



# Design Adjustment Application

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		CONTACT OWNER		REQUEST	
Project Name Trinity Brownstones II		Name Trinity Brownstones, LLC - Mick Michael		<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access <input type="checkbox"/> UDO Art. 8.4 New Streets <input type="checkbox"/> UDO Art. 8.5 Existing Streets <input type="checkbox"/> Raleigh Street Design Manual	
Case Number		Address 441 Six Forks Road Suite 106-117		Provide details about the request; (please attach a memorandum if additional space is needed): - See page 2 for findings - See page 3 for findings - See page 4 for findings - See page 5 for findings	
Transaction Number		Name Andrew Petty, PE		Please see attached for details.	
		Address 205 South Fuquay Avenue			
		State NC			
		City Raleigh			
		Zip Code 27609			
		Phone 919-414-4780			
		Firm Curry Engineering Group, LLC			
		City Fuquay-Varina			
		Address 205 South Fuquay Avenue			
		State NC			
		Zip Code 27526			
		Phone 919.552.0849			
I am seeking a Design Adjustment from the requirements set forth in the following:					

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.  
 Date 6.7.18  
 Owner/Owner's Representative Signature *[Signature]*

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.  
 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 -
		-

Design Adjustment Request

Code Section Referenced	Justification
UDO Section 8.3 – Block Perimeter	<p>A design adjustment to the block perimeter is hereby requested due to environmental and transportation constraints to the development of approximately 1.5 acres of land into a 13 individually owned townhome community located along Trinity Road near the intersection with Interstate 40. The community is bordered to the south by an existing Duke Power easement and jurisdictional environmental features that drain to Richlands creek, the east by the existing phase of this townhome community, the west by an existing single family dwelling unit and to the north by Trinity Road. The project will connect to the existing stub street constructed as part of the Trinity Brownstones Development to serve all the proposed units within the proposed community. This project is not proposing a 2<sup>nd</sup> connection to Trinity Road based on feedback from meetings with the North Carolina Department of Transportation (NCDOT), because of the limited roadway frontage of the property and location of adjacent driveways along Trinity Road which are in close proximity to one another along Trinity Road with in the project vicinity NCDOT would not approve a full access driveway connection on Trinity Road. The street connection to Trinity Road as part of the Trinity Brownstones development was limited by NCDOT to right in, right out and left in due to sight distances and proximity to adjacent driveways. An additional street connection or driveway on Trinity Road in this area would increase congestion and public safety concern.</p> <p>There are no other public roadways that can be connected however the project is proposing a stub street for future connection to the southern property boundary. The property to the south is vacant and undeveloped. Unlike the Trinity Brownstones subdivision, a stub street to the south would be located further away from the jurisdictional pond and stream with more room for development that could utilize the street.</p> <p>For these reasons, we requested consideration for a design adjustment to UDO Section 8.3 – Block Perimeter.</p>



## Article 8.3, Blocks, Lots, Access Administrative Design Adjustment Findings

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 project as designed connects to an existing stub street and is stubbing another street to the southern adjacent parcel that is vacant and undeveloped.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans; the project is in compliance with the Comprehensive Plan and adopted City plans. All streets are in accordance with the COR Street Design Manual.
- C. The requested design adjustment does not increase congestion or compromise Safety; the purpose for the design adjustment is to eliminate congestion and reduce the risk of public safety.
- D. The requested design adjustment does not create any lots without direct street frontage; the proposed 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.

My Commission Expires: 8/14/2020

Sandra G. McQueen  
Notary Public  
Wake County, North Carolina  
My Commission Expires 8/14/2020

Notary Public Sandra G. McQueen

This the 7 day of June, 2018.

I, Sandra G. McQueen, a Notary Public do hereby certify that Larry Michael Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

STATE OF NORTH CAROLINA  
COUNTY OF Wake

INDIVIDUAL

# Individual Acknowledgement



DEPARTMENT  
SERVICES  
DEPARTMENT