Zoning: **R-10 w/SRPOD**
CAC: **Southwest**
Drainage Basin: **Waknut Creek**
Acreage: **0.68**
Sq. Ft.: **11,543**

Planner: **Ryan Boivin**
Phone: **(919) 996-2681**

Applicant: **CAA Engineering**
Phone: **(919) 427-5227**
Administerive Approval Action
Case File / Name: SR-97-17, Centennial Bend
Transaction # 536046, AA # 3806

LOCATION:  This site is comprised of two adjacent lots located on the south side of Avent Ferry Rd. The site is addressed at 2721 and 2723 Avent Ferry Rd.

REQUEST:  Development of a 0.657-acre tract zoned R-10 into two attached residential buildings (referred to in plans as “Duplexes”). The two existing lots will be recombined, causing Lot #1 to be 13,649 SF/0.31 acres and Lot #2 to be 15,040 SF/0.35 acres. Duplex #1 on Lot 1 will be 2,448 SF in gross floor area, 3 stories, and 36.5” in height. Duplex #2 on Lot 2 will be 2,448 SF in gross floor area, 3 stories, and 33’ 7” in height.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:  Two Design Adjustments were approved as follows: 1) UDO Section 8.3.2 providing relief from block perimeter requirements, and 2) UDO Section 8.5 allowing an alternate streetscape section to retain the existing streetscape grass strip and sidewalk.

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 Mac McIntyre of Caa Engineers, Inc – dated 4/16/18.

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. 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.
PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

4. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Recombinations, Right of Way and/or Easement Dedications, and Tree Save Areas.

5. The City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City.

6. A recombination map shall be recorded, recombining the existing two lots to allow for the proposed development of the site.

7. A demolition permit shall be obtained and placed on map(s) to be recorded.

8. Provide fire flow analysis.

ENGINEERING

9. The ½-104’ right-of-way shall be dedicated to the City of Raleigh and shown on the map approved for recordation for Avent Ferry Road for an Avenue, 4-Lane Divided street.

10. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1’ sidewalk along Avent Ferry Road frontage for Lots 1 and 2 is paid to the City of Raleigh.

11. A shared driveway and parking cross-access agreement between the proposed lots owned by Timothy W. and Stacey Stephens shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of shared driveway and parking cross-access easement shall be returned to the Development Services Department within 1 day of lot recordation. A recorded copy of these documents shall be provided to the Development Services Department within 14 days from authorization of lot recording. If a recorded copy of the documents is not provided within this 14-day period, further recordings and building permit issuance may be withheld.

12. A 5’ slope easement being provided behind the right-of-way 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 recorded plat. A recorded copy of these documents shall be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents is not provided within this 14 day period, further recordings and building permit issuance may be withheld.
STORMWATER
13. The previously recorded Private Drainage Easement on the lots should be abandoned or removed with recombination plat.

URBAN FORESTRY
14. No tree conservation area is required per UDO 9.1.2. No street trees on the public right of way are required because Avent Ferry Rd is an NCDOT roadway and a Type C-2 yard will be required.

Prior to issuance of building occupancy permit:
15. 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.

16. 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.

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

18. 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.

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: 6-27-2021
Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date: Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee) [Signature] Date: 6/27/18

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

<table>
<thead>
<tr>
<th>PROJECT</th>
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<tbody>
<tr>
<td>Project Name</td>
<td>Centennial Bend Duplexes</td>
</tr>
<tr>
<td>Development Case Number</td>
<td>SR-97-2017</td>
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<tr>
<td>Transaction Number</td>
<td>536046</td>
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<tr>
<td>Design Adjustment Number</td>
<td>DA - 21 - 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. 8.4 New Streets
- [ ] UDO Art. 8.5 Existing Streets
- [ ] Raleigh Street Design Manual

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

<table>
<thead>
<tr>
<th>DEPARTMENTS</th>
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<tbody>
<tr>
<td>[ ] Dev. Services Planner</td>
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<td>[ ] Transportation</td>
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<td>[ ] Parks &amp; Recreation and Cult. Res.</td>
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<th>STAFF RESPONSE</th>
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<tr>
<td>[ ] Development Services Director or Designee</td>
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<tr>
<td>[ ] Approve</td>
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<tr>
<td>[x] Approve with Conditions</td>
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<tr>
<td>[ ] Deny</td>
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</table>

Authorized Signature: [Signature]

Date: 6/27/18

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

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

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

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

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

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

**STAFF FINDINGS**

These properties are zoned as R-10 which requires a block perimeter of 2,500 linear feet. Avent Ferry Road is an Avenue 4-Lane Divided street section per the Street Plan Map and provides a connective street between Western Boulevard (north terminus) and Tryon Road (south terminus). This street system provides a large number of apartment/rental homes for NC State University and there are fewer connective streets based on the large areas of private parking lots and single family driveways. These duplexes are being constructed with a single shared driveway accessing Avent Ferry Road and would not be able to provide a beneficial street connection due to the existing residential lots and apartments immediately adjacent to these proposed duplexes. Additionally, the topography from Avent Ferry Road to the rear of the property drops 18’ from elevation 311 to elevation 293 in 200 feet. Within the first 65’ of the lot depth, there is an 8’ drop which translates to a 12.3% grade which exceeds the maximum grade allowed for the Neighborhood street sections as per the City’s Raleigh Street Design Manual.
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

Avent Ferry Road is a State-maintained facility and has an existing grass strip at the back of curb and an existing 5' sidewalk. The Avenue, 4-Lane Divided street section is to provide a 6' planting strip with street trees at back of curb and a 6' sidewalk within the right-of-way. To maintain consistency along the street frontage, the existing streetscape would be retained and the proposed street trees required by the UDO street section would not be installed within the right-of-way per NCDOT. A C-2 streetyard would be installed outside the right-of-way. The 5' utility placement easement will not be required outside the right-of-way to eliminate conflicts with the streetyard installation due to NCDOT not allowing street trees in the right-of-way.
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.

<table>
<thead>
<tr>
<th>Project Name</th>
<th>CENTENIAL BEND DUPLEXES</th>
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<tbody>
<tr>
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<td>SR 97-17</td>
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<tr>
<td>Transaction Number</td>
<td>538046</td>
</tr>
<tr>
<td>Name</td>
<td>TIMOTHY AND STACEY STEPHENS</td>
</tr>
<tr>
<td>Address</td>
<td>574 CORLEYWOOD DRIVE</td>
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<tr>
<td>City</td>
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<tr>
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<tr>
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<tr>
<td>Phone</td>
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</tbody>
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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):

THE REQUEST IS FOR DESIGN ADJUSTMENT TO BLOCK PERIMETER AND FOR MODIFYING THE CITY’S NORMAL STREET SECTIONS

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  ✓ 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 this Article;

THE INTENT OF THE ACCESS REGULATIONS PER SECTION 8.3.1.C AND 8.31.C ARE TO PROVIDE SAFE VEHICULAR / PEDESTRIAN ACCESS. DUE TO SEVERE GRADE DROP OFF ISSUES (18' DROP FROM AVENT FERRY TO REAR LOT LINE) AND MULTIFAMILY USES ON 2 SIDES, THE STEEP GRADES & HIGHER TRAFFIC ONTO AN UNSIGNALIZED AVENT FERRY RD WOULD NOT BE SAFE.

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

THE DESIGN ADJUSTMENT DOES CONFORM WITH THE 2030 COMPREHENSIVE PLAN AND WILL NOT IMPACT THE FUTURE LAND USE OR FUTURE STREET NETWORK

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

THE DESIGN ADJUSTMENT WOULD DECREASE CONGESTION ON AVENT FERRY ROAD BY HAVING ONLY THE 2 DUPLEXES ACCESSING WITH A PRIVATE DRIVE ONTO AVENT FERRY ROAD WITH AN UNSIGNALIZED INTERSECTION. IN ADDITION THE SEVERE SLOPE FOR CONNECTING TO THE REAR PROPERTY WITH A DRIVE WOULD BE A POTENTIAL SAFETY ISSUE

D. The requested design adjustment does not create any lots without direct street frontage;

THE DESIGN ADJUSTMENT WILL NOT CREATE ANY LOTS WITHOUT DIRECT STREET FRONTAGE. THE MULTIFAMILY UNITS LOCATED AT REAR OF PROJECT HAVE DIRECT ACCESS TO PUBLIC ROADS. THE ADDITIONAL LOTS ALONG THE SIDES ALSO HAVE STREET FRONTAGE AND EXISTING DRIVEWAYS ALONG AVENT FERRY ROAD

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 FOLLOWING:
1. TOPOGRAPHIC CHANGES ONSITE OF 18' FROM FRONT TO BACK OF SITE IS SEvere
2. THERE ARE EXISTING MULTIFAMILY UNITS ON 2 SIDES AND SINGLE FAMILY ON OTHER SIDE
3. THE SITE LAYOUT OF EXISTING DEVELOPED PROPERTIES: 2 WELL ESTABLISHED MULTIFAMILY DEVELOPMENTS ON SIDE AND REAR AND SINGLE FAMILY ON OTHER SIDE
4. THE ADJOINING USE TO THE REAR IS A MULTIFAMILY UNIT BUILDING NEAR THE CENTENIAL BEND PROPERTY LINE. A CONNECTING DRIVE CAN NOT BE CONNECTED TO THIS PROPERTY SINCE THE BUILDING BLOCKS ACCESS TO EXISTING PARKING LOTS OR STREETS
5. STRICT COMPLIANCE WOULD RESULT IN STEEP DRIVE CONNECTING TO EXISTING BUILDING
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 IS REQUESTED AS PER SECTION 8.4.2 D.4, THE NCDOT MAINTAINS THE PORTION OF AVENT FERRY ROAD WHERE THIS PROJECT IS BEING CONSTRUCTED. THE NCDOT HAS REQUESTED THAT NO TREES BE PLANTED BETWEEN THE CURB AND SIDEWALK, THEREFORE A TYPE C2 STREET YARD IS REQUIRED. THE EXISTING 5' SIDEWALK & PLANTER STRIP WILL REMAIN FOR CONSISTENCY ALONG AVENT FERRY ROAD

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

   THE DESIGN ADJUSTMENT CONFORMS TO COMPREHENSIVE PLAN

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

   THE DESIGN ADJUSTMENT DOES NOT INCREASE CONGESTION OR OR COMPROMISE SAFETY

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

   THE DESIGN ADJUSTMENT DOES NOT CREATE ADDITIONAL MAINTENANCE RESPONSIBILITIES

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

   THE DESIGN ADJUSTMENT HAS BEEN DESIGNED AND CERTIFIED BY A PROFESSIONAL ENGINEER

F. The requested design adjustment shall address Stormwater collection and conveyance and not adversely impact Stormwater collection.

   THE DESIGN ADJUSTMENT HAS NO ADVERSE EFFECTS TO STORMWATER COLLECTION
STATE OF NORTH CAROLINA
COUNTY OF Wake

I, John T. Hedrick, a Notary Public do hereby certify that Timothy Warren Stephens personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

This the 15th day of March, 2018

(SEAL)

JOHN T. HEDRICK
NOTARY PUBLIC
NORTH CAROLINA
WAKE COUNTY
MY COMM. EXP. 01-12-2019

My Commission Expires: 

WWW.raleighnc.gov

REVISION JAN. 30, 18
REMOVE EXISTING HOUSE AND DRIVE

LOT LINE LEGEND

EXISTING PROPERTY LINE

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

1. DEMOLITION PERMIT IS REQUIRED PRIOR TO REMOVAL OF ANY EXISTING STRUCTURES ON SITE.
SITE AND STAKING PLAN

STORMWATER REQUIREMENTS

PER UDO SECTION 8.2.2.A.1.a. - FOR STORMWATER COMPLIANCE, THE FOLLOWING ARE EXEMPT FROM ACTIVE STORMWATER CONTROL MEASURES:

1. A STORMWATER LOT OF ANY SIZE, INCLUDING GRANDFATHERED LOTS THAT ARE GRANDFATHERED WITH OTHER GRANDFATHERED LOTS USED FOR ANY DETACHED GARAGE UNIT OR ATTACHED HOUSE USED FOR SIMPLE LIVING OR ANY ATTACHED HOUSE USED FOR TWO UNIT LIVING, INCLUDING ACCESSORY USES.

NOTE: LOTS EXEMPT AS NOTED SHALL BE SUBJECT TO ACTIVE STORMWATER MEASURES WHEN MAXIMUM IMPERVIOUS AREA OF THE LOT EXCEEDS THE LIMITS FOR EACH LOT IN SECTION 8.2.2.A. COMPLIANCE FOR EACH LOT WILL BE DETERMINED AT BUILDING PERMIT.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.
LOT LINE LEGEND

EXISTING PROPERTY LINE
NEW RIGHT OF WAY LINE
NEW LOT LINE

NOTE: NEW DUPLEX UNITS WILL CONNECT TO PREVIOUSLY INSTALLED WATER AND SEWER SERVICES THAT SERVED ORIGINAL DUPLEXES ON SITE

PUBLIC UTILITY NOTES
1. THIS PROPERTY IS LOCATED WITHIN 100' OF A MAIN PIPE AND IS SUBJECT TO MILLER'S LAKE SERVICES AND CONSTRUCTION.
2. ALL WATER AND SEWER SERVICES ARE PROVIDED BY THE CITY OF RALEIGH.
3. IF NOT造F, THE OWNER IS RESPONSIBLE FOR INSTALLING WATER AND SEWER SERVICES.

PRIVATE UTILITY NOTES
1. ALL SERVICES MUST BE LOCATED AT THE END OF THE LOT FOR ACCESS TO THE PUBLIC.
2. ALL SERVICES MUST BE LOCATED OUTSIDE OF THE PUBLIC RIGHT OF WAY.
3. ALL SERVICES MUST BE LOCATED OUTSIDE OF THE PUBLIC RIGHT OF WAY.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS