LOCATION: This site is located on the northeast side of Six Forks Road, just south of the intersection of Six Forks and Dartmouth Roads at 110 Park at North Hills Street.

REQUEST: A 1,016 square foot expansion to an existing 2,250 square foot restaurant (totaling 3,266 SF), all on a 0.44 acre site zoned PD (MP-3-16).

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. 5’ Utility placement easement (UDO Article 8.5.)

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 01/23/19 by The John R. McAdams Co., Inc.

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.

☒ 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. The applicant shall provide proof of compliance with remote parking standards by submitting a signed agreement or lease indicating that required off-street parking shall be provided as long as the principal use continues and the principal use shall be discontinued should the required off-street parking no longer be provided on these off-site parcels (UDO 7.1.5).

2. Provide fire flow analysis.
Engineering

3. A fee-in-lieu for 1' of sidewalk width across the 24' frontage shall be paid to the City of Raleigh (UDO 8.1.10).

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.

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: 2-28-2022
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: 2/25/19

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</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Name</td>
<td>Rosewater Kitchen and Bar</td>
</tr>
<tr>
<td>Development Case Number</td>
<td>SR-113-18</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>578254</td>
</tr>
<tr>
<td>Design Adjustment Number</td>
<td>DA - 11 - 2019</td>
</tr>
</tbody>
</table>

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
- ✔ Development Engineering
- ✔ Public Utilities
- ✔ City Planning
- ✔ Transportation
- ✔ Parks & Recreation and Cult. Res.

STAFF RESPONSE

CONITIONS:

Development Services Director or Designee Action: ✔ APPROVE □ APPROVE WITH CONDITIONS □ DENY

Authorized Signature: Daniel A. King, PE
Engineer, Review Manager
Date: 2/28/19

*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).
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 [x]

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

Staff is in support of the proposed design adjustment to the block perimeter requirements of Article 8.3. The PD zoning requires a 4000’ maximum block length. The actual block length is approximately 6300 linear feet. The site lies within the North Hills East PD (MP-3-16) for which a series of private streets was developed for site interconnectivity. The concept of private street connectivity predates the current Unified Development Ordinance through cases MP-6-05 and S-62-07. The site layout of developed properties prohibits a public street connection through the associated site plan.
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 is in support of a design adjustment to the 5' utility placement easement along the Six Forks Road frontage. The site frontage is approximately 23 feet. Six Forks Road is a NCDOT maintained facility for which NCDOT will not allow street trees in the ROW or require a permit for the existing trees. Urban Forestry has determined that the street trees on private property satisfy the street tree requirement. See attached e-mails.
Thanks

Kevin Kidd CPESC, CFM
Engineering Reviewer
Development Engineering Division
City of Raleigh Development Services Department
One Exchange Plaza, 5th Floor
PO Box 590
Raleigh, NC 27602
919-996-4035
http://www.raleighnc.gov

From: Morris, Kyle D <kdmorris1@ncdot.gov>
Sent: Wednesday, January 30, 2019 9:56 AM
To: Padiak, Andy <padiak@mcadamsco.com>; Wheeler, Millard S <mwheeler@ncdot.gov>
Cc: Kidd, Kevin <Kevin.Kidd@raleighnc.gov>; Brennan, Sean P <spbrennan@ncdot.gov>
Subject: RE: [External] Rosewater kitchen & Bar (SPEC-18115) Street Tree Along Six Forks Road

Andy,

No street tree permit will be required for the existing trees at this site. Let me know if you need anything else.

Thanks,
Kyle Morris
Assistant District Engineer
Division 5/District 1
Department of Transportation

919-733-3213 office
kdmorris1@ncdot.gov

4009 District Drive (Physical Address)
Raleigh, NC 27607

1575 Mail Service Center (Mailing Address)
Raleigh, NC 27699-1575
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</th>
<th>CONTACT</th>
<th>OWNER</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Project Name</strong></td>
<td>Rosewater Kitchen and Bar</td>
<td></td>
</tr>
<tr>
<td><strong>Case Number</strong></td>
<td>SR-113-18</td>
<td></td>
</tr>
<tr>
<td><strong>Transaction Number</strong></td>
<td>578254</td>
<td></td>
</tr>
<tr>
<td><strong>Name</strong></td>
<td>Farm Table Wake Forest - Laszlo Lukacsi</td>
<td></td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>960 Gateway Commons Circle</td>
<td><strong>City</strong></td>
</tr>
<tr>
<td><strong>State</strong></td>
<td>NC</td>
<td><strong>Zip Code</strong></td>
</tr>
<tr>
<td><strong>Phone</strong></td>
<td>919-567-6714</td>
<td></td>
</tr>
<tr>
<td><strong>Name</strong></td>
<td>Linda Vasil</td>
<td><strong>Firm</strong></td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>2905 Meridian Parkway</td>
<td><strong>City</strong></td>
</tr>
<tr>
<td><strong>State</strong></td>
<td>NC</td>
<td><strong>Zip Code</strong></td>
</tr>
<tr>
<td><strong>Phone</strong></td>
<td>919-287-0902</td>
<td></td>
</tr>
</tbody>
</table>

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

- ✔ UDO Art. 8.3 Blocks, Lots, Access - See page 2 for findings
- ☐ UDO Art. 8.4 New Streets - See page 3 for findings
- ☐ UDO Art. 8.5 Existing Streets - See page 4 for findings
- ☐ Raleigh Street Design Manual - See page 5 for findings

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

We are respectively requesting a design variance to the maximum Block Perimeter length referenced under UDO Section 8.3.2.A.

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

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

[Signature]
Owner/Owner’s Representative Signature

1/2/19
Date

**CHECKLIST**

<table>
<thead>
<tr>
<th>Item</th>
<th>Included</th>
</tr>
</thead>
<tbody>
<tr>
<td>Signed Design Adjustment Application</td>
<td>✔</td>
</tr>
<tr>
<td>Page(s) addressing required findings</td>
<td>✔</td>
</tr>
<tr>
<td>Plan(s) and support documentation</td>
<td>✔</td>
</tr>
<tr>
<td>Notary page (page 6) filled out; Must be signed by property owner</td>
<td>✔</td>
</tr>
<tr>
<td>First Class stamped and addressed envelopes with completed notification letter</td>
<td>✔</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
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 meets the intent of this Article because there are man made barriers that prohibit the extension of a public street within this project boundary that could have any benefit for the public street network. Six Forks Road is separated from Park at North Hills Street by a +/-12 foot tall retaining wall.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   The Comprehensive Plan does not show a public street adjacent to the proposed site area therefore meeting the intent of this Article per Section 8.3.6.A.

C. The requested design adjustment does not increase congestion or compromise Safety;
   The design adjustment does not increase congestion or compromise safety because there are no congestion or safety issues at this time and the project does not change traffic flow.

D. The requested design adjustment does not create any lots without direct street Frontage;
   The design adjustment does not create any lots without direct street frontage per Section 8.3.6.D.

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.

Per Section 8.3.6.E.2 and 8.3.6.E.3, the site is located within the North Hills East Development Plan area which provides private street access to mixed use buildings within the site. Existing buildings and North Hills amenity areas prohibit the extension of a public road through the development, however private streets allow multiple access points to public Right-of-Ways.
STATE OF NORTH CAROLINA
COUNTY OF Wake

I, Abbie Greenslott Stanley, a Notary Public do hereby certify that
Andra Vasil
personally appeared before me this day and
acknowledged the due execution of the foregoing instrument.

This the 2day of January, 2019.

Notary Public

My Commission Expires: 10/25/2019
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>CONTACT PERSON</th>
<th>OWNER CONTACT PERSON</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name</td>
<td>Name</td>
</tr>
<tr>
<td>Address</td>
<td>Address</td>
</tr>
<tr>
<td>State, Zip</td>
<td>State, Zip</td>
</tr>
<tr>
<td>Phone</td>
<td>Phone</td>
</tr>
<tr>
<td>Firm</td>
<td>Firm</td>
</tr>
</tbody>
</table>

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

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

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

We are respectively requesting a design variance to not provide a 5’ General Utility Placement Easement and to allow the existing 5’ wide sidewalk to remain along Six Forks Road, a 6 Lane Divided Street type referenced under the Raleigh Street Design Manual.

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

<table>
<thead>
<tr>
<th>Item</th>
<th>Included</th>
</tr>
</thead>
<tbody>
<tr>
<td>Signed Design Adjustment Application</td>
<td>✓</td>
</tr>
<tr>
<td>Page(s) addressing required findings</td>
<td>✓</td>
</tr>
<tr>
<td>Plan(s) and support documentation</td>
<td>✓</td>
</tr>
<tr>
<td>Notary page (page 6) filled out; Must be signed by property owner</td>
<td>✓</td>
</tr>
<tr>
<td>First Class stamped and addressed envelopes with completed notification letter</td>
<td>✓</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
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 existing cross-section dimensions for Six Fork Road exceeds all required dimensions for a 6 Lane Divided Street Type with the exception of a 5' wide sidewalk. We are requesting the allowance of the existing 5' wide sidewalk built with the North Hills East PD to remain. The 5' General Utility Placement Easement does not exist for the adjacent developments along Six Forks Road and was not a requirement under the North Hills East PD. We are requesting the general easement be waived for the approximately 24' site frontage.

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

C. The requested design adjustment does not increase congestion or compromise safety;
   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
   The design adjustment does not create additional maintenance responsibilities for the City. We are requesting the 5' General Utility Placement Easement to be waived along the approximately 24' site frontage along Six Fork Road. The 5' General Utility Placement Easement does not exist for the adjacent developments along Six Forks Road and was not a requirement under the North Hills East PD. We are also requesting that the 5' wide sidewalk along Six Forks Road be accepted in lieu of the 6' wide sidewalk for 24' approx. site frontage.

E. The requested design adjustment has been designed and certified by a Professional Engineer.
   N/A
STATE OF NORTH CAROLINA
COUNTY OF Durham

I, Erica P. McDowell, a Notary Public do hereby certify that Linda Vasil personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

This the 18th day of February, 2019.

Notary Public

[Notary Seal]
Expiration date: 10-01-21
ROSEWATER KITCHEN & BAR
ADMINISTRATIVE SITE REVIEW
110 PARK AT NORTH HILLS ST
RALEIGH, NORTH CAROLINA, 27609

SHEET
PLAN INFORMATION
ROSEWATER KITCHEN & BAR
960 GATEWAY COMMONS CIRCLE
WAKE FOREST, NORTH CAROLINA 27587
PHONE: 919.624.1877

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

EXISTING CONDITIONS

C-1
ROSEWATER KITCHEN & BAR
ADMINISTRATIVE SITE REVIEW
110 PARK AT NORTH HILLS ST
RALEIGH, NORTH CAROLINA, 27609

1. 12-21-2018 - REVISED PER CITY OF RALEIGH COMMENTS
2. 01-23-2019 - REVISED PER CITY OF RALEIGH COMMENTS

1" = 20'

UTILITY GRAPHIC SCALE

EXISTING

EXISTING PARK AT N HILLS ST (PRIVATE)

EXISTING STATE AT N HILLS ST (PRIVATE)

EXISTING SR 1005- SIX FORKS ROAD (VARIABLE WIDTH PUBLIC R/W)

EXISTING SEATING AREA 818 SF

PLAN EX. BUILDING

EX. BUILDING

C-5
RENOVATED REAR ELEVATION
Scale: 1/4" = 1'-0"

RENOVATED RIGHT ELEVATION
Scale: 1/4" = 1'-0"

ELEVATION GENERAL NOTES
- USE ICE AND WATER SHIELD AT ALL ROOF PLANES SLOPED BELOW 4:12.
- SEE ROOF PLANS FOR ATTIC VENTILATION CALCULATION REQUIREMENTS.
- ALL WALL AND ROOF PENETRATIONS TO BE PAINTED TO MATCH ADJACENT FACADE MATERIAL.

EXTERIOR MATERIALS
- = SLATE ROOF (MATCH EXISTING AT DRY STORAGE ADDITION)
- = EXISTING LIMESTONE SKIRT TO REMAIN
- = NEW ARTISAN, FIBER CEMENT SIDING
- = NEW GLASS CURTAIN WALL SYSTEM

ADDITION
- "PANORAMIC DOORS" DOOR SYSTEM

STEEL I BEAM PER ST.