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** Brier Creek North Subdivision		
	Case Number S-23-17		
	Transaction Number T#512075		
OWNER	**Name** Tim Dockery (CIP Brier Creek LLC)		
	Address 111 E. Hargett Street		**City** Raleigh
	State NC	**Zip Code** 27601	**Phone** 336-678-4125
CONTACT	**Name** Richard Brown, PLA	**Firm** Kimley-Horn	
	Address 421 Fayetteville St		**City** Raleigh
	State NC	**Zip Code** 27601	**Phone** 919-653-2976
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 subject property is zoned RX-3. - Article 8.2.3b requires a minimum block perimeter length of 3,000' - The current block length is approximately 19,200 lf. - This subdivision proposal improves the block connectivity with the dedication of Aviation Pkwy right of way, however this property is not capable of completely meeting the maximum block length. - See page 2 for more detail.		

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 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 - -

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 proposal meets the intent of this article to the maximum extent practicable. Per the attached subdivision plan, with the dedication of Aviation Parkway right of way, the block length will be reduced to ~13,000 lf. Additionally, Street 'A' within the property from Glenwood Ave., promotes connectivity as the east/west connection via easement though the NCDOT property.

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

The request conforms to the Comprehensive Plan and the Raleigh Streets Plan. Aviation Parkway is designated on the streets plan to be extended through the subject property. This subdivision proposes the dedication of Aviation right of way which allows for the extension.

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

The requested design adjustment does not increase congestion or compromise safety. The increased connectivity will help relieve congestion and promote safe circulation.

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

The requested design adjustment does not create lots w/o direct street frontage. See Subdivision Plan (attached).

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 requested design adjustment is reasonable due to the following factors:
1.) A north/south connection from Glenwood Ave to TW Alexander is not feasible due to steep topography within a narrow strip of property.
6.) Does not conflict with an approved or built roadway project. The plan allows for the construction of Aviation Pkwy. extension.
Other): The adjacent property to between the properties is owned by NCDOT. The preclusion of a public street right of way across the DOT property limits the ability of the project to provide an east/west connection, which could possibly achieve the max. block length.

Individual Acknowledgement

DEVELOPMENT SERVICES DEPARTMENT

STATE OF NORTH CAROLINA
COUNTY OF Wake

INDIVIDUAL

I, Tracie L. Jacobs, a Notary Public do hereby certify that Richard L. Brown personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

This the 13th day of March, 2018.

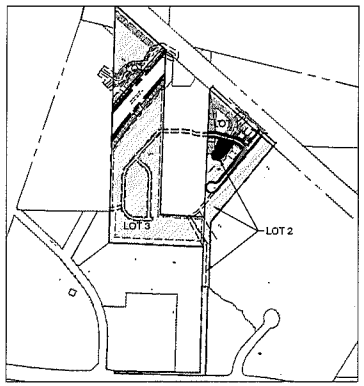
(SEAL) TRACIE L. JACOBS NOTARY PUBLIC WAKE COUNTY, NC

Notary Public Tracie L Jacobs

My Commission Expires 5.11.2020

Subdivision Data			
Property Information			
Existing Zoning	RX-3-PK-CU (Residential Mixed Use)		
	OX-3-PK (Office Mixed Use)		
Existing Use	Vacant		
Total Site Area	32.16	AC	
Project Data			
Existing Lots	1 Lot		
Proposed Lots	4 Lots		
Lot 1	2.23	AC	97,139 SF
Lot 2	6.61	AC	287,932 SF
Lot 3	14.80	AC	644,668 SF
Lot 4	4.99	AC	217,364 SF
Open Space and/or Common Area Lots	0 Lots		
Right of Way Dedication	3.53	AC	153,767 SF
BMP (Shown for Reference Only)	0.16	AC	6,970 SF
TCA	3.48	AC	151,589 SF
Outdoor Amenity	10% Required		
FEMA Map Panel #	3720075900J		
Existing Impervious Surface	0	AC	- SF
Proposed Impervious Surface	0.99	AC	43,124 SF
LF of Public Streets	1,033	LF	
LF of Public Sidewalks	1,890	LF	

LOT DIAGRAM



NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

LEGEND

- C.P. & L. EASEMENT (DUKE ENERGY)
- TREE CONSERVATION AREA (TCA)
- CONCRETE SIDEWALK
- STREAM BUFFER
- EXISTING STREAM
- PROPERTY LINE

LOT 4
4.99 ACRES
ZONING: OX-3-PK

LOT 1
2.23 ACRES
ZONING: RX-3-PK-CU

LOT 2
6.61 ACRES
ZONING: RX-3-PK-CU

LOT 3
14.80 ACRES
ZONING: RX-3-PK-CU

AVIATION PARKWAY
120' R.O.W. DEDICATION

PROPOSED STREET B

PROPOSED STREET A

NEIGHBORHOOD YIELD LOCAL STREET
50' R.O.W.

NEIGHBORHOOD LOCAL STREET
50' R.O.W.

20' SLOPE EASEMENT

50' SLOPE EASEMENT

RIGHT-OF-WAY DEDICATION

TREE CONSERVATION AREA
(388 + 1101.2 = 1488
CONSERVATION PLAN)

50' RIPARIAN STREAM BUFFER

20' ZONE 2 NUSE RIPARIAN BUFFER

EXISTING 20' CROSS-ACCESS PER APPROVED SP-36-12

PROPOSED 20' UTILITY EASEMENT

8' CONCRETE SIDEWALK (TYP.)

CITY OF RALEIGH FLOOD STORAGE EASEMENT (DB647)

30' WIDE ACCESS AND UTILITY EASEMENT

30' REAR SETBACK

20' REAR SETBACK

30' CITY OF RALEIGH SANITARY SEWER EASEMENT

20' CITY OF RALEIGH SANITARY SEWER EASEMENT

20' CITY OF RALEIGH SANITARY SEWER EASEMENT THROUGH ADJACENT PROPERTY

30' CITY OF RALEIGH SANITARY SEWER EASEMENT

NEIGHBORHOOD TRANSITION BUFFER

PATHWAY FRONTAGE - 10' WIDE

PROPOSED 10' VCW CITY OF RALEIGH TRANSIT EASEMENT

LFT STATION PER CITY OF RALEIGH STANDARDS

EXISTING WETLAND NOT TO BE DISTURBED DATA APPROVED BY USACE

CITY OF RALEIGH SANITARY SEWER LIFT STATION EASEMENT

EXISTING DUKE ENERGY TRANSMISSION POLE (TYP.)

FUTURE DUKE TRANSMISSION POLE EXPANSION FOR COORDINATION WITH DUKE ENERGY.

NEWLY LOCATED TRANSMISSION POLES (TYP.). NO GRADING PERMITTED WITHIN 20' OF POWER POLE

MATCH LINE - THIS SHEET

MATCH LINE - THIS SHEET

TW ALEXANDER DR
(SR 3067)

50'

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

Mo.	REVISIONS	DATE	BY
3	PER CITY COMMENTS	02/06/17	AHK
2	PER CITY COMMENTS	12/21/17	AHK
1	PER CITY COMMENTS	10/4/17	AHK

Kimley»Horn

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421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-677-2000
WWW.KIMLEY-HORN.COM

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 043142 BRADLEY J. COONEY
03/07/18

KHA PROJECT 012884005
DATE 04/26/2017
SCALE AS SHOWN
DESIGNED BY AHK
DRAWN BY AHK
CHECKED BY BJC

PRELIMINARY SUBDIVISION PLAN

PREPARED FOR
THE CROWN COMPANIES, LLC
BRIER CREEK - AVIATION PARKWAY NORTH
RALEIGH NORTH CAROLINA

C2.0

Plotted By:Kotter, Alexis Sheet Setting: Layout:C2.0 PRELIMINARY SUBDIVISION PLAN February 07, 2018 12:06:18pm K:\RDU_LDEV\012884005_Green_Aviation Parkway North\Planning Phase\PHS_CAD Files\PlanSheets_Subdivision Plans\C2.0_SITE PLAN.dwg
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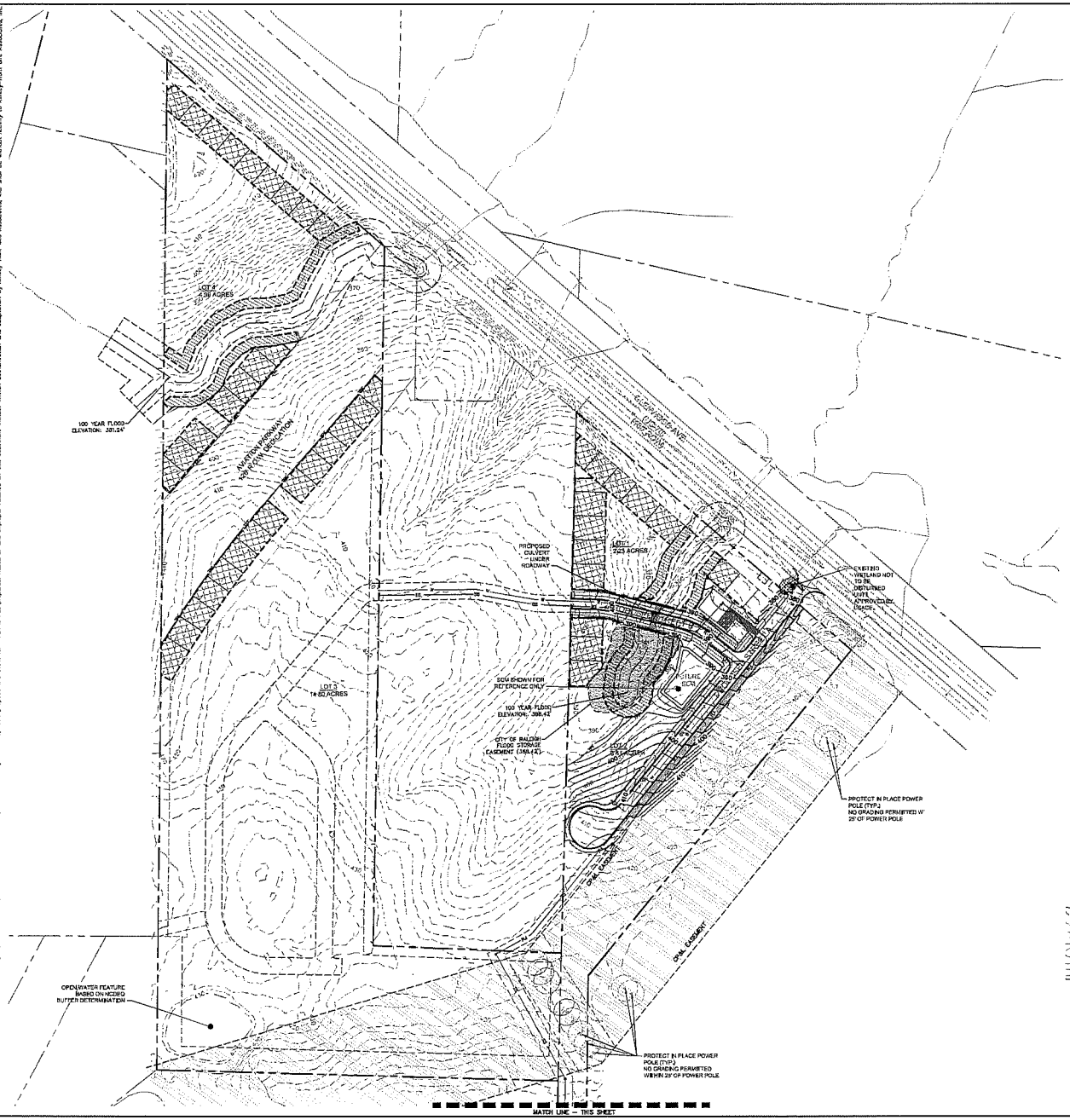


GRADING/DRAINAGE LEGEND

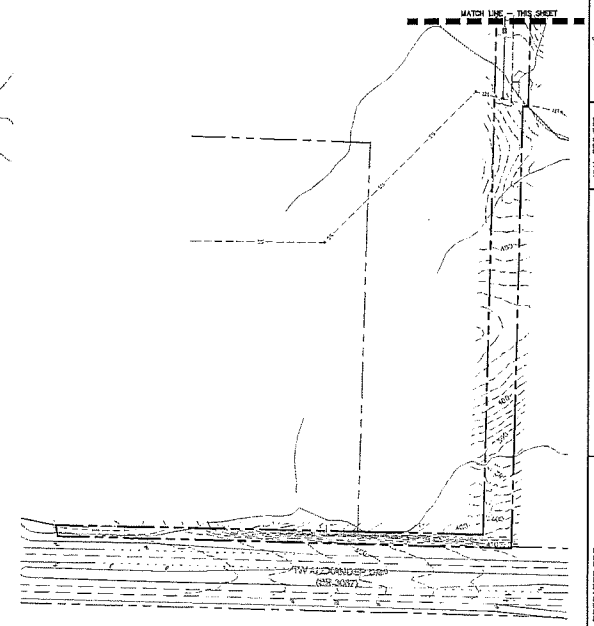
826	PROPOSED CONTOUR
825	EXISTING CONTOUR
	PROPOSED STORM PIPE
	TREE PROTECTION FENCE

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

STORMWATER NOTES

1. SCM LOCATIONS ARE SHOWN FOR REFERENCE ONLY
2. LOT 1 LIFT STATION, LOT 2 DEVELOPMENT AND PROPOSED STREET A AND B ROW WILL BE TREATED BY FUTURE SCM.
3. NO IMPROVEMENTS ARE PROPOSED FOR LOT 4.



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No.	REVISIONS	DATE	BY
3	PER CITY COMMENTS	02/06/17	AHK
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1	PER CITY COMMENTS	10/4/17	AHK

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 043142 BRADLEY J. COONEY 02/07/18

KHA PROJECT 012884006
DATE 04/26/2017
SCALE AS SHOWN
DESIGNED BY AHK
DRAWN BY AHK
CHECKED BY BJC

PRELIMINARY GRADING AND DRAINAGE PLAN

PREPARED FOR
THE CROWN COMPANIES, LLC
BRIER CREEK - AVIATION PARKWAY NORTH
RALEIGH NORTH CAROLINA

C4.0

Plotted By:Kaiser, Alexis Sheet Set:Kha Layout:C4.0 GRADING PLAN February 07, 2018 12:00:54pm K:\RDT_LDEV\012884006_Crown_Aviation Parkway North\Planning Phase\PIS_CAD Files\PlanSheets_Subdivision Plans\C4.0 GRAD AND STORM.dwg
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