Zoning: **OX-3-DE**
CAC: **South Central**
Drainage Basin: **Walnut Creek**
Acreage: **0.16**
Sq. Ft.: **4,420**

Planner: **Daniel Stegall**
Phone: **(919) 996-2712**

Applicant: **Jason Meadows**
Phone: **(919) 828-4428**
Administrative Approval Action
323 S. East Street Attached House: SR-108-17, AA#3734
Transaction# 539455

LOCATION: This site is located on the east side of South East Street and north of the intersection of East Davie Street and South East Street. The site address is 323 South East Street and the PIN number is 1703971500.

REQUEST: Development of a 0.16 acre tract for a 4,420 square foot attached house at 3 stories with 4 parking spaces. The site is zoned Office Mixed Use with a Detach Frontage (OX-3-DE).

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

1. A Design Adjustment has been requested to maintain the existing 2.5’ grass strip and 5’ sidewalk on S. East Street to provide consistency along the streetscape frontage.

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 Jason Meadows of John A. Edwards & Company.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: This document must be applied to the second sheet of all future submittals with the exception of final plats.

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHERVER IS APPLICABLE:

ENGINEERING
1. 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
2. Next Step: 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
3. 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 Save Areas.

4. A demolition permit shall be obtained for the existing structure on site.

ENGINEERING
5. A 5’ general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.
6. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1' sidewalk along 60' S. East Street shall be paid to the City of Raleigh.

STORMWATER
7. **Next Step:** In accordance with Part 10A Section 8.1.3, a public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering program.

URBAN FORESTRY
8. A fee-in-lieu must be paid for the one (1) required street tree along S. East Street.

PRIOR TO ISSUANCE OF BUILDING OCCUPANCY PERMIT:
9. 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.

10. **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.

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

12. **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: 5-2-2021
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: 5/2/2018

**Staff Coordinator:** Daniel L. Stegall
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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<tr>
<td>Project Name</td>
<td>323 S East St</td>
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<tr>
<td>Development Case Number</td>
<td>SR-108-17</td>
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<tr>
<td>Transaction Number</td>
<td>539455</td>
</tr>
<tr>
<td>Design Adjustment Number</td>
<td>DA - 11 - 2018</td>
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Staff recommendation based upon the findings in the applicable code(s):

- [ ] UDO Art. 8.3 Blocks, Lots, Access
- [ ] UDO Art. 8.5 Existing Streets
- [ ] UDO Art. 8.4 New Streets
- [ ] Raleigh Street Design Manual

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

DEPARTMENTS

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

CONDITIONS:

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

Authorized Signature: [Signature]

EHS REVIEW MANAGER: [Signature]

Date: 5/2/18

*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).
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**

Staff supports the request for a Design Adjustment related to the UDO approved streetscape deviation. The entire block face of S East St has existing a 2.5' planting strip and a 5' sidewalk. Any deviations from the existing conditions on a single lot would cause increased pedestrian congestion and would compromise safety. Allowing the existing streetscape to remain is in the best interest for pedestrian safety.
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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<tbody>
<tr>
<td>Name</td>
<td>Corey Mason</td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td>724 Brighton Rd</td>
<td>City Raleigh</td>
</tr>
<tr>
<td>State</td>
<td>NC</td>
<td>Zip Code 27610</td>
</tr>
<tr>
<td>Phone</td>
<td>919-443-0262</td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td>333 Wade Ave</td>
<td>City Raleigh</td>
</tr>
<tr>
<td>State</td>
<td>NC</td>
<td>Zip Code 27605</td>
</tr>
<tr>
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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 applicant is requesting a design adjustment from UDO Sec. 8.5.2.G to allow the existing streetscape to remain. The current streetscape section along the project frontage consists of a -2.5' grass strip and 5' concrete sidewalk. This streetscape is generally consistent along this 400' section of S. East Street.

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: 3/13/18

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;
   This request will allow the existing streetscape section to remain consistent along the block face which will retain the existing character of the area.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   No specific improvements are specified along this property frontage under the Comprehensive Plan or Area Plans.

C. The requested design adjustment does not increase congestion or compromise safety;
   The design adjustment will provide streetscape consistency along this block face which will not adversely affect congestion or safety.

D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
   Allowing the existing streetscape to remain will not create additional maintenance responsibilities for the City of Raleigh.

E. The requested design adjustment has been designed and certified by a Professional Engineer.
   Yes.
STATE OF NORTH CAROLINA
COUNTY OF Wake

I, Marlene Wynkoop, a Notary Public do hereby certify that Justin Meadows personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

This the 13 day of March, 2018.

Notary Public

Marlene Wynkoop
Disclaimer
Maps make 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.
323 S. EAST STREET
ADMINISTRATIVE SITE REVIEW
SR-108-17
TRANS# 539455
RALEIGH, NORTH CAROLINA
DECEMBER 14, 2017
REVISED MARCH 5, 2018
REVISED MARCH 29, 2018

OWNER/DEVELOPER:
FIVE HORIZONS DEVELOPMENT
410 Boylan Ave.
Raleigh, N.C. 27603
919-398-3927
stuart@fivehorizondevelopment.com

CIVIL ENGINEER:
JOHN A. EDWARDS & COMPANY
Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

IN ACCORDANCE WITH RALEIGH UNIFIED DEVELOPMENT ORDINANCE SECTION 9.2.2(A.1) THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE MAXIMUM PERCENTAGE OF IMPERVIOUS SURFACE COVERAGE OF 65% PER SECTION 9.2.2(A.4).

SITE DATA
PROPERTY OWNER:
COREY D. MASON
724 BRIGHTON ROAD
RALEIGH, NC 27610

SITE ADDRESS:
323 S. EAST STREET

WAKE COUNTY PIN #:
1703971500

PROPOSED USE:
ATTACHED HOUSE
40' MAX.

EXISTING USE:
DETACHED HOUSE

EXISTING USE:
DETACHED HOUSE

LOT SIZE:
6,804 SF (0.16 AC.)

STREET CLASSIFICATION:
NEIGHBORHOOD STREET

PROPOSED MAX. IMPERVIOUS AREA ALLOWABLE:
6,970 SF x 65%= 4,531

PROPOSED IMPERVIOUS AREA:
4,100 SF (59%)

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COREY D. MASON
724 BRIGHTON ROAD
RALEIGH, NC 27610

SITE ADDRESS:
323 S. EAST STREET

WAKE COUNTY PIN #:
1703971500

ZONING DISTRICT:
OX-3-DE

EXISTING USE:
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LOT SIZE:
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INDEX
CE-1 EXISTING CONDITIONS
CE-2 SITE PLAN
CE-3 UTILITY PLAN
CE-4 GRADING PLAN
A31.1 BUILDING ELEVATIONS
A31.2 BUILDING ELEVATIONS
A31.3 BUILDING ELEVATIONS
A31.4 BUILDING ELEVATIONS

FEE-IN-LIEU
THE APPLICANT IS REQUESTING TO PAY FEE-IN-LIEU FOR (2) REQUIRED STREET TREES AND 1' OF SIDEWALK WIDTH ALONG THE PROPERTY FRONTAGE.

DESIGN ADJUSTMENT APPLICATION
THE APPLICANT IS REQUESTING A DESIGN ADJUSTMENT FROM RIGHT-OF-WAY DEDICATION AND STREETSCAPE IMPROVEMENTS. A DESIGN ADJUSTMENT APPLICATION HAS BEEN SUBMITTED AND MAILERS HAVE BEEN RETURNED TO CITY OF RALEIGH FOR REVIEW (DA-11-2018).

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