

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 911 N West St		
	Case Number		
	Transaction Number 528039		
OWNER	Name Atlas Stark Holdings		
	Address PO BOX 6309		City Raleigh
	State NC	Zip Code 27638	Phone 919.656.4937
CONTACT	Name Jennifer Wagner		Firm Stewart
	Address 421 Fayetteville St. Suite 400		City Raleigh
	State NC	Zip Code 27601	Phone 919.866.4829
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings	
	<input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings	
	<input checked="" type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings	
	Provide details about the request; (please attach a memorandum if additional space is needed):		
	<p>This project proposes to increase the right-of-way along N. West St. from 60' to 64'. A 6' planting strip and 6' sidewalk will be added. A 5' general utility easement will also be added. A portion of the planting strip and will be less than the required 6' due to the placement of the existing building. Additionally, the 5' utility easement cannot continue for the length of the sidewalk where the corner of the existing building protrudes into the right-of-way. The proposed 64' right-of-way dedication will also decrease where the existing building would further encroach into the right-of-way.</p>		

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.


2/8/18
 Owner/Owner's Representative Signature Date

CHECKLIST	
Signed Design Adjustment Application	<input type="checkbox"/> Included
Page(s) addressing required findings	<input type="checkbox"/> Included
Plan(s) and support documentation	<input type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input type="checkbox"/> 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 -	-
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Article 8.5 Existing Streets

Administrative Design Adjustment Findings



DEVELOPMENT
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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;

Per the COR UDO "Administrative design adjustments approved by the Public Works Director pursuant to Sec. 8.4.1.E. may be appropriate when an existing building would impede roadway expansion." The existing building does not allow enough room for a 6' planting strip or 5' utility easement along the entire length of the frontage.

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

The proposed improvements conform to Policy T 1.5; they maintain the warehouse feel of the neighborhood.

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

The proposed design provides additional multi-modal access to the site.

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

Proposed improvements to existing streets do not create additional maintenance responsibilities.

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

Joe Puckett, PE, of Stewart has designed these proposed improvements.

Raleigh Street Design Manual

Administrative Design Adjustment Findings



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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 the Raleigh Street Design Manual;
The existing building does not allow enough room for a 6' planting strip or 5' utility easement.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
The proposed improvements conform to Policy T 1.5; they maintain the warehouse feel of the neighborhood.
- C. The requested design adjustment does not increase congestion or compromise safety;
The proposed design provides additional multi-modal access to the site.
- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
Proposed improvements to existing streets do not create additional maintenance responsibilities.
- E. The requested design adjustment has been designed and certified by a Professional Engineer.
Joe Puckett, PE, of Stewart has designed these proposed improvements.

Individual Acknowledgement



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STATE OF NORTH CAROLINA
COUNTY OF wake

INDIVIDUAL

I, Catherine Ellis Easter, a Notary Public do hereby certify that
Gabriel Guillots personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 8th day of February, 2018.

CATHERINE ELLIS EASTER
Notary Public
(SEAL) North Carolina
Wake County

Notary Public Catherine Ellis Easter

My Commission Expires: December 12, 2022