LOCATION: This site is located on the northwest corner of the intersection of Forest Pines Drive and Ingleside Place at 11005 and 11009 Ingleside Place.

REQUEST: Development of two lots to be recombined into a 3.19 acre tract zoned CX-3-PK and in a UWPOD Overlay into a 36,360 square foot three-story medical office building with on-site parking.

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

1. Due to existing conditions, a Design Adjustment has been approved waiving the block perimeter requirement (8.3).
2. Due to existing 5’ sidewalk, a Design Adjustment has been approved to allow the 5’ sidewalk to remain for consistency.
3. Due to existing Tree Conservation Area, the 5’ utility easement requirement was waived.

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 12/20/18, by Drye-McGlamery Engineering, PLLC

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

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

Engineering

1. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.
Stormwater

2. These sites are part of S-8-08 and are required to show compliance with the impervious surface limitations set in BM 2008 page 2106. This establishes stormwater compliance with the existing offsite constructed wetlands.

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

Urban Forestry

4. 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).

5. 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. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

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

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

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

Urban Forestry

1. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.104 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**

1. A recombination map shall be recorded prior to or in conjunction with the recording of lots, recombining the existing lot into a single tract.

2. Provide fire flow analysis.

**Engineering**

3. A fee-in-lieu for 1’ sidewalk to supplement the existing 5’ sidewalk shall be paid to the City of Raleigh (UDO 8.1.10).

4. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

5. 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.

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

7. Proposed public street right-of-way dedications shall be shown on a map approved for recordation with the Wake County Register of Deeds.

**Public Utilities**

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

**Urban Forestry**

19. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

20. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 8 street trees along Ingleside Pl. and 5 street trees along Forest Pines Dr. for a total of 13 street trees.
The following are required prior to issuance of building occupancy permit:

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

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

3. Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.

4. All street lights and street signs required as part of the development approval are installed.

5. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

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: 2-1-2022
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 Dir./Designee) ____________________________ Date: 2/1/19

Staff Coordinator: Michael Walters
Design Adjustment Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Wakefield Professional Plaza</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Case Number</td>
<td>SR-86-18</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>568980</td>
</tr>
<tr>
<td>Design Adjustment Number</td>
<td>DA - 117 - 2018</td>
</tr>
</tbody>
</table>

**Staff recommendation based upon the findings in the applicable code(s):**

- [x] UDO Art. 8.3 Blocks, Lots, Access
- [x] UDO Art. 8.5 Existing Streets
- [x] 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
- [x] Engineering Services
- [ ] City Planning
- [ ] Transportation
- [ ] Parks & Recreation and Cult. Res.
- [ ] Public Utilities

**STAFF RESPONSE**

**AUTHORIZED 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**

The zoning for this property is CX-3 which requires a maximum block perimeter of 3,000'. This plan is being constructed with access coming from existing Ingleside Place. This street provides public access to the cul-de-sac bulb which is 480' in length and continues to the terminus as privately owned by the north and south parcels west adjacent to Ingleside Place. Wakefield plantation tournament players club -Golf Course exists west of Ingleside Place thereby preventing a connection that would reduce the current block perimeter.
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 existing 5' sidewalk along Forest Pines Drive and Ingleside Place will remain in place to be consistent with adjacent development. A fee-in-lieu for 1' sidewalk will be required to supplement the existing sidewalk to meet the current 6' sidewalk width requirement per the UDO.

Due to existing primary tree conservation area adjacent to Forest Pines Drive and the determination that Ingleside Place will not be widened in the future, the 5' utility placement easement was not required.
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. 8.4.1.6 and Sec. 8.5.1.6 of the UDO or the Raleigh Street Design Manual.

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Wakefield Professional Plaza</th>
</tr>
</thead>
<tbody>
<tr>
<td>Case Number</td>
<td>S-96-18 SR-86-18</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>568960</td>
</tr>
</tbody>
</table>

| Name | Shall Construction, LLC |
| Address | 111 Tealight Lane |
| State | NC |
| Zip Code | 27513 |
| Phone | (619) 633-0881 |

| Name | Daniel J. McGlamery |
| Firm | Drye-McGlamery Engineering, PLLC |
| Address | PO Box 19558 |
| City | Raleigh |
| State | NC |
| Zip Code | 27619-9556 |
| Phone | (704) 960-0180 |

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 development is planning to develop an outparcel of a previously developed site on Ingleside Place.

#1 - 8.3 - Existing lot line.

#2 - 8.5 - Maintain sidewalk width and 3.5' planting strip within right-of-way to match existing 5' sidewalk along Ingleside Dr

#3 - 8.6 - Exclude 8' general utility easement outside of proposed right-of-way.

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be 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: 10/16/18

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

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

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

For Office Use Only

RECEIVED DATE: [Date]

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

A. The requested design adjustment meets the intent of this Article;
   The requested design adjustment does meet the intent of the UDO. The existing dead end street length is slightly less than the maximum allowed by the current UDO (400 LF). This existing street was developed prior to current UDO.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   Proposed development is consistent with Comprehensive plans and requirements of the UDO concerning lots and access. We are providing safe, efficient, and convenient access for vehicles, bicycles, and pedestrians.

C. The requested design adjustment does not increase congestion or compromise safety;
   No additional congestion or compromise in safety will be caused by not decreasing the block perimeter length.

D. The requested design adjustment does not create any lots without direct street frontage;
   No additional lots will be created.
   All existing lots on this street were created by previous planned development. All remaining existing lots 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 main reason for the exceeding length requirement is due to a large jurisdictional stream that bisects this area of development (Richland Creek).
   The two stream crossings north and south of the site are along a secondary arterial (Falls of Neuse Rd) and a Minor Thoroughfare (Forest Pines Drive).
   No other crossing would be justified due to stream impacts.
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;
   Design adjustment meets intent for providing street typology and streetscape and adequate travel lanes. Existing sidewalk and planting strip width was developed in the early 2000s. Right-of-way dedication will occur for full right-of-way width. All utilities were installed in the existing right-of-way during original development. No need for additional GUE. Type C3 buffer yard will be installed adjacent to right-of-way.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   Proposed development is consistent with Comprehensive plans and requirements of the UDO concerning existing streets including dedicating additional right-of-way on Ingleside Place as part of this development. Outparcel was created during previous development prior to new UWPOD regulations requiring 40% of site to be wooded (site is meeting this requirement). New UWPOD requirements put in place after lots were recorded increases difficulty in meeting all new UDO.

C. The requested design adjustment does not increase congestion or compromise safety;
   No additional congestion or compromise in safety will be caused by not decreasing the block perimeter length.

D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
   No additional maintenance responsibilities are created by this design adjustment.

E. The requested design adjustment has been designed and certified by a Professional Engineer.
   Design adjustment has been designed by a professional engineer from Drye-McGlamery Engineering. Administrative Site Plan review is in progress.
STATE OF NORTH CAROLINA
COUNTY OF WAKE

Angela Morrissey, a Notary Public do hereby certify that 
Mani Jain personally appeared before me this day and 
acknowledged the due execution of the foregoing instrument.

This the 1st day of October, 2018.

Notary Public

My Commission Expires: June 13, 2023

SEAL
Design Adjustment Sketch

Zoning: CX-3-PK, UWPOD
Block Perimeter Length: 3,000 LF MAX.