

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 Riverwalk		
	Case Number S-2-18		
	Transaction Number 542014		
OWNER	Name Riverwalk Limited Partnership		
	Address 280 Daines Street Suite 300		City Birmingham
	State Michigan	Zip Code 48009-6246	Phone
CONTACT	Name Ken Jesneck		Firm WithersRavenel
	Address 137 S. Wilmington Street		City Raleigh
	State North Carolina	Zip Code 27601	Phone 919-535-5139
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):		
This development exceeds the block perimeter due to existing topography, adjacent river and an adjacent interstate. In addition, due to a zoning condition, only one access point is allowed on Buffalo Road.			

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.

[Signature]
Owner/Owner's Representative Signature

8/30/2018
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 - -
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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 Riverwalk neighborhood meets the intent of Article 8.3 by providing cross access or the opportunity for cross access in the future for all adjacent parcels with the exception of the western adjacent parcel. Cross access was not provided to this parcel due to the environmentally sensitive nature of the property (CM Zoning, Neuse River).

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

We are not aware of any policy guide in the Comprehensive Plan that speaks to this matter. We are complying with the zoning restriction that allows for only one access to Buffaloe Road.

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

A block perimeter design adjustment for this project would not increase congestion or compromise safety. See item A.

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: All applicable items are addressed below:

1. Topographic changes are too steep;

2. The presence of existing buildings, stream and other natural features;

The western portion of the site includes floodplain, floodway and CM zoning.

The parcel immediately west of the site includes the Neuse River.

3. Site layout of developed properties;

4. Adjoining uses or their vehicles are incompatible;

As mentioned in item 2., the environmentally sensitive area immediately to

the west of the subject property is incompatible to vehicular traffic. Cross

access or the potential for cross access in the future has been provided to all

remaining adjacent parcels.

5. Strict compliance would pose a safety hazard; or

6. Does not conflict with an approved or built roadway construction project adjacent to or in the vicinity of the site.

This design adjustment would not conflict with an approved or built roadway construction project. The northeast corner of the project is bound by existing I-540. This project is dedicating ROW above and beyond the Code required ROW dedication along Buffaloe Road to allow for future widening of the Buffaloe Road bridge over the Neuse River.

Individual Acknowledgement



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STATE OF NORTH CAROLINA
COUNTY OF WAKE

INDIVIDUAL

I, Elizabeth S. Gold, a Notary Public do hereby certify that
Jeffrey R. Smerko personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 30th day of August, 20 18.

(SEAL)

Notary Public Elizabeth S. Gold

My Commission Expires: _____

