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** PHD STORAGE 7101 Glenwood Avenue		
	Case Number SR-89-17		
	Transaction Number 513422		
OWNER	**Name** PHD@7101Glenwood, LLC		
	Address 3930 Max Place		**City** Boynton Beach
	State Florida	**Zip Code** 33436	**Phone** 561-600-8652
CONTACT	**Name** Donald Curry, PE	**Firm** The Curry Engineering Group, PLLC	
	Address 205 South Fuquay Avenue		**City** Fuquay-Varina
	State North Carolina	**Zip Code** 27526	**Phone** 919-819-5407
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):		
	This design adjustment is being submitted due to the impossibility of the city block perimeter requirement. The surrounding properties are all developed and have buildings very near to the shared property lines. Additionally, the grades at these shared property lines are very steep, some with a 20'+ increase in grade at a nearly 1:1 slope. There are also transitional buffers as well as multiple Tree Conservation Areas along the perimeter of the property itself.		

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

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 design adjustment meets the intent of Article 8.3, by not interrupting connected streets or future development. We have connected our ADA accesible sidewalk to the right-of way and will pay a fee-in-lieu of sidewalk across the frontage of the property.

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

Design adjustment does not interrupt any comprehensive or adopted city plans.

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

This design adjustment does not increase traffic flow or congestion onto Glenwood Avenue.

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

The existing property has 250' of street frontage that will not be changed.

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 design adjustment is reasonable due to parameter: 1, 2, 3, and 4.

Individual Acknowledgement

DEVELOPMENT SERVICES DEPARTMENT

STATE OF NORTH CAROLINA **INDIVIDUAL**
COUNTY OF _____

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

This the _____ day of _____, 20___.

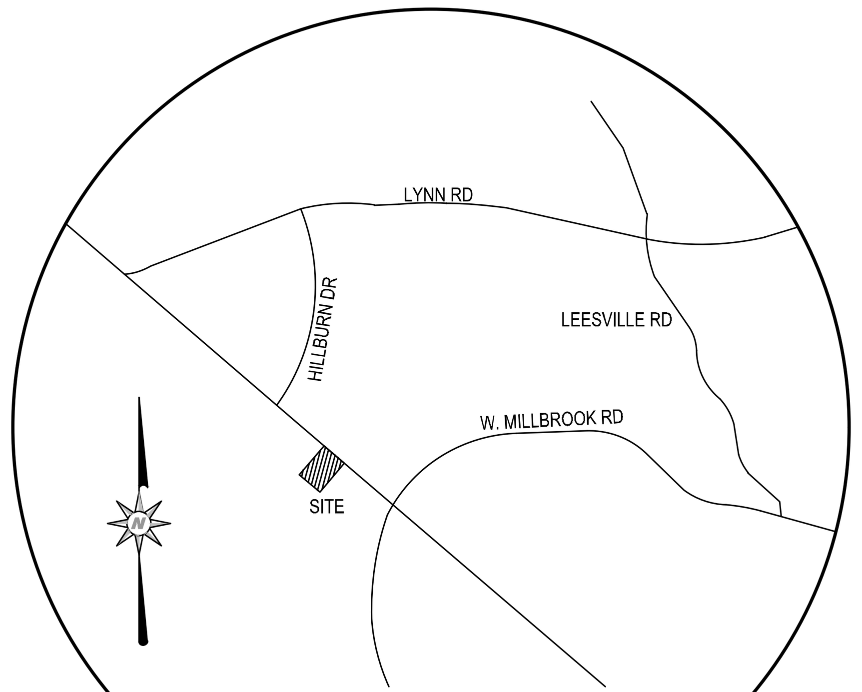
(SEAL) Notary Public _____

My Commission Expires: _____

PHD 7101 GLENWOOD - RALEIGH, NC

CITY OF RALEIGH
WAKE COUNTY, NORTH CAROLINA

1st SUBMITTAL TO CITY OF RALEIGH: OCTOBER 24, 2017



VICINITY MAP
NOT TO SCALE

SITE INFORMATION:

LOCATION:	7101 GLENWOOD AVENUE RALEIGH, NC
COUNTY:	WAKE COUNTY
PARENT PIN:	0786493392
DB/PG:	016834 / 02356
ZONING:	CX-3-PL
ACREAGE (ORIG):	3.46 AC
SETBACKS:	
FRONT:	15' TRANSITIONAL YARD
SIDE:	6'/10' TRANSITIONAL YARD
REAR:	20' TRANSITIONAL YARD
BUILDING DATA:	
BUILDING SIZE:	39,116 (EXIST. 1 STORY) 78,232 (EXIST. 2 STORY) 51,428 SF (1st STORY GROSS) 51,428 SF (2nd STORY GROSS) 102,856 SF (2-STORY TOTAL)
PROPOSED USE:	SELF-SERVICE STORAGE FACILITY
BUILDING HEIGHT:	48'-4" (2 STORY)
PARKING:	
EXISTING RECREATION SPECIFICATION:	1 SPACE / 300 SF 78,323 SF
PARKS REQUIRED FOR EXISTING GYM:	= 261 PARKS
SELF-SERVICE STORAGE SPECIFICATION:	1 SPACE / 100 STORAGE UNIT 1,000 UNITS
TOTAL PARKS REQUIRED:	= 10 PARKS
PROVIDED PARKING:	26 STANDARD 5 H/C ACCESSIBLE 60 EXISTING PARKS
TOTAL PARKS:	= 91 PARKS

PARKING MITIGATION NEEDED FOR PROVIDING 150% OF REQUIRED PARKING. MITIGATION MEASURES #1 AND #3 FROM PAGE 7-7 OF THE UDO. NO ADDITIONAL IMPERVIOUS IS BEING ADDED TO THE SITE. LANDSCAPING ISLANDS AND TREES MEET REQUIRED DIMENSIONS.

IMPERVIOUS AREAS:	
EXISTING:	
PAVEMENT:	68,970 SQ FT (1.58 AC)
SIDEWALK:	3,642 SQ FT (0.08 AC)
BUILDING:	39,116 SQ FT (0.90 AC)
TOTAL EXISTING IMPERVIOUS:	111,728 SQ FT (2.56 AC - 74.1%)
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PAVEMENT:	52,018 SQ FT (1.19 AC)
SIDEWALK:	4,637 SQ FT (0.11 AC)
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TOTAL IMPERVIOUS:	108,083 SQ FT (2.48 AC - 71.7%)

Sheet List Table

Number	Sheet Title
C-00	COVER SHEET
C-00A	COVER SHEET NOTES
C-01	EXISTING CONDITIONS
C-02	DEMOLITION PLAN
C-03	SITE PLAN
C-04	UTILITY PLAN
C-05	GRADING AND DRAINAGE PLAN
C-06	EROSION CONTROL PLAN (NOT INCLUDED IN THIS SUBMITTAL)
C-07	EXISTING DRAINAGE AREAS
C-08	PROPOSED DRAINAGE AREAS
C-09	LANDSCAPE PLAN
D-01	SITE DETAILS I
D-02	SITE DETAILS II
D-03	WATER DETAILS I
D-04	WATER DETAILS II
D-05	DRAINAGE DETAILS
D-06	EROSION CONTROL DETAILS
L-01	LANDSCAPE / TCA PLAN
L-02	LANDSCAPE DETAILS
A2.01	BUILDING ELEVATIONS

Administrative Site Review Application (for UDO Districts only)

DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
Litchford Satellite Office | 8320 – 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate building type and include the Plan Checklist document.

BUILDING TYPE		FOR OFFICE USE ONLY
☐ Detached	☒ General	Transaction Number
☐ Attached	☐ Mixed Use	Assigned Project Coordinator
☐ Apartment	☐ Open Lot	Assigned Team Leader
☐ Townhouse		

*Has your project previously been through the **Due Diligence or Sketch Plan Review** process? If yes, provide the transaction #*

GENERAL INFORMATION

Development Name: PHD 7101 GLENWOOD AVE			
Zoning District: CX-3-PL	Overlay District (if applicable): N/A	Inside City Limits? ☒ Yes ☐ No	
Proposed Use: SELF-STORAGE FACILITY			
Property Address(es): 7101 GLENWOOD AVENUE	Major Street Locator: GLENWOOD AVENUE		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
P.I.N. 0786493392	P.I.N.	P.I.N.	P.I.N.

What is your project type? ☐ Apartment ☐ Mixed Residential ☐ Duplex ☐ Non-Residential Condo ☐ Telecommunication Tower ☐ Elderly Facilities ☐ School ☐ Religious Institutions ☐ Hospitals ☐ Shopping Center ☐ Residential Condo ☐ Hotels/Motels ☐ Banks ☐ Retail ☐ Office ☐ Industrial Building ☐ Cottage Court ☒ Other: If other, please describe: SELF-STORAGE FACILITY

WORK SCOPE	Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements. BUILDING EXPANSION, PAVEMENT DEMOLITION, GRADING, RE-PAVING OF PARKING LOT, UTILITY RELOCATION
DESIGN ADJUSTMENT OR ADMIN ALTERNATE	Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE N/A
CLIENT/DEVELOPER/ OWNER	Company PDH@7101GLENWOOD; Name (s) JEFF LEWIN Address 3930 MAX PLACE, BOYNTON BEACH, FL, 33436 Phone 561-600-8652; Email JEFF@PHDEVELOPERS.COM; Fax
CONSULTANT (Contact Person for Plans)	Company THE CURRY ENGINEERING GROUP, PLLC; Name (s) DONALD CURRY, PE Address 205 SOUTH FUQUAY AVENUE, FUQUAY-VARINA, NC 27501 Phone 919-552-0849; Email DON@CURRYENG.COM; Fax 919-552-2043

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information	Building Information
Zoning District(s): CX-3-PL	Proposed building use(s): SELF-STORAGE FACILITY
If more than one district, provide the acreage of each: N/A	Existing Building(s) sq. ft. gross: 39,111
Overlay District: N/A	Proposed Building(s) sq. ft. gross: 102,856
Total Site Acres Inside City Limits ☒ Yes ☐ No	Total sq. ft. gross (existing & proposed) 102,856
Off street parking: Required 10 Provided 91	Proposed height of building(s) MATCH EXISTING
COA (Certificate of Appropriateness) case # N/A	# of stories 2
BOA (Board of Adjustment) case # A- N/A	Ceiling height of 1st Floor
CUD (Conditional Use District) case # Z- N/A	
Stormwater Information	
Existing Impervious Surface 2.56 AC acres/square feet	Flood Hazard Area ☐ Yes ☒ No
Proposed Impervious Surface 2.56 AC acres/square feet	If Yes, please provide:
Neuse River Buffer ☐ Yes ☒ No Wetlands ☐ Yes ☒ No	Alluvial Soils Flood Study FEMA Map Panel #

FOR RESIDENTIAL DEVELOPMENTS

1. Total # Of Apartment, Condominium or Residential Units	5. Bedroom Units: 1br 2br 3br 4br or more
2. Total # Of Congregate Care Or Life Care Dwelling Units	6. Infill Development 2.2.7
3. Total Number of Hotel Units	7. Open Space (only) or Amenity
4. Overall Total # Of Dwelling Units (1-6 Above)	8. Is your project a cottage court? ☐ Yes ☐ No

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.

I hereby designate DONALD CURRY, P.E. to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed Claudia Bodasing as agent Date 4·19·18
Printed Name Claudia Bodasing
Signed ______ Date ______
Printed Name ______

PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

GOVERNING AGENCIES:

PLANNING/ZONING/LANDSCAPE:
CITY OF RALEIGH
DEVELOPMENT SERVICES
1 EXCHANGE PLAZA, SUITE 400
RALEIGH, NC 27587 919-996-2478
CONTACT: MR. MITCH HALEY

ENGINEERING
CITY OF RALEIGH
ENGINEERING SERVICES
ONE EXCHANGE PLAZA, SUITE 801
RALEIGH, NC 27601 919-996-5575
CONTACT: MR. RICHARD KELLY

STORMWATER / EROSION CONTROL
CITY OF RALEIGH
STORMWATER SERVICES
ONE EXCHANGE PLAZA, SUITE 304
RALEIGH, NC 27601 919-996-3515
CONTACT: MR. BENJAMIN BROWN, PE

US ARMY CORPS OF ENGINEERS (USACE)
USACE RALEIGH FIELD OFFICE
3331 HERITAGE TRADE DR. SUITE 105
WAKE FOREST, NC 27587
919-554-4884
CONTACT: MR. JAMES LASTINGER

UTILITY AGENCIES:

WATER & SEWER
CITY OF RALEIGH PUBLIC UTILITIES
ONE EXCHANGE PLAZA
RALEIGH, NC 27601
919-996-3484 (o)
CONTACT: CESAR SANCHEZ
EMAIL: cesar.sanchez@raleighnc.gov

TRANSACTION NUMBER: 533941

TRANSACTION NUMBER: SR-89-17

Civil Engineer:

The Curry Engineering Group, PLLC
NC License # P-0799
PO Box 2018
205 S. Fuquay Ave
Fuquay-Varina, NC 27526
919.552.0849 (o)
Contact: Don Curry, PE
don@curryeng.com

Surveyor:

Taylor Land Consultants, PLLC
1600 Olive Chapel Road, Suite 140,
Apex, NC 27502
Phone: 919-801-1104
Contact: Jeremy Taylor, PLS
Email: jeremy@taylorlc.com

Owner/Developer:

PHD @ 7101 Glenwood, LLC
3930 Max Place
Boynton Beach, FL 33436
Phone: 561-600-8652
Contact: Jeff Lewin
Email: jeff@phdevelopers.com

Architect:

CLINE DESIGN ASSOCIATES, PA
125 N. Harrington St., Suite 150
Raleigh, NC 27603
Phone: 919.883.6413 (o)
Contact: James McWhorter, AIA
Email: JamesM@clinedesignassoc.com

Landscape Architect:

Southwell Design, PLLC
PO Box 37178
Raleigh, NC 27627
919.272.6729 (o)
Contact: Adam Southwelll, PLA, ASLA, LEED GA
adam@southwelldesign.com

BEFORE YOU DIG
CALL TOLL FREE
1 800 632 4949
NORTH CAROLINA
ONE-CALL CENTER

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REVISIONS		
1	12 / 15 / 2017	CITY OF RALEIGH COMMENT RESPONSE #1
2	02 / 19 / 2018	CITY OF RALEIGH COMMENT RESPONSE #2
3	03 / 23 / 2018	CITY OF RALEIGH COMMENT RESPONSE #3
4	04 / 20 / 2018	CITY OF RALEIGH COMMENT RESPONSE #4

DATE: OCTOBER 2017 HORZ. SCALE: SCALE
FILE NO. 2017-033 ORIG. SHEET SIZE: 24 x 36

PHD 7101 GLENWOOD AVE - RALEIGH, NC
COVER SHEET

Curry ENGINEERING
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526
NC LIC. NO. P-0799

C-00

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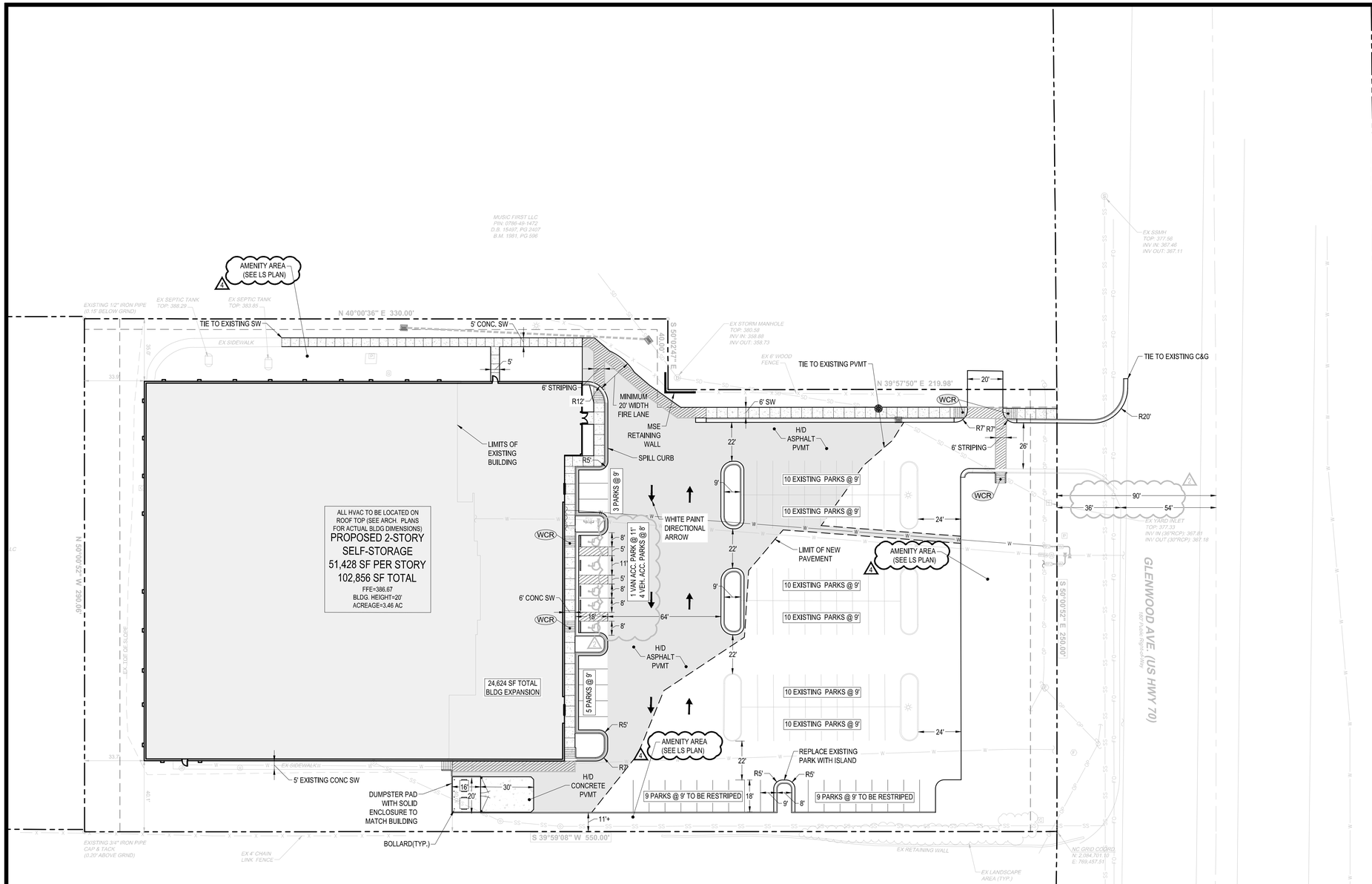

SITE NOTES:

1. ALL SIGNS SHOULD USE PRISMATIC SHEETING THAT MEETS MINIMUM RETROREFLECTIVITY STANDARDS FOUND IN THE LATEST EDITION OF THE MUTCD.
2. ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CITY OF RALEIGH, NCDOT, AND NCDEQ STANDARD SPECIFICATIONS AND DETAILS.
3. ALL ASPHALT EDGES SHALL BE SAW CUT TO PROVIDE A GOOD LONGITUDINAL JOINT. MILL 1.5 FEET AT 1.5 INCHES DEEP MINIMUM TO PROVIDE A LONGITUDINAL LAP JOINT FOR FINAL SURFACE LAYER. NO MILLING SHALL BE LEFT FOR A PERIOD OF TIME GREATER THAN 48 HOURS BEFORE A STREET IS TO BE PAVED/RESURFACED.
4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO CARRY OUT THE WORK.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL GRADES PRIOR TO THE START OF CONSTRUCTION.
6. DUMPSTER PAD GATE ENCLOSURE SHALL BE SOLID AND COLORED TO MATCH THE BUILDING.
7. EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE FIELD VERIFIED.
8. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB, FACE OF BUILDING, OR PROPERTY LINE UNLESS SHOWN OTHERWISE.
9. TACTILE WARNING MATS ARE TO BE INSTALLED ON ALL WHEELCHAIR RAMPS.
10. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
11. MAX. SIDEWALK CROSS-SLOPE IS 2%.
12. ALL SIGNAGE SHALL COMPLY WITH CITY OF RALEIGH ORDINANCE, LATEST EDITION.
13. CONTRACTOR SHALL REPAIR ENTIRE ASPHALT CRACKS, SEAL COAT, AND RE-STRIPE EXISTING PARKING SPACES.

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DB/PG:	016834 / 02356
ZONING:	CX-3-PL
ACREAGE (ORIG):	3.46 AC
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SITE LEGEND

- CONC. CURB & GUTTER
- MINIMUM BUILDING SETBACK LINE
- DRIVE AISLE, HEAVY-DUTY PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE DUMPSTER PAD
- BUILDING
- WHEELSTOP
- HANDICAP PARK
- WCR — WHEELCHAIR RAMP
- SIGNAGE
- SPILL LIP
- TRAVEL DIRECTIONAL ARROWS
- 182 — EXISTING CONTOUR

BEFORE YOU DIG CALL TOLL FREE 1 800 632 4949

NORTH CAROLINA ONE-CALL CENTER

SCALE: 1 IN = 30 FT

30' 15' 0 30' 60'

SCALE IN FEET HORIZONTAL

NOT FOR CONSTRUCTION

SEAL

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

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PHD 7101 GLENWOOD AVE - RALEIGH, NC

SITE PLAN

Curry ENGINEERING
203 S. Fuquay Avenue
Fuquay-Varina, NC 27526
T (919) 552-0949
F (919) 552-2343
NC LIC. NO. P-0769

C-03

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