

# 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.

<b>PROJECT</b>	<b>Project Name</b> John Chavis Memorial Park		
	<b>Case Number</b> SR-15-18		
	<b>Transaction Number</b> 545506		
<b>OWNER</b>	<b>Name</b> City of Raleigh Parks, Recreation, and Cultural Resources (Lora Greco)		
	<b>Address</b> 222 W. Hargett St. Suite 601		<b>City</b> Raleigh
	<b>State</b> NC	<b>Zip Code</b> 27601	<b>Phone</b> 919.996.4771
<b>CONTACT</b>	<b>Name</b> M. Eric Davis		<b>Firm</b> Surface678, P.A.
	<b>Address</b> 215 Morris Street, Suite 150		<b>City</b> Durham
	<b>State</b> NC	<b>Zip Code</b> 27701	<b>Phone</b> 919.419.1199
<b>REQUEST</b>	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input checked="" type="checkbox"/> <a href="#">UDO Art. 8.3 Blocks, Lots, Access</a>	- See page 2 for findings	
	<input type="checkbox"/> <a href="#">UDO Art. 8.4 New Streets</a>	- See page 3 for findings	
	<input type="checkbox"/> <a href="#">UDO Art. 8.5 Existing Streets</a>	- See page 4 for findings	
	<input type="checkbox"/> <a href="#">Raleigh Street Design Manual</a>	- See page 5 for findings	
	<b>Provide details about the request; (please attach a memorandum if additional space is needed):</b>		
Within an R10 zone, the requested linear foot of a block perimeter is 2,500 linear feet. However, John Chavis Memorial Park encompasses the vast majority of the block which has a perimeter of 5,600 linear feet. The parcel is already bisected by Little Rock Creek, is divided into several parcels and any further divisions would not be feasible nor practical given the existing conditions and historic nature of the park. See attached page showing the existing block perimeter, which in turn is the proposed block perimeter.			

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

3.23.2018

## CHECKLIST

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

Submit all documentation, with the exception of the required addressed envelopes and letters to [designadjustments@raleighnc.gov](mailto: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 8.3, 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;  
Even with a larger than preferred block perimeter the "intent" of this Article is met. Over the years, the park has developed a well-connected street network that is both safe and efficient for vehicular and pedestrian circulation. The park's trail system also provides a safe and convenient network of trail-ways for pedestrians and bikers alike.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
Given the existing conditions and historical nature of this park we fear any further parcel division to conform to the Comprehensive Plan for R10 zoning would not be feasible or practical.
- C. The requested design adjustment does not increase congestion or compromise Safety;  
Maintaining a block perimeter of 5,600 linear feet will not increase congestion or compromise safety within the block.
- D. The requested design adjustment does not create any lots without direct street Frontage;  
All 6 parcels have direct street frontage. (See attached page showing existing block perimeter where in turn is the proposed block perimeter).
- 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) Given that the parcel has already been bisected by Little Rock Creek any further parcel division would be detrimental to the historical character of the site.
- (3) Given the historical nature of the park and the layout of the park and surrounding neighborhoods any modifications to these properties would be impractical and detrimental to the neighborhood structure.

# Individual Acknowledgement



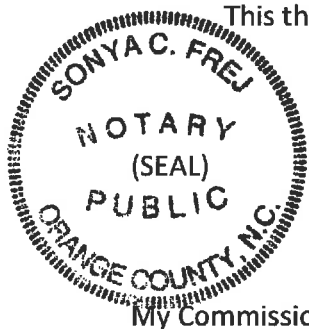
DEVELOPMENT  
SERVICES  
DEPARTMENT

STATE OF NORTH CAROLINA  
COUNTY OF Durham

INDIVIDUAL

I, Sonya C. Frej, a Notary Public do hereby certify that  
Robert Pratt personally appeared before me this day and  
acknowledged the due execution of the forgoing instrument.

This the 23<sup>rd</sup> day of March, 2018.



Notary Public Sonya C. Frej

My Commission Expires: 6.7.2022

## SITE DATA

Parcel	Owner	Address	Deed Reference	Zoning
PARCEL 1	CITY OF RALEIGH	520 E LENOIR ST	10777 PAGE: 555	R-20 (RESIDENTIAL-20)
PARCEL 2	CITY OF RALEIGH	501 MARTIN LUTHER KING JR BLVD	10777 PAGE: 555	R-20 (RESIDENTIAL-20)
PARCEL 3	CITY OF RALEIGH	807 CAPE AVE	1924 PAGE: 539	R-20 (RESIDENTIAL-20)
PARCEL 4	STATE OF NORTH CAROLINA	520 CAPE AVE	NO DEED FOUND	R-20 (RESIDENTIAL-20)
PARCEL 5	STATE OF NORTH CAROLINA	1001 GARNER RD	NO DEED FOUND	R-20 (RESIDENTIAL-20)
PARCEL 6	STATE OF NORTH CAROLINA	1001 GARNER RD	NO DEED FOUND	R-20 (RESIDENTIAL-20)

### MAP BOOK REFERENCES:

- BOOK OF MAPS: 2004 PAGE: 1937
- BOOK OF MAPS: 2012 PAGE: 445
- BOOK OF MAPS: 2005 PAGE: 2242
- BOOK OF MAPS: 1991 PAGE: 444

