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.

PROJECT	**Project Name** 506 Jones Franklin Road Subdivision		
	Case Number S-90-17		
	Transaction Number 539547		
OWNER	**Name** BGM Development Company, Inc.		
	Address 51 Kilmayne Drive Suite 100		**City** Cary
	State NC	**Zip Code** 27511	**Phone** 919 481 9000
CONTACT	**Name** Alan Keith, P.E.	**Firm** Diehl & Phillips, P.A.	
	Address 1500 Piney Plains Road Suite 200		**City** Cary
	State NC	**Zip Code** 27518	**Phone** 919 467 9972
REQUEST	**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 506 Jones Franklin Road Subdivision creates 5 R-6 lots from an existing corner lot fronting on Jones Franklin Road and Barringer Drive. Two new lots will face Jones Franklin and two new lots will face Barringer. One lot is a corner lot. The block containing the new subdivision contains multiple zonings. The most restrictive block perimeter maximum length is 3,000 to 8,000 feet. The existing block perimeter is approximately 15,280 feet in length. Nearly all property within the block is fully developed, with various uses from single family residential to apartment uses. There are several dead-end streets or looped streets within the block, that if extended, would have created a much shorter block perimeter. Due to development approved in the past by the City of Raleigh, the existing block perimeter was created. A Design Adjustment is deemed reasonable, meeting conditions 2,3, and 6 of UDO Section 8.3.6.E.		

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 — president — Date 2/12/18

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 - -

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 proposed subdivision creates lots at the intersection of two existing streets. Vehicle and pedestrian access is provided via the street frontage.

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

The proposed subdivision is single family residential according to the current zoning. Further, additional right of way will be dedicated on Jones Franklin Road for future improvement of the street which will allow construction of a street section per the City plans.

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

The proposed subdivision creates two lots facing Barringer Drive, two lots facing Jones Franklin Road, and one corner lot. The trips generated by the additional lots will not significantly increase traffic volume. Emergency vehicle access is provided via Barringer or Jones Franklin.

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

All proposed lots have street frontage for direct street access.

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.

2 & 3. The proposed subidivision adjoins an existing apartment complex with no opportunity to connect to a public street. The existing block is almost completely built out with existing streets configured such that additional extensions or connections are precluded. The proposed subdivision can gain street access for all lots from existing streets without new street construction. A new street across the subject propoerty would create an extremely small block with no benefit for traffic or pedestrian circulation. Therefore, no new street is proposed.
6. To our knowledge, there are no current plans for construction on Jones Franklin Road or Barringer Drive.The proposed subdivision provides additional right of way for Jones Franklin Road. The additional right of way associated with the subdivision will benefit any future construction.

Individual Acknowledgement

DEVELOPMENT SERVICES DEPARTMENT

STATE OF NORTH CAROLINA
COUNTY OF Wake

INDIVIDUAL

I, Paige Teeter, a Notary Public do hereby certify that Colin MacNair personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

This the 12 day of February, 2018

(SEAL)

Notary Public Paige Teeter

My Commission Expires: 12-27-2021

PAIGE TEETER
My Commission Expires
NOTARY PUBLIC
December 27, 2021
WAKE COUNTY, NC

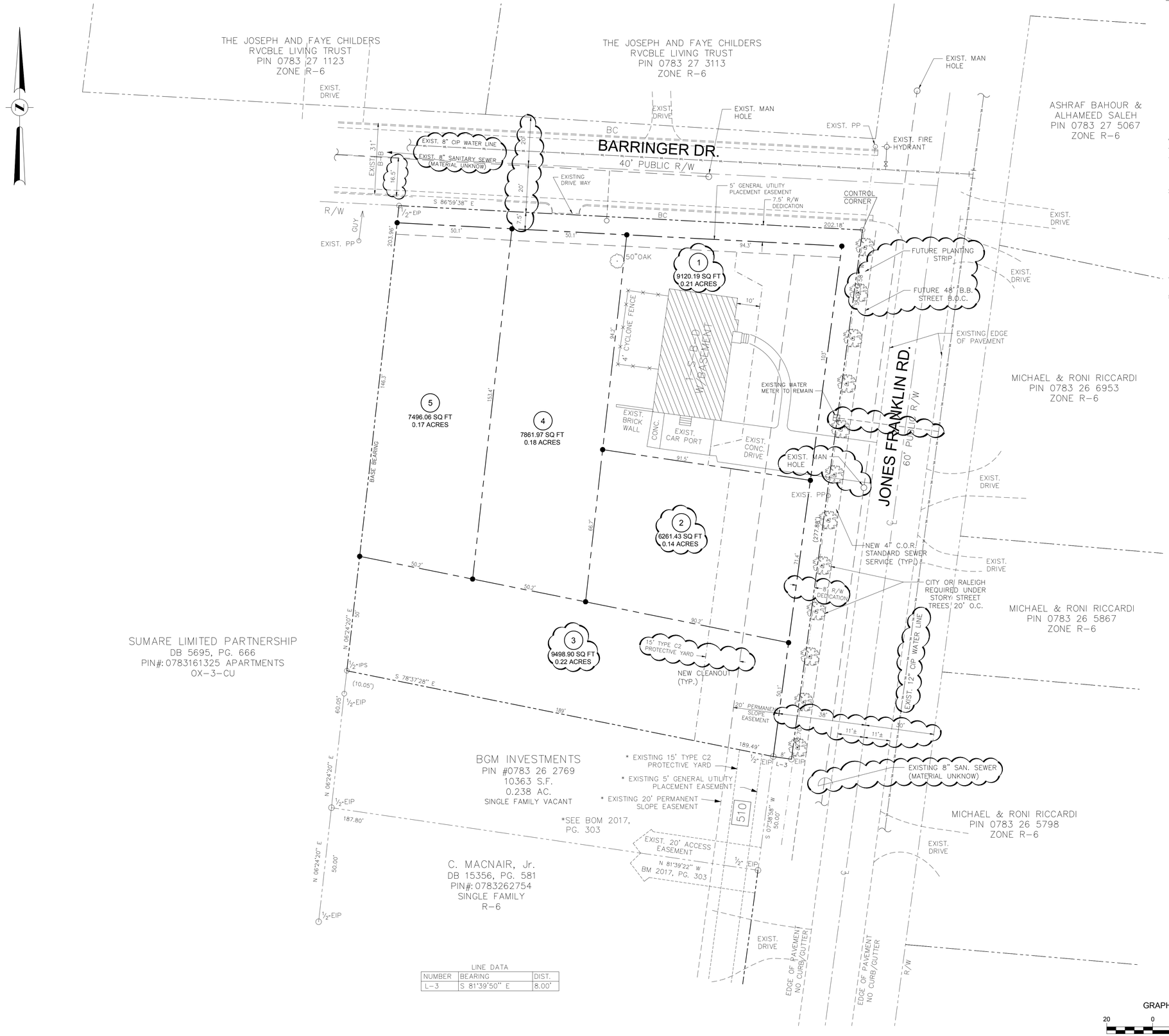
Block Perimeter Illustration
506 Jones Franklin Road Subdivision
S-90-17
Diehl & Phillips, P.A.

N

0 430 860 1,720 ft

1 inch = 800 feet

Disclaimer
*iMaps makes 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.*



LINE DATA

NUMBER	BEARING	DIST.
L-3	S 81°39'50" E	8.00'

Notes

1. Survey information from B.L. Scott Land Surveying.
2. Existing residence will remain.
3. Per UDO Section 9.2.2.A.2 subdivision is exempt from active stormwater control requirements. The lots are subject to impervious surface coverage requirements of UDO Section 9.2.2.
4. Per UDO Section 9.1.2 subdivision is exempt from tree conservation requirements.
5. All construction and materials in street right of way shall be in compliance with City of Raleigh Standards.
6. Fee-in-lieu for 6 foot of sidewalk (one side of Jones Franklin Road) for street frontage. Fee-in-lieu for 6 foot of sidewalk (one side of Barringer Drive) for street frontage.
7. Fee-in-lieu for six (6) street trees for Jones Franklin Road frontage for Lots 1, 2 and 3.
8. No public improvements are proposed.
9. ~~Proposed lots are subject UDO Section 2.2.1.B (infill rules).~~

TRANSPORTATION NOTES:

1. RIGHT OF WAY SHALL BE CLEARED AND GRUBBED WITHIN 50 FEET OF ALL RESIDENTIAL OR RESIDENTIAL COLLECTOR STREET INTERSECTIONS, RIGHT OF WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL OTHER STREET INTERSECTIONS.
2. MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY AND NO DRIVEWAYS OR PARKING SPACES SHALL ENCROACH ON THE MINIMUM CORNER CLEARANCE. DRIVEWAY TURNOUTS ON THE CORNER LOTS WILL BE REQUIRED TO BE A MINIMUM OF 20' FROM THE TERMINUS OF THE INTERSTION RADIUS AND NO CLOSER THA 3.5' FROM AN ADJACENT PROPERTY LINE.
3. NO SIGHT OBSTRUCTING, OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECT BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
5. WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMING OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.

Impervious Surface Summary

Existing Impervious Surface: 4,362 sq. ft.

Proposed Maximum Impervious Surface (Maximum 51% lot area for R-6 Zoning)

Lot 1 4,677 Sq. ft.*

Lot 2 3,210 Sq. ft.

Lot 3 4,858 Sq. ft.

Lot 4 4,009 Sq. ft.

Lot 5 3,822 Sq. ft.

***Existing gravel drive will be removed resulting in 3,229 square feet existing impervious surface on Lot 1. Additional impervious surface may be added to Lot 1 up to the maximum allowable 51% of lot area.**

Site Data

Owner and Developer: **BGM Development Company, Inc.**
51 Kilmayne Drive
Suite 100
Cary, NC 27511
919 481 9000

Street Address 506 Jones Franklin Road (inside City limits)

PIN 0783 26 2982

Area 0.99 acre

Zoning R-6

Existing Land Use Single Family Residential

Proposed Number of Lots 5 (One Phase)

Minimum Lot Size 6,000 sq. ft.

Proposed Minimum Lot Area 6,295 sq. ft.

Proposed Density: 5 units / 0.99 ac = 5.05 units / ac

Allowable Density: 6 units per acre

NORTH CAROLINA PROFESSIONAL SEAL 13371 ENGINEER ALAN R. KEITH

12/19/17

JOB NO. 2
DESIGN ARK
DRAWN MAT
CHECKED ARK
SCALE 1" = 20'
FILE BGM Investments Property.dwg

REVISIONS:

DIEHL & PHILLIPS, P.A.
CONSULTING ENGINEERS - LIC. NO. C-0465
1500 Piney Plains Rd., Suite 200
CARY, N.C. 27518 • (919) 467-9972

D&P

506 JONES FRANKLIN ROAD SUBDIVISION

RALEIGH, NORTH CAROLINA

SUBDIVISION PLAN