

# 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> 832 Wake Forest Road		
	<b>Case Number</b>		
	<b>Transaction Number</b> 569518		
<b>OWNER</b>	<b>Name</b> John Rex Endowment		
	<b>Address</b> 712 W. North Street		<b>City</b> Raleigh
	<b>State</b> NC	<b>Zip Code</b> 27603	<b>Phone</b> 919-838-1110
<b>CONTACT</b>	<b>Name</b> Jennifer Wagner		<b>Firm</b> Stewart
	<b>Address</b> 223 S. West Street		<b>City</b> Raleigh
	<b>State</b> NC	<b>Zip Code</b> 27603	<b>Phone</b> 919-866-4739
<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>	<b>- See page 2 for findings</b>	
	<input type="checkbox"/> <b>UDO Art. 8.4 New Streets</b>	<b>- See page 3 for findings</b>	
	<input type="checkbox"/> <b>UDO Art. 8.5 Existing Streets</b>	<b>- See page 4 for findings</b>	
	<input type="checkbox"/> <b>Raleigh Street Design Manual</b>	<b>- See page 5 for findings</b>	
	<b>Provide details about the request; (please attach a memorandum if additional space is needed):</b>		
This design adjustment requests relief from the requirement of providing cross access to the property located to the southwest of the project site.			

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

11-28-18

## CHECKLIST

Signed Design Adjustment Application	<input type="checkbox"/> Included
Page(s) addressing required findings	<input 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 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](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 -</b>	<b>-</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 existing site condition has already met the intent of this UDO section, which is to provide "a well-connected street network" and promote "safe, efficient, and convenient vehicular and pedestrian access." A cross access will not improve this condition. Additionally, the presence of existing planting and road layout will make the cross access impractical.**

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

**This request does not prevent or conflict with the City's desire to have a well-connected street network that provides good vehicular and pedestrian circulation.**

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

**Both of the properties have their access to the main street. The proposed request will not change any of them and will not increase congestion or compromise.**

D. The requested design adjustment does not create any lots without direct street Frontage;

**Proposed adjustment is to keep the existing site condition and 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.

**This is a reasonable request based on the presence of existing trees along the property edge (#2) and the configuration of existing road infrastructure to remain (#3). Additionally, the uses of the proposed site and abutting property are different (#4). Our site is office for an "appointment only" business and the adjacent lot is a Salon. It does not make much sense to add a cross access between them. Since we will keep the existing configuration of the lot and adjacent street network, the proposed request will not conflict with an approved or built roadway construction project (#6).**

# Individual Acknowledgement



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STATE OF NORTH CAROLINA

INDIVIDUAL

COUNTY OF WAKE

I, JACQUELINE WALLACE, a Notary Public do hereby certify that JENNIFER WAGNER personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

This the 28<sup>th</sup> day of NOVEMBER, 20  .

(SEAL)

Notary Public

A handwritten signature in cursive script, appearing to read "JWallace", written over a horizontal line.

My Commission Expires: 9/5/22



**Design Adjustment Request – Cross Access**

UDO Article 8.3 Blocks, Lots, Access

832 Wake Forest  
 SR-88-18 | Transaction 569518

This design adjustment requests relief from the requirement of providing cross access to the property located to the southwest of the project site. This request is based on the following:

- The property to the southwest is owned by a separate entity and is cooperated as a salon, while our proposed site is the office for an “appointment only” business, which is entirely different. A cross-access would not provide any useful interconnectivity.
- The presence of existing planting along the shared property line is a physical constraint for a cross access connection.
- The configuration of the site and adjacent road system severely limit the effectiveness of cross access. A cross connection would tie directly into the existing parking lot of proposed site, which would eliminate the parking spaces and conflict with the current access from parking lot to Wake Forest Street. Further, the cross-connection would go into the exit driveway of the adjacent property making for an awkward connection and creating congestion.
- The existing sidewalk along Wake Forest Street will remain and connect the entrances of the buildings of both sites. According to the size of these two lots, the sidewalk will provide convenient bicycle and pedestrian connections for both the current uses and for the potential future redevelopment of that site.

