

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 New Hope EMS		
	Case Number SR-93-17		
	Transaction Number 535602		
OWNER	Name Wendell B. Goodwin, PE, Vice President of Facilities		
	Address 9101 Fayetteville Road		City Raleigh
	State NC	Zip Code 27603	Phone 919-866-5148
CONTACT	Name Jonathan Allen, PE		Firm CALYX Engineers
	Address 6750 Tryon Road		City Cary
	State NC	Zip Code 27518	Phone 919-858-1831
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input checked="" 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 type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings	
	<input 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):		
Due to existing conditions on and adjacent to the subject property, the Block Perimeter requirement per UDO Section 8.3.2.A can not be met. Please see supporting information for this request on Page 2 and the attached Exhibit at the end of this document.			

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.

WAKE TECHNICAL COMM. COLLEGE, Wendell Goodwin 3/27/18
 Owner/Owner's Representative Signature Date

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 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 8.3, Blocks, Lots, Access

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 this Article;
The requested design adjustment meets the intent of Article 8.3, as further explained below.
- 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 Plans.
- C. The requested design adjustment does not increase congestion or compromise Safety;
The lack of an additional public street to meet the block perimeter requirement will not increase congestion or compromise safety.
- D. The requested design adjustment does not create any lots without direct street Frontage;
The requested design adjustment does not create any lots without direct street frontage.
- 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.

This design adjustment is requested as applicable to Items 2, 3 and 4.

Item 2. The property is bisected by a stream that is subject to Neuse River Buffers, which hinders the inclusion of a public street, as well as existing houses on the property to the north of the subject property.

Item 3. The property to the north of the subject property is an existing developed property (neighborhood).

Item 4. The adjoining use is not incompatible, but as mentioned in Item 3 above, the property to the north of the subject property is an existing developed property (neighborhood).

[See attached exhibit at the end of this document.]

Individual Acknowledgement



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STATE OF NORTH CAROLINA

INDIVIDUAL

COUNTY OF Wake

I, JACKIE JONES, a Notary Public do hereby certify that
Wendell Boodwin personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 27th day of March, 2018.

(SEAL)

Notary Public

Jackie Jones

My Commission Expires: March 14, 2022

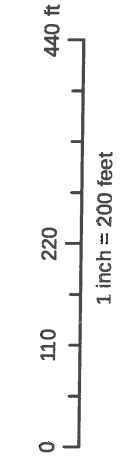


Existing Developed Property

New Hope EMS station with associated parking and access drive

Creek centerline (subject to Neuse Buffer Rules)

New Hope EMS



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