

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 Thornton Reserve		
	Case Number S-6-18		
	Transaction Number 544722		
OWNER	Name RK Ventures LLC		
	Address 1330 Sunday Drive, Suite 105		City Raleigh
	State NC	Zip Code 27607	Phone 919-861-2929
CONTACT	Name Jon Eakins, PE		Firm The Nau Company PLLC
	Address PO Box 810		City Rolesville
	State NC	Zip Code 27571	Phone 919-465-6395 x4
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input 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 checked="" 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):		
This application seeks to waive the requirement for the 5' utility placement easement along the project's frontage with Thornton Road. Thornton Road is a NCDOT maintained road (SR2043). Per UDO 8.5.1.D.4 when a development abuts a street controlled by NCDOT street trees may not be required in the right-of-way. The project proposes Tree Conservation Area and SHOD yard plantings along the Thornton Road frontage that supersede the requirements of the C2 street protective yard per UDO 7.2.4.B. Since no trees will be in the public right-of-way there will not be the tree planting conflicts that necessitate the 5' utility placement easement.			

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.

Robert Agnew
Owner/Owner's Representative Signature

6/28/2018
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 - 59 - 2018
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Raleigh Street Design Manual

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 the Raleigh Street Design Manual;
The intent of the utility easement is to provide an area for power poles, fiber optic lines and other dry utilities. There are no street trees proposed for this project along the Thornton Road frontage that would conflict with these dry utilities
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
The Comprehensive Plan and adopted City plans do not address the 5' utility easement.
- C. The requested design adjustment does not increase congestion or compromise safety;
The presence or absence of the utility easement does not effect congestion or safety
- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
Thornton Road is an NCDOT maintained road. Any current or future road and utility maintenance will take place in the public right-of-way
- E. The requested design adjustment has been designed and certified by a Professional Engineer.
No design is necessary for this adjustment.

Individual Acknowledgement



DEVELOPMENT
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DEPARTMENT

STATE OF NORTH CAROLINA

INDIVIDUAL

COUNTY OF WAKE

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

This the 28TH day of JUNE, 2018.

(SEAL)

JESSE T. BUCHANAN NOTARY PUBLIC HARNETT COUNTY, N.C.
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Notary Public 

My Commission Expires: 2/4/2020