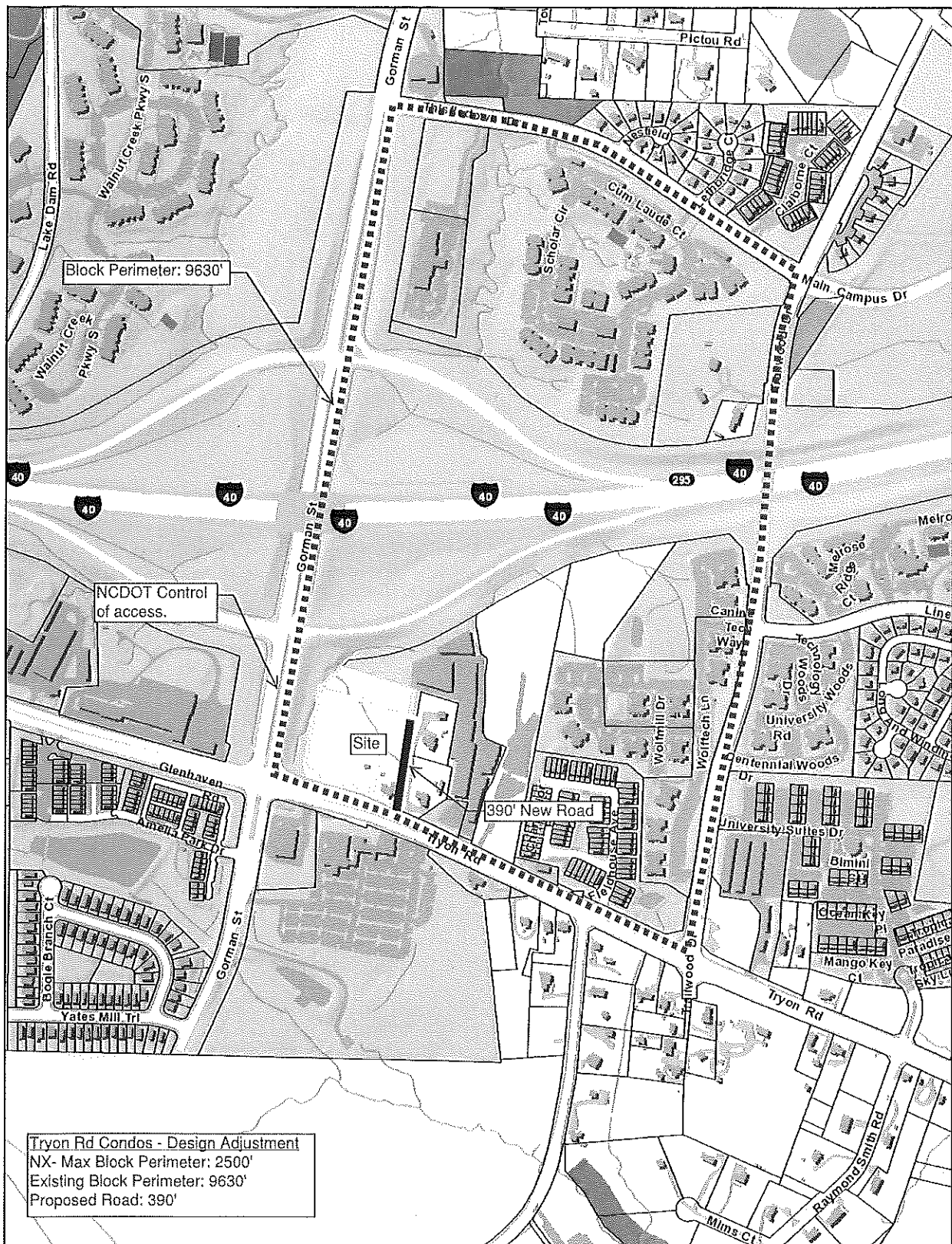
This the 27TH day of AUGUST, 2018.



Notary Public

My Commission Expires: 4/5/2020





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# Design Adjustment Application



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

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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	<b>Case Number</b> SR-43-18		
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	<b>Address</b> 5212 Carolina Beach Road, Suite C		<b>City</b> Wilmington
	<b>State</b> NC	<b>Zip Code</b> 28412	<b>Phone</b> 919-600-8574
<b>CONTACT</b>	<b>Name</b> Rob Caudle		<b>Firm</b> WithersRavenel
	<b>Address</b> 137 S Wilmington Street, Suite 200		<b>City</b> Raleigh
	<b>State</b> NC	<b>Zip Code</b> 27601	<b>Phone</b> 919-238-0359
<b>REQUEST</b>	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings	
	<input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings	
	<input type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings	
	<b>Provide details about the request; (please attach a memorandum if additional space is needed):</b>		
This design adjustment is to request relief from UDO 8.5. We are requesting that the requirement to provide a 5' Utility Placement Easement be waived at the project's frontage at Tryon Rd and Gorman St. Both street frontages are required to have various buffers (parkway, SHOD, Neuse River Riparian) behind the rights-of-way. Additionally, both streets are maintained by the NCDOT, which does not allow street trees to be planted in the right-of-way. This would allow space for utilities in the 6' planting area between the sidewalk and the back of curb.			

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	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input type="checkbox"/> Included

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

<b>For Office Use Only</b>	<b>RECEIVED DATE:</b>	<b>DA -</b>
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## **Article 8.3, Blocks, Lots, Access**

### **Administrative Design Adjustment Findings**



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

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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;
  
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
  
- C. The requested design adjustment does not increase congestion or compromise Safety;
  
- D. 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.

## **Article 8.4, New Streets**

### **Administrative Design Adjustment Findings**



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

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**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;**
  
  
  
  
  
  
  
  
  
  
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;**
  
  
  
  
  
  
  
  
  
  
- C. The requested design adjustment does not increase congestion or compromise safety;**
  
  
  
  
  
  
  
  
  
  
- D. The requested design adjustment does not create additional maintenance responsibilities for the City;**
  
  
  
  
  
  
  
  
  
  
- E. The requested design adjustment has been designed and certified by a Professional Engineer; and**
  
  
  
  
  
  
  
  
  
  
- F. The requested design adjustment shall address Stormwater collection and conveyance and not adversely impact Stormwater collection.**

## **Article 8.5 Existing Streets**

### **Administrative Design Adjustment Findings**



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

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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 intent of Article 8.4 is met. We have identified an area that would allow relief from the required utility easement and allow utilities to be placed in the area between the sidewalk and the curb.

- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

The proposed development is constructing the required improvements to the existing road which conforms with the Comprehensive Plan and adopted City Plans.

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

The requested design adjustment does not affect congestion or safety.

- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and

There will be no additional maintenance responsibilities created by this design adjustment.

- E. The requested design adjustment has been designed and certified by a Professional Engineer.

The design adjustment has been sealed by a Professional Engineer.

# **Raleigh Street Design Manual**

## **Administrative Design Adjustment Findings**



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

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**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;
  
  
  
  
  
  
  
  
  
  
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
  
  
  
  
  
  
  
  
  
  
- C. The requested design adjustment does not increase congestion or compromise safety;
  
  
  
  
  
  
  
  
  
  
- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
  
  
  
  
  
  
  
  
  
  
- E. The requested design adjustment has been designed and certified by a Professional Engineer.

# Individual Acknowledgement



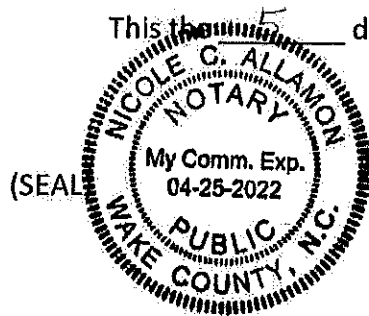
DEVELOPMENT  
SERVICES  
DEPARTMENT

STATE OF NORTH CAROLINA  
COUNTY OF Wake

INDIVIDUAL

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

This the 5 day of December, 2018.



Notary Public Nicole C. Allamon

My Commission Expires: 4/25/2022



TRANSACTION NO: 554174

1st Submittal: 05/07/18  
2nd Submittal: 07/20/18  
3rd Submittal: 10/03/18  
4th Submittal: 11/08/18  
5th Submittal: 12/04/18

VICINITY MAP  
1" = 500'

**Administrative Site Review Application**  
(for UDO Districts only)

 **DEVELOPMENT  
SERVICES  
DEPARTMENT**

Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831  
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)				
Zoning information		Building information		
Zoning designation (NIX-7-P, UC, R-10)		Existing building use (Residential)		
If more than one district, provide the range of each: 3-63 AC, 0-90 AC		Proposed building use (Residential)		
Overlay District SRPOD, SHOD-1		Total AC, by segment (existing & proposed) 362,000 SF		
Overlaid Area	Inside City Limits <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Total AC, by segment (existing & proposed) 362,000 SF		
City Planning Section #110	Provided Section #110			
CDA Certificate of Appropriateness # A-8		City Planning Section #110 - 6"		
BCA Board of Adjustment case # A-8		City Planning Section #110 - 6"		
CUD (Conditional Use District) case # 33-14		Ceiling height of 1 <sup>st</sup> floor 14'		
Stormwater information				
Existing impervious surface	0.12 ac	acres/acre feet	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Proposed impervious surface	4.93 ac	acres/acre feet	Is FIP phase provided?	
			Other	Final Study

### ASSIGNMENT OF CONTRACT

## Sheet List Table

## LEGEND

## ZONING CONDITIONS

## GENERAL NOTES

DEVELOPER/OWNER

**TRYON @ GORMAN LLC**  
**112 CAROLINA BEACH ROAD, SUITE C**  
**WILMINGTON, NC 28412**  
**CONTACT: STEVE NIEMEYER**  
**PHONE: 919.600.8574**  
**EMAIL: STEVE@WILMINGTON-BUILDERS.COM**

PREPARED BY:



**WithersRavenel**  
Engineers | Planners

137 S Wilmington Street | Suite 200 | Raleigh, NC 27601 | t: 919.469.3340 | license #: C-0832 | [www.withersravenel.com](http://www.withersravenel.com)

# SOLID WASTE INSPECTION STATEMENT

1. SOLID WASTE SERVICES ARE TO BE PROVIDED BY A PRIVATE CONTRACTOR.
2. THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
3. THIS PROJECT HAS CONTAINERS FOR SOLID WASTE AND RECYCLING TO BE COLLECTED AND TAKEN OFFSITE BY A PRIVATE VENDOR
4. CONTAINERS WILL BE STORED INSIDE THE PARKING GARAGE.
5. REFER TO "WILL SERVE" LETTER FROM PRIVATE VENDOR DATED NOVEMBER 7, 2018.

FIRE DEPARTMENT NOTES

1. THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 250 FEET, SPRINKLING SYSTEM PROPOSED TO BE NFPA 13.
2. FIRE HYDRANT SHALL BE LOCATED WITHIN 600' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (COR PUBLIC UTILITIES HANDBOOK, WATER DESIGN STANDARDS, 1.6.3)
3. ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION.
4. FIRE FLOW ANALYSIS MUST BE PROVED AT TIME OF BUILDING PERMITS PER THE 2012 NFCC SECTION 507.3.







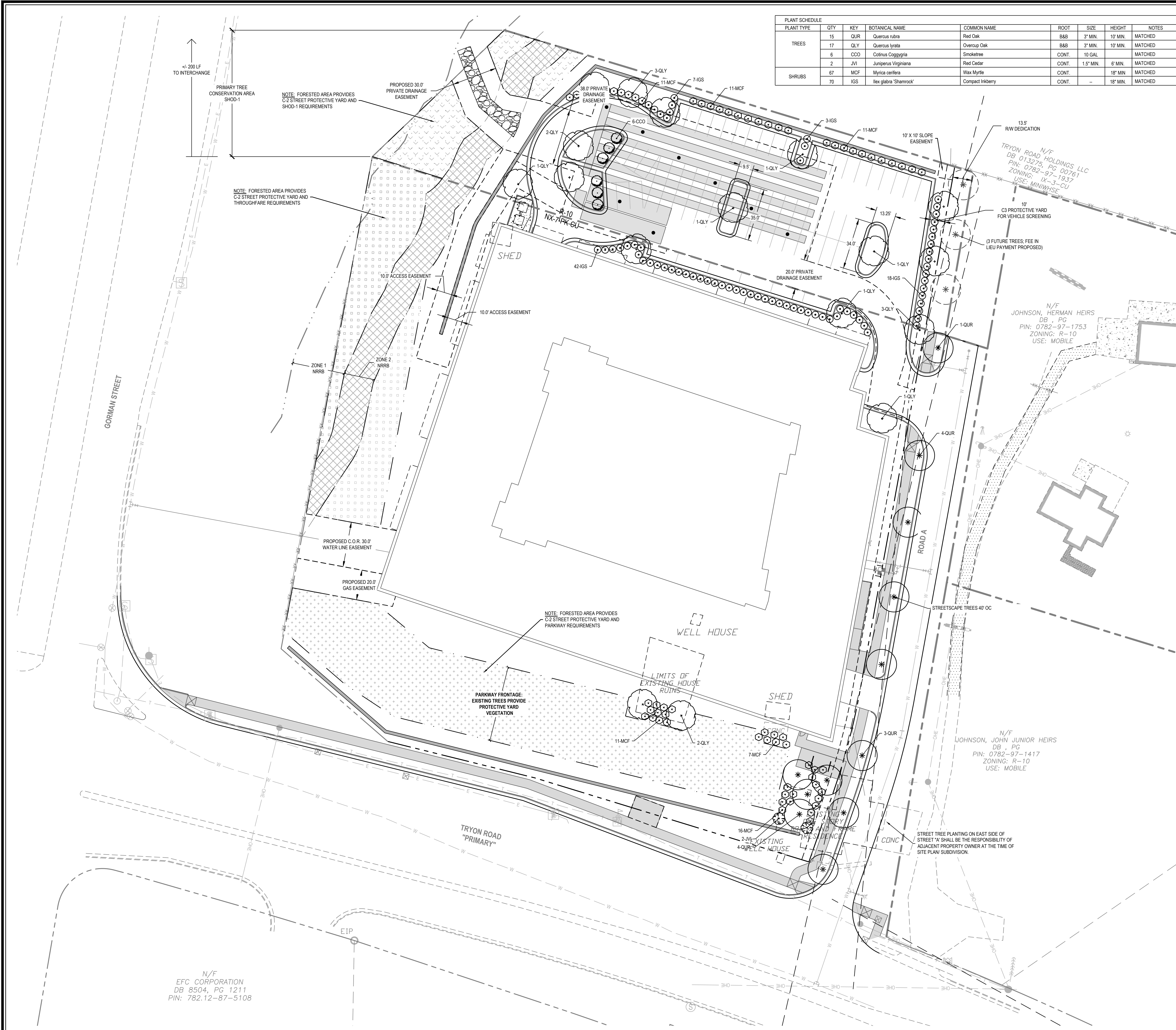


## C2.0

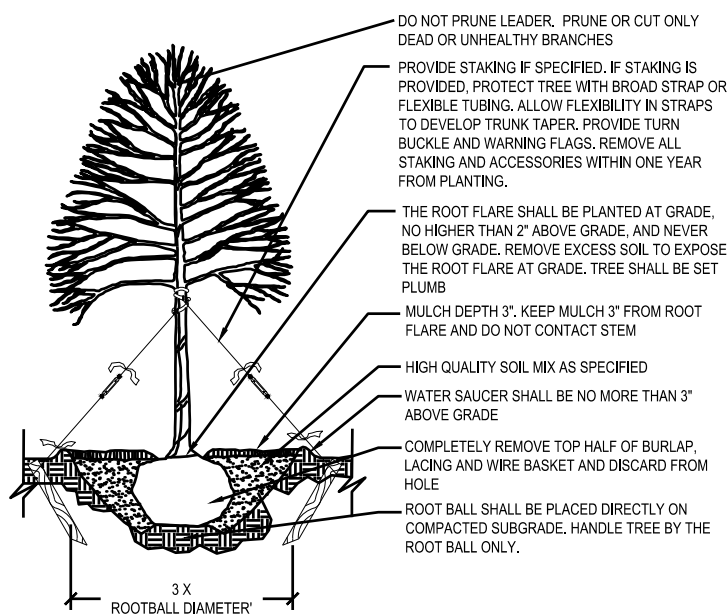




K:\15\18\0701\000701-0101 Tryon Road\CAD\Johnson Site Review\11.0 Landscape Planning\Johnson Site Review.dwg, December 3, 2015 2:27:21 PM - CAUTLE, RJB



PLANT SCHEDULE								
PLANT TYPE	QTY	KEY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	HEIGHT	NOTES
TREES	15	QUR	Quercus rubra	Red Oak	B&B	3" MIN.	10' MIN.	MATCHED
	17	QLY	Quercus lyrata	Overcup Oak	B&B	3" MIN.	10' MIN.	MATCHED
	6	CCO	Cotinus Coccinea	Smoke tree	CONT.	10 GAL.		MATCHED
	2	JVI	Juniperus Virginiana	Red Cedar	CONT.	1.5" MIN.	6' MIN.	MATCHED
	67	MCF	Myrica cerifera	Wax Myrtle	CONT.		18" MIN.	MATCHED
SHRUBS	70	IGS	Ilex glabra 'Shamrock'	Compact holly	CONT.		18" MIN.	MATCHED



CONTACT INFORMATION			
CITY OF RALEIGH			
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER			
TREES@RALEIGH.NC.GOV			
WWW.RALEIGH.NC.GOV			
NOT TO SCALE			
TREE PLANTING DETAIL			
PRCR-03			

### CITY OF RALEIGH PERIMETER LANDSCAPE REQUIREMENTS

**TRANSITIONAL PROTECTIVE YARD REQUIREMENTS**  
TRYON ROAD AND GORMAN STREET FRONTAGE  
REQUIRED 1 SHADE TREE PER 50' OC  
PROPOSED TREE CONSERVATION BUFFER AREAS IN LIEU OF NEW PLANTING  
TRYON ROAD FRONTAGE = 17,408 SF OVER ±500 LF  
GORMAN STREET FRONTAGE = 19,119 SF OVER ±500 LF

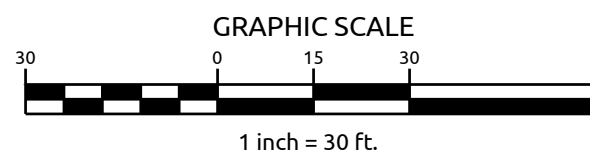
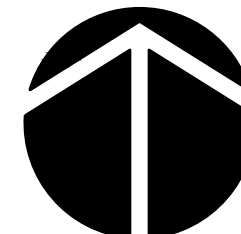
**STREETSCAPE REQUIREMENTS PER SEC. 8.5.2.B UDO**  
ROAD 'A' 440 LF OF FRONTAGE  
REQUIRED STREET TREE @ 40 O.C. = 11  
PROVIDED: 8  
FEE IN LIEU: 3

**VEHICLE PARKING LOT LANDSCAPING SEC. 7.1.7 UDO**  
**TREE ISLAND SPACING UDO 7.1.7.D.1**  
1 TREE / 10 CONTINUOUS PARKING SPACES = 72  
PROVIDED: 15  
**AREA OF PARKING**  
REQUIRED TREE COVERAGE 1 PER 2,000 SF  
27,052 SF  
27,052 SF / 2,000 SF =  
13.5 REQUIRED  
15 PROVIDED  
**PERIMETER ISLAND LANDSCAPING SEC. 7.1.7.B.4**  
REQUIRED 30 SHRUBS PER 100' @ 3.5' HGT = 286.2  
235 LF OF WALL PROPOSED TO MEET REMAINING 176.2 SHRUB REQUIREMENT  
954 LINEAR FT  
PROVIDED 110

### GENERAL LANDSCAPE NOTES:

- THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING GRADING, WALL, ETC., REFER TO THE SITE AND GRADING PLANS.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NC DOT, IF APPLICABLE.
- NO CHANGES TO ANY ASPECT OF THIS SITE PLAN, INCLUDING BUT NOT LIMITED TO LANDSCAPING, GRADING, BUILDING ELEVATIONS (ESPECIALLY COLOR), LIGHTING, OR UTILITIES WILL BE MADE WITHOUT THE APPROVAL OF THE GOVERNING MUNICIPALITY.
- THE SITE SHALL BE STABILIZED AND SEEDING PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).
- ALL ABOVE-GROUND HVAC EQUIPMENT AND UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW-DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- ALL PLANTS AND PLANTING PROCEDURES SHALL MEET OR EXCEED A.N.I.A. STANDARDS AS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", 2004 OR LATER EDITION.
- ALL TREES AND SHRUB SHALL BE FULL, WELL-BRANCHED PLANTS WHICH ARE CHARACTERISTIC TO THE SPECIES.
- ALL PLANT BEDS TO BE MULCHED WITH A MINIMUM OF 3" DOUBLE SHREDDED HARDWOOD MULCH, DYED BROWN, 2" MAXIMUM PARTICLE SIZE. NO PINE STRAW PERMITTED. ALL PLANT GROUPING SHALL BE MULCHED AS ONE BED.
- APPLY PER-EMERGENT HERBICIDE TO ALL NEW PLANTING BEDS AT MANUFACTURER'S RECOMMENDATIONS PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
- TOPSOIL SHALL BE SPREAD OVER THE ENTIRE LANDSCAPE AREA TO A DEPTH OF AT LEAST 4 INCHES IN LAWN AREAS AND 6 INCHES IN SHRUB AND GROUND COVER BEDS.
- FINAL LOCATION OF ALL TURF AREAS SHALL BE APPROVED OWNER GRAND LANDSCAPE ARCHITECT.
- LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- VERIFICATION OF PLAN QUANTITIES SHOWN ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITIES PRIOR TO INSTALLATION OF ANY PLANT MATERIAL. IF CONFLICTS OCCUR, PLANT LOCATIONS SHOULD BE ADJUSTED AND APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT BEFORE ANY HOLE IS DUG.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- RECOMBINATION MUST OCCUR PRIOR TO OR CONCURRENT WITH RECORDING OF TREE CONSERVATION AREAS.

NOTE: STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

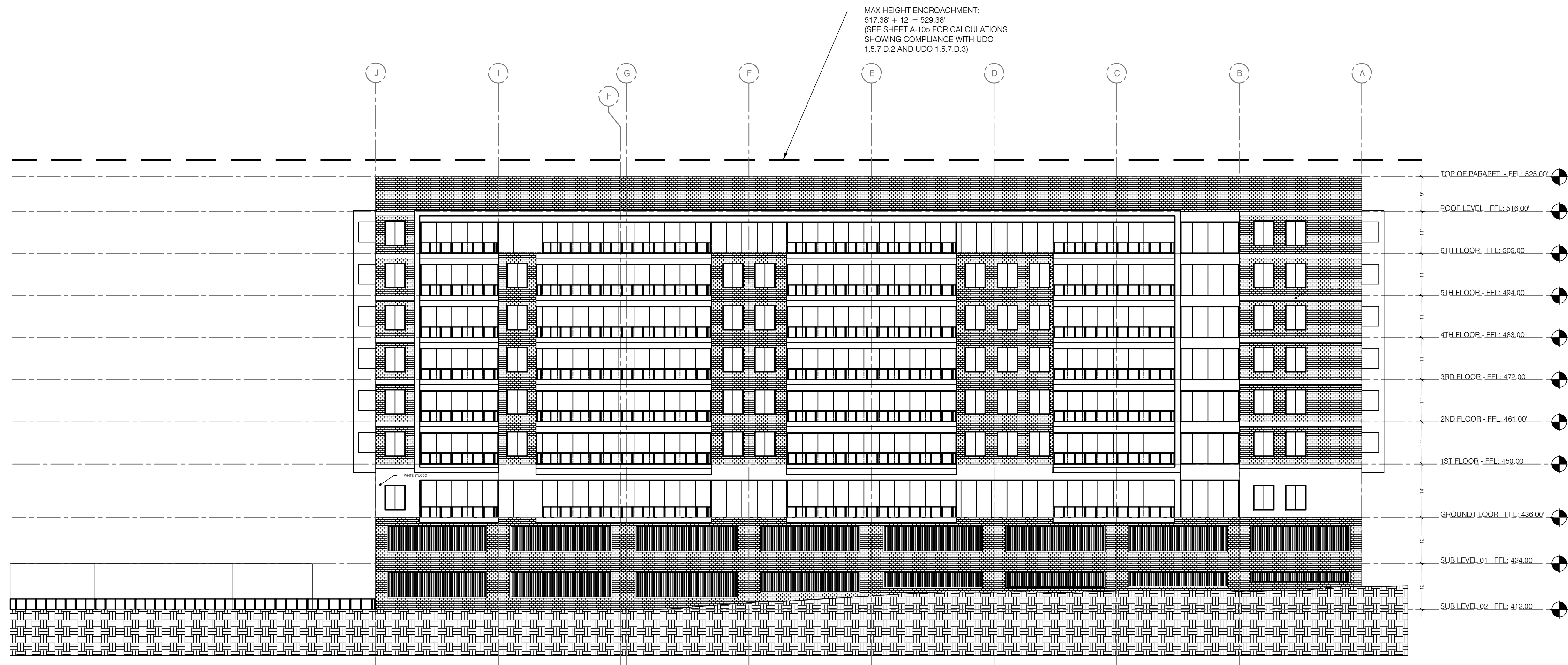


Job No.	02180078.00	Drawn By	WR
Date	05/07/18	Designer	WR

PRELIMINARY  
NOT APPROVED FOR  
CONSTRUCTION

Revisions		
1	COR Comments	07/20/18
2	COR Comments	10/03/18
3	COR Comments	11/08/18
4	COR Comments	12/04/18





EXISTING GRADES MATCH  
PROPOSED GRADES

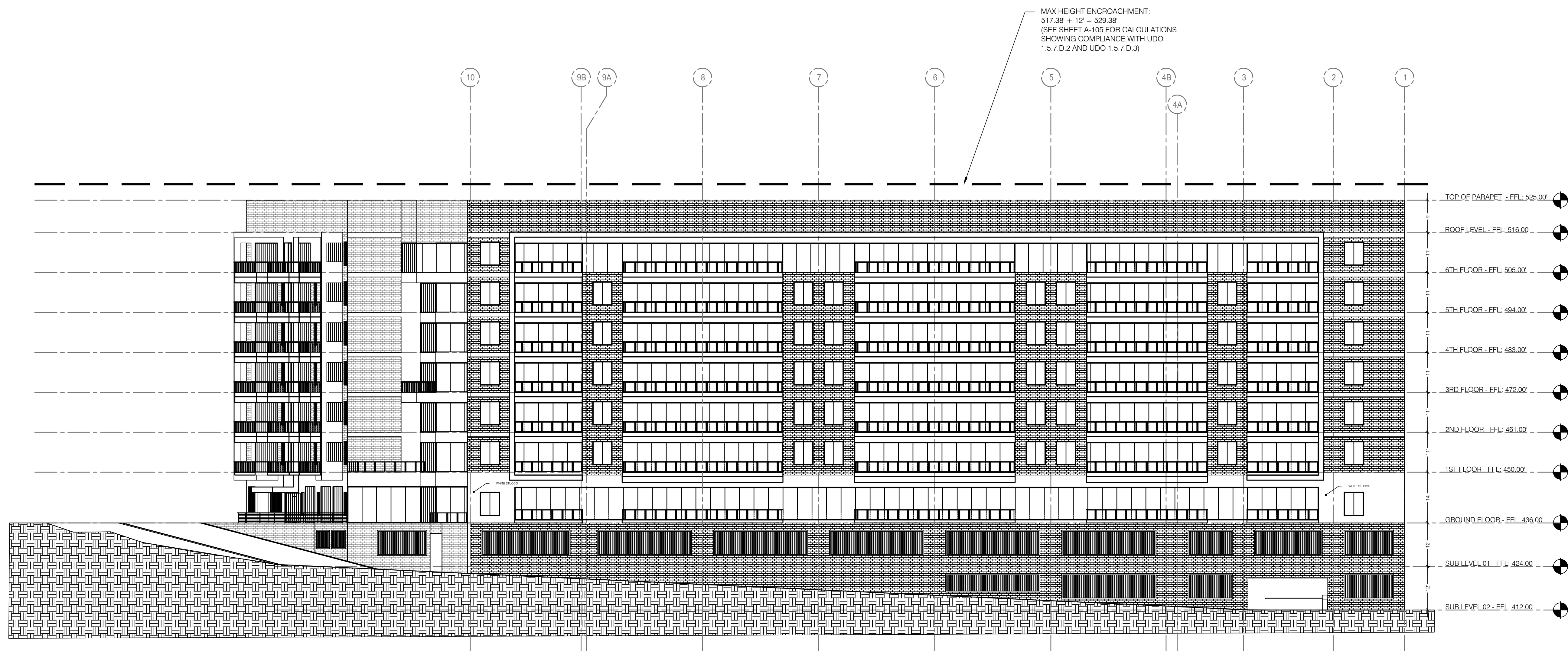
PER Z-33-14 (#9): ALL SIDES OF ANY NEW BUILDINGS(S) ON THE SITE WILL BE AT LEAST 25% BRICK. OTHER ALLOWABLE SIDING MATERIALS INCLUDE MASONRY, CEMENTITIOUS STUCCO, CEMENTITIOUS SIDING AND/OR PANELS, AND WOOD SIDING OF PANES. NO EIFS OR VINYL SIDING IS ALLOWED AS A SIDING MATERIAL. EIFS MAY BE USED AS A TRIM MATERIAL ONLY, FOR SUCH ELEMENTS AS CORNICES AND DETAILS.

THE FOLLOWING CALCULATIONS ARE INTENDED TO SHOW COMPLIANCE WITH Z-33-14 (#9):

TOTAL FACADE AREA: 28,271 SF

TOTAL BRICK OR OTHER ALLOWABLE  
SURFACE AREA: 9,323 SF

9,323 SF / 28,271 SF = 33% >25%



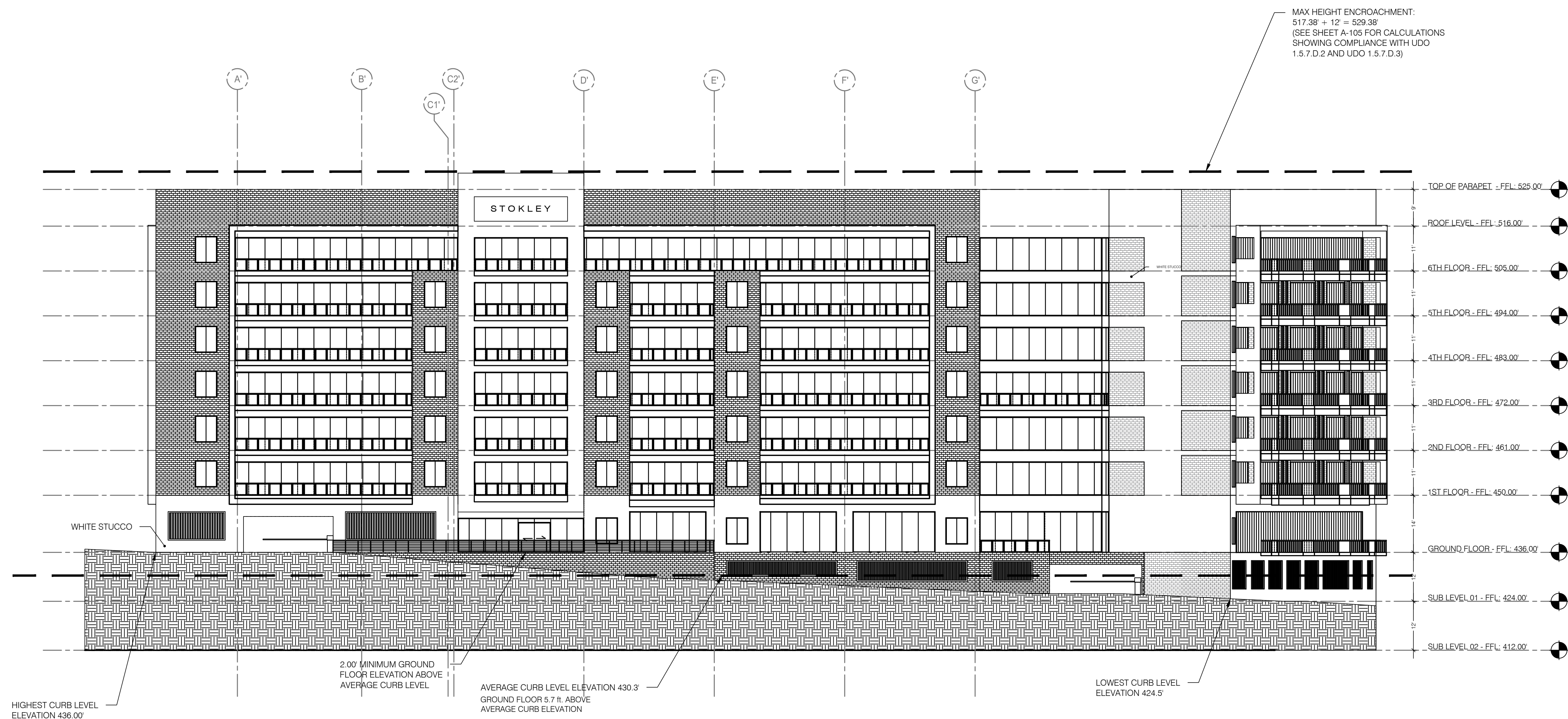
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THE FOLLOWING CALCULATIONS ARE INTENDED TO SHOW COMPLIANCE WITH Z-33-14 (#9):

**TOTAL FACADE AREA: 33,999 SF**

**TOTAL BRICK OR OTHER ALLOWABLE SURFACE AREA: 9,509 SF**

**9,509 SF / 33,999 SF = 28% >25%**



PER Z-33-14 (#9): ALL SIDES OF ANY NEW BUILDINGS(S) ON THE SITE WILL BE AT LEAST 25% BRICK. OTHER ALLOWABLE SIDING MATERIALS INCLUDE MASONRY, CEMENTITIOUS STUCCO, CEMENTITIOUS SIDING AND/OR PANELS, AND WOOD SIDING OF PANES. NO EIFS OR VINYL SIDING IS ALLOWED AS A SIDING MATERIAL, EIFS MAY BE USED AS A TRIM MATERIAL ONLY, FOR SUCH ELEMENTS AS CORNICES AND DETAILS.

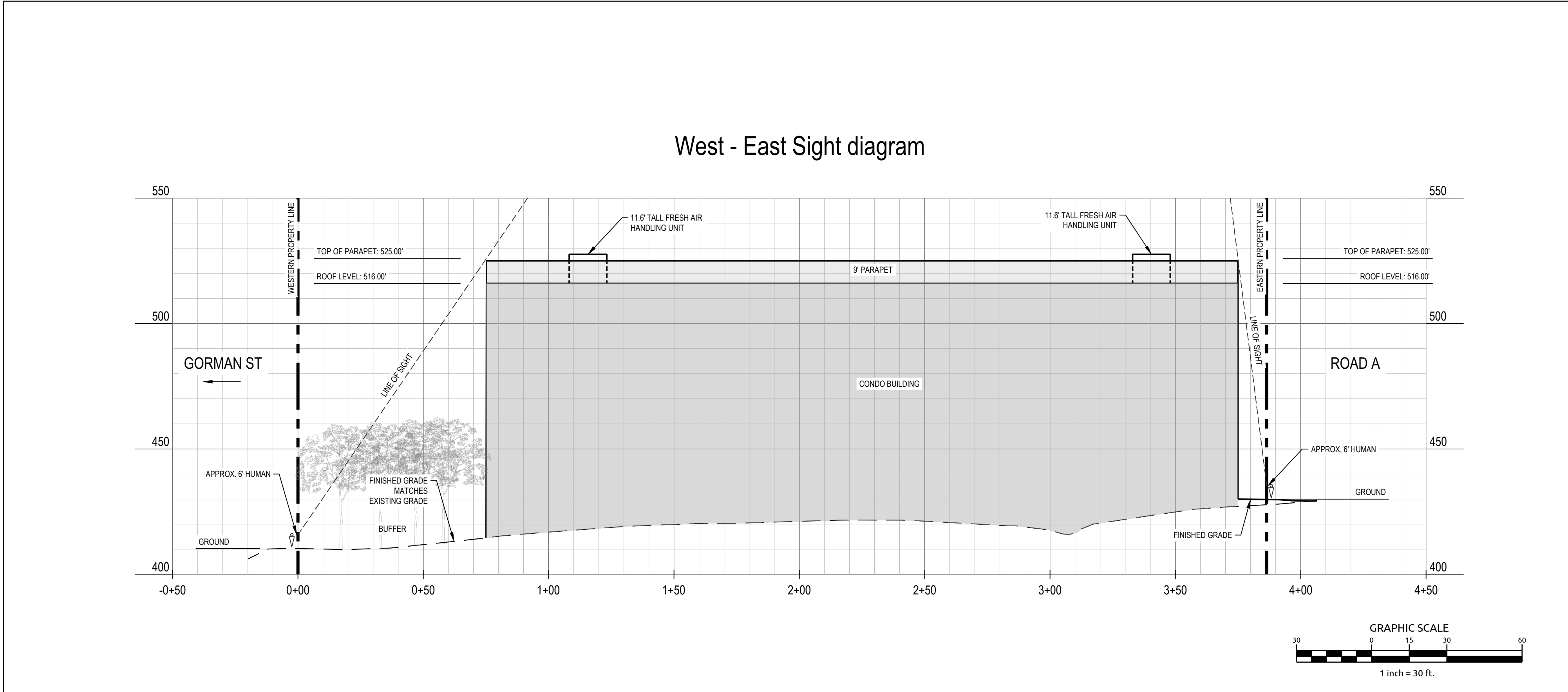
THE FOLLOWING CALCULATIONS ARE INTENDED TO SHOW COMPLIANCE WITH Z-33-14 (#9):

**TOTAL FACADE AREA: 24,141 SF**

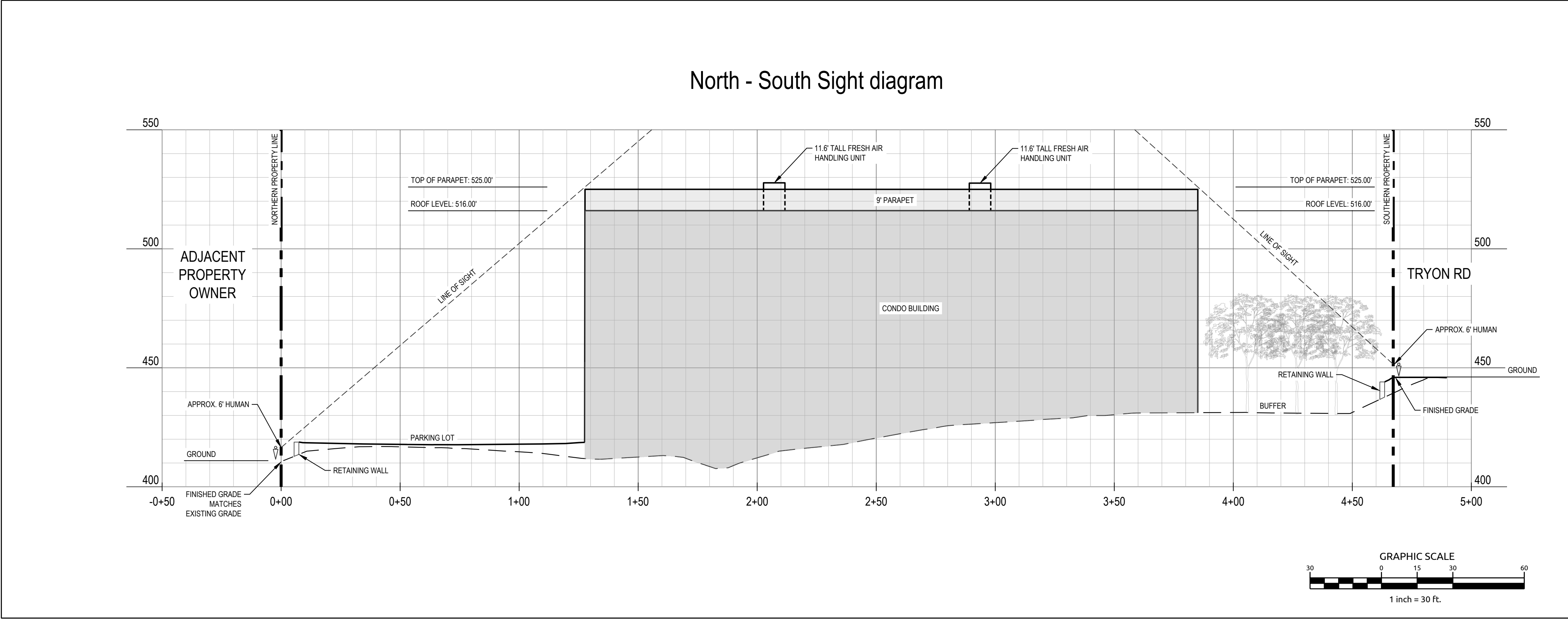
**TOTAL BRICK OR OTHER ALLOWABLE  
SURFACE AREA: 6,817 SF**

**6,817 SF / 24,141 SF = 28% >25%**





- NOTES:
1. THIS EXHIBIT IS INTENDED TO SHOW COMPLIANCE WITH UDO 7.2.5.D.2 ONLY. SEE ARCHITECTURAL SHEETS A100 - A203 FOR FURTHER DETAIL.
  2. ONLY EQUIPMENT THAT IS HIGHER THAN PARAPET WALL SHOWN ON THIS EXHIBIT.
  3. PARAPET SCREENS ALL ROOF-TOP EQUIPMENT FROM OFF SITE VIEW.



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