

# 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> James River Equipment	
	<b>Case Number</b> SR-47-2018; R-140-17	
	<b>Transaction Number</b> 556111	
	<b>Name</b> James River Equipment	
<b>OWNER</b>	<b>Address</b> 1128 US-70	<b>City</b> Garner
	<b>State</b> NC	<b>Zip Code</b> 27529
	<b>Phone</b> 919-772-2121	
<b>CONTACT</b>	<b>Name</b> Charlie Townsend	<b>Firm</b> WithersRavenel
	<b>Address</b> 137 S. Wilmington Street Suite 200	<b>City</b> Raleigh
	<b>State</b> NC	<b>Zip Code</b> 27601
	<b>Phone</b> 919-469-3340	
<b>REQUEST</b>	<b>I am seeking a Design Adjustment from the requirements set forth in the following:</b>	
	<input checked="" type="checkbox"/> <b>UDO Art. 8.3 Blocks, Lots, Access</b>	- See page 2 for findings
	<input type="checkbox"/> <b>UDO Art. 8.4 New Streets</b>	- See page 3 for findings
	<input type="checkbox"/> <b>UDO Art. 8.5 Existing Streets</b>	- See page 4 for findings
	<input type="checkbox"/> <b>Raleigh Street Design Manual</b>	- See page 5 for findings
	<b>Provide details about the request; (please attach a memorandum if additional space is needed):</b>	
	Please see attached memorandum.	

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	<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

<b>For Office Use Only</b>	<b>RECEIVED DATE:</b>	<b>DA - 75 - 2018</b>
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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 intent of Article 8.3 is met. The site provides two access points and appropriate circulation throughout the site. However, all parcels surrounding the subject site are undeveloped and there are no streets to connect to.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
The subject plan proposes the development of 25.6 acres on Auburn Church Road. All surrounding properties are undeveloped. There are no proposed streets in the Comprehensive Plan Street Map located on the block of the subject property.
- C. The requested design adjustment does not increase congestion or compromise Safety;  
The subject property provides two access points and appropriate on site circulation to allow for truck queuing on site. Also, a center turn lane currently exists on Auburn Church Road to allow for left turns to exit the flow of traffic on Auburn Church Road before turning into the site.
- D. The requested design adjustment does not create any lots without direct street Frontage;  
The subject property has frontage on Auburn Church Road. No additional lots will be created.
- 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.

# Article 8.4, New Streets 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;
  
  
  
  
  
  
  
  
  
  
- B. 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;
  
  
  
  
  
  
  
  
  
  
- D. The requested design adjustment does not create additional maintenance responsibilities for the City;
  
  
  
  
  
  
  
  
  
  
- E. The requested design adjustment has been designed and certified by a Professional Engineer; and
  
  
  
  
  
  
  
  
  
  
- F. The requested design adjustment shall address Stormwater collection and conveyance and not adversely impact Stormwater collection.

# Article 8.5 Existing Streets

## 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;
  
  
  
  
  
  
  
  
  
  
- B. 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;
  
  
  
  
  
  
  
  
  
  
- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
  
  
  
  
  
  
  
  
  
  
- E. The requested design adjustment has been designed and certified by a Professional Engineer.



# Individual Acknowledgement



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STATE OF NORTH CAROLINA  
COUNTY OF WAKE

INDIVIDUAL

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

This the 6 day of August, 2018.

(SEAL) 

Rowland D. Carroll Notary Public Johnston County, NC My Commission Expires: 10-26-18
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Notary Public Rowland D. Carroll

My Commission Expires: 10-26-18

## MEMORANDUM

**To:** Development Services  
**CC:** Brian Dillenback  
**From:** Charlie Townsend, EI  
**Date:** 07/02/2018  
**Project:** James River Equipment Raleigh  
**Subject:** Design Adjustment Request Details

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- The subject property is 25.6 acres located on Auburn Church Road.
- The property is surrounded on all sides by undeveloped properties.
- The closest existing development is a residential neighborhood to the east of the subject property.
- The Camelot Village neighborhood's existing street network does not allow for a street connectivity to the subject property.
- Connectivity between the residential land use and the subject industrial land use should not be promoted due to the possible safety hazard of having vehicular and pedestrian traffic flowing through an industrial site that has large trucks and large equipment moving on site.
- There are no existing streets with which to connect on any of the adjacent parcels.
- There are no planned street or roadway projects with which to connect in the future on any of the adjacent parcels (Per City of Raleigh Street Typology Map).
- The site is heavy industrial (IH) zoning.
- IH zoning inherently encourages large lot industrial development to provide for investment into and tax base for the City.
- With large lot industrial sites, the recommended maximum length for block length is not feasible.
- The site is bordered to the east by an existing property that contains floodway, floodplain and a stream.