

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 GANNETT ROAD TOWN HOMES		
	Case Number S-82-17		
	Transaction Number 536550		
OWNER	Name A SQUARED LLC		
	Address 3100 KILMAYNE DRIVE, SUITE 100		City CARY
	State NC	Zip Code 27511	Phone 9196495549
CONTACT	Name MAC MCINTYRE PE		Firm CAA ENGINEERS
	Address 4932 B WINDY HILL DRIVE		City RALEIGH
	State NC	Zip Code 27609	Phone 9198184275227
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input checked="" type="checkbox"/> <u>UDO Art. 8.3 Blocks, Lots, Access</u>	- See page 2 for findings	
	<input checked="" type="checkbox"/> <u>UDO Art. 8.4 New Streets</u>	- See page 3 for findings	
	<input type="checkbox"/> <u>UDO Art. 8.5 Existing Streets</u>	- See page 4 for findings	
	<input type="checkbox"/> <u>Raleigh Street Design Manual</u>	- See page 5 for findings	
	Provide details about the request; (please attach a memorandum if additional space is needed):		
THE REQUEST IS FOR DESIGN ADJUSTMENT IS FOR BLOCK PERIMETER ADJUSTMENTS			

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.
 **MEMBER MANAGER** 4-23-18
 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 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



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 INTENT OF THE ACCESS REGULATIONS PER SECTION 8.3.1 C AND 8.31.C ARE TO PROVIDE SAFE VEHICULAR /PEDESTRIAN ACCESS. THE PUBLIC ROAD EXTENSION DEADEND TO THE WESTERN PROPERTY LINE SHALL PROVIDE FOR A FUTURE BLOCK CONNECTION WHEN THE PROPERTIES TO THE WEST ARE REDEVELOPED IN THE FUTURE AND ROADS ARE EXTENDED
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
THE DESIGN ADJUSTMENT DOES CONFORM WITH THE 2030 COMPREHENSIVE PLAN AND WILL NOT IMPACT THE FUTURE LAND USE OR FUTURE STREET NETWORK
- C. The requested design adjustment does not increase congestion or compromise Safety;
THE DESIGN ADJUSTMENT WOULD HAVE NO IMPACT ON CONGESTION ON FOX ROAD
- D. The requested design adjustment does not create any lots without direct street Frontage;
THE DESIGN ADJUSTMENT WILL NOT CREATE ANY LOTS WITHOUT DIRECT STREET FRONTAGE. THE EXISTING SINGLE FAMILY HOMES TO THE NORTH ,WEST AND SOUTH OF THE PROJECT HAVE DIRECT ACCESS TO EXISTING PUBLIC ROADS.
- 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 DEEMED REASONABLE DUE TO FOLLOWING:**
- 2. THERE ARE EXISTING SINGLE FAMILY HOMES TO THE NORTH , WEST AND SOUTH THAT PREVENT BLOCK CONNECTIONS**
- 3. THE SITE LAYOUT OF EXISTING DEVELOPED PROPERTIES: 3 WELL ESTABLISHED SINGLE FAMILY HOMES TO THE NORTH WEST AND SOUTH**
- 6. THE REQUESTED ADJUSTMENT DOES NOT CONFLICT WITH AN APPROVED OR BUILT ROADWAY**

Article 8.4, New Streets

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 IS REQUESTED AS PER SECTION 8.4.2 D.4, THE PROPOSED DESIGN OF THE PROJECT EXTENDS A PUBLIC ROAD TO THE WEST THAT DEADENDS TO THE ADJACENT PROPERTY . WHEN AND IF THE ADJACENT PROPPERTY IS DEVELOPED THEN AN EXTENSION CAN BE EXTENDED THROUGH THIS PROPERTY TO CONNECT TO AN EXISTING ROAD TO CREATE AN EXCEPTABLE BLOCK PERIMETERS

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

THE DESIGN ADJUSTMENT CONFORMS TO COMPREHENSIVE PLAN

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

THE DESIGN ADJUSTMENT DOES NOT INCREASE CONGESTION OR OR COMPROMISE SAFETY

- D. The requested design adjustment does not create additional maintenance responsibilities for the City;

THE DESIGN ADJUSTMENT DOES NOT CREATE ADDITIONAL MAINTENANCE RESPONSIBILITIES

- E. The requested design adjustment has been designed and certified by a Professional Engineer; and

THE DESIGN ADJUSTMENT HAS BEEN DESIGNED AND CERTIFIED BY A PROFESSIONAL ENGINEER

- F. The requested design adjustment shall address Stormwater collection and conveyance and not adversely impact Stormwater collection.

THE DESIGN ADJUSTMENT HAS NO ADVERSE EFFECTS TO STORMWATER COLLECTION

Individual Acknowledgement



DEVELOPMENT
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STATE OF NORTH CAROLINA
COUNTY OF Wake

INDIVIDUAL

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

This the 23 day of April, 2018.



Notary Public Paige Teeter

My Commission Expires: 12-27-2021



GENERAL NOTES

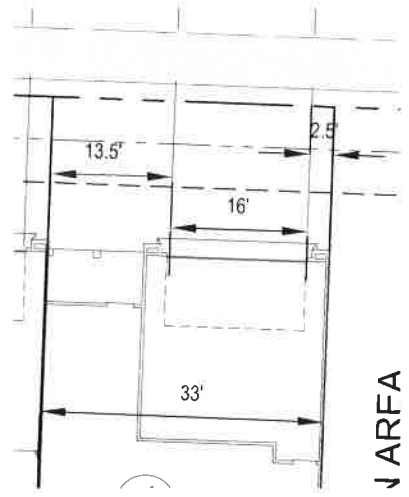
- RESIDENTIAL INFILL RULES MAY APPLY TO THESE PROPOSED LOTS DETERMINATION OF COMPLIANCE WILL BE MADE UPON ISSUANCE OF RESIDENTIAL BUILDING PERMITS (SECTION 22.7 UDO) DRIVEWAYS ARE TO BE BETWEEN 10'-18" WIDE PERPENDICULAR TO THE STREET LOCATED A MINIMUM OF 3'5" FROM ADJACENT PROPERTY LINES. COMPLY WITH THE 20 MINIMUM CORNER CLEARANCE FOR A DRIVEWAY AT AN INTERSECTION DRIVEWAYS WILL BE REVIEWED WITH THE BUILDING PLAN SUBMITTAL
- FENCES WALLS AND OTHER STRUCTURES ARE PROHIBITED IN DRAINAGE AND UTILITY EASEMENTS-BOTH PUBLIC AND PRIVATE DETERMINATION OF COMPLIANCE WILL BE MADE UPON ISSUANCE OF RESIDENTIAL BUILDING PERMITS (SECTION 7.2 B UDO)
- ANY UNUSED EXISTING UTILITY SERVICES SHALL BE ABANDONED AT THE TAP (MAIN) AND REMOVED FROM ROW OR EASEMENT PER PUBLIC UTILITIES HANDBOOK
- STREETS A AND B SHALL BE PUBLIC AND TURNED OVER TO THE CITY OF RALEIGH FOR MAINTENANCE UPON COMPLETION
- ANY SIGNAGE LOCATED ON THE SITE SHALL BE APPROVED BY THE CITY OF RALEIGH AND SHALL BE LOCATED OUTSIDE OF ANY SIGHT TRIANGLES
- THE MINIMUM CORNER CLEARANCE FOR A DRIVEWAY FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20' FROM THE POINT OF TANGENCY OF THE CURB NO DRIVEWAYS SHALL ENROACH ON THIS MINIMUM CORNER CLEARANCE
- NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE OR OTHER OBJECT BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION SHALL BE PLACED WITHIN A SIGHT TRIANGLE OBJECTS THAT MAY BE LOCATED IN THE SIGHT TRIANGLE ARE ITEMS SUCH AS HYDRANTS UTILITY POLES UTILITY JUNCTION BOXES AND TRAFFIC CONTROL DEVICES PROVIDED THESE OBJECTS RE LOCATED TO MINIMIZE VISUAL OBSTRUCTION
- PARKING REQUIRED BY TOWNHOMES WILL BE PROVIDED IN THEIR GARAGES AND ON THEIR OWN DRIVEWAYS ON-STREET PARKING AREAS ARE NOT SPECIFICALLY PROVIDED
- LANDSCAPE CONTRACTOR/OWNER OF PROPERTY WILL SCREEN ALL ABOVE-GROUND UTILITY DEVICES WITH EVERGREEN SHRUBS
- WHEELCHAIR ACCESS RAMP WILL BE PROVIDED IN ACCORDANCE WITH THE RALEIGH PUBLIC WORKS TRANSPORTATION STANDARD DRAWING T-20.01.2
- SIDEWALK ACCESS WILL BE PROVIDED FROM EACH DWELLING TO THE SIDEWALK ALONG THE PUBLIC STREETS

SITE DATA	
GROSS SITE AREA	5.08 AC (221,265 SF)
NET SITE AREA	5.08 AC - RW DEDICATION (5.08 - .04) = 5.04 AC (219,542 SF)
LOT SUMMARY - 49 TOWNHOME + 1 SINGLE FAMILY	50 LOTS
AMENITY AREA REQUIRED (10%)	22,126 SF
AMENITY AREA LOT PROVIDED (SUMMARY) 7 LOTS	22,161 SF
FROM A PRIMARY STREET (MIN REQ)	10 LF
FROM A PRIMARY STREET (PROVIDED)	10 LF
FROM A SIDE STREET	10 LF
FROM A SIDE LOT LINE (MIN REQ)	0 LF OR 6 LF
FROM A SIDE LOT LINE (PROVIDED)	6 LF TO 6 LF
FROM A REAR LOT LINE (MIN REQ)	20 LF
FROM A REAR LOT LINE (PROVIDED)	20 LF
FROM ALLEY (MIN REQ)	4 LF OR 20 LF
FROM ALLEY (PROVIDED)	20 LF
PRIMARY STREET 'B' BUILD-TO (REQD)	10' MIN 55' MAX
PRIMARY STREET BUILD-TO (PROVIDED)	10' - 20'
BUILDING WIDTH IN PRIMARY BUILD-TO (REQUIRED)	70% MIN
BUILDING WIDTH IN PRIMARY BUILD-TO (PROVIDED)	70% MIN
MAXIMUM HEIGHT	45' MAX
PROPOSED RIGHT OF WAY DEDICATION	1622 SF
PARKING REQD (49 3 BEDROOM UNITS)	
3 SPACES UNIT (49x3 = 147) + 1 SPACE / 10 UNITS (49 / 10 = 5) = 147+5= 152	
PARKING PROVIDED	
147 PARKING GARAGE / DRIVEWAY + 5 PARKING SPACES IN ALLEY = 152	
DENSITY CALCULATIONS R10 = 10 UNITS / ACRE	
DENSITY PROVIDED 5.08 ACRES (221,265 SF) / 10 UNITS / AC = 50 UNITS	
BUILDING WIDTH IN PRIMARY (STREET B) BUILD TO CALCULATIONS	
LOTS 1-16 336 LF BLDG 465 LOT WIDTH	76%
LOTS 1-16 336 LF BLDG = 336 LF	
STREET 'E' LENGTH = 465 LF	

LEGEND

- AMENITY AREA
- SIDEWALK
- SCM EASEMENT

GRAPHIC SCALE



FRONT LOADED UNIT EXHIBIT
 DRIVEWAY AREA 253 SQ FT
 YARD AREA 301 SQ FT
 TOTAL FRONT AREA = 223 + 301 = 524 SQ FT
 DRIVEWAY AREA % = 223 / 524 = 43%

Transaction Number: 536550



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 4832-B Windy Hill Drive
 Raleigh, NC 27609
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 C-2151



NO.	DATE	BY	CHKD.	APP.	DESCRIPTION
1	11/15/23	JAR	JAR	JAR	ISSUE FOR PERMIT
2	11/15/23	JAR	JAR	JAR	REVISED PER COMMENTS
3	11/15/23	JAR	JAR	JAR	REVISED PER COMMENTS
4	11/15/23	JAR	JAR	JAR	REVISED PER COMMENTS
5	11/15/23	JAR	JAR	JAR	REVISED PER COMMENTS
6	11/15/23	JAR	JAR	JAR	REVISED PER COMMENTS
7	11/15/23	JAR	JAR	JAR	REVISED PER COMMENTS
8	11/15/23	JAR	JAR	JAR	REVISED PER COMMENTS
9	11/15/23	JAR	JAR	JAR	REVISED PER COMMENTS
10	11/15/23	JAR	JAR	JAR	REVISED PER COMMENTS
11	11/15/23	JAR	JAR	JAR	REVISED PER COMMENTS
12	11/15/23	JAR	JAR	JAR	REVISED PER COMMENTS

Subdivision and Transportation Plan
 Gannett Road Townhomes
 A Squared, LLC
 Raleigh, Wake County, North Carolina

Job No 15004
 Dwg No. C4

JAR/FA