

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 3020 Highwoods Blvd		
	Case Number SR-91-2018		
	Transaction Number 570159		
OWNER	Name Debnam Properties, LLC		
	Address 2912 Highwoods Blvd, Suite 100		City Raleigh
	State NC	Zip Code 27604	Phone
CONTACT	Name Jon Callahan		Firm John A. Edwards & Company
	Address 333 Wade Avenue		City Raleigh
	State NC	Zip Code 27605	Phone (919) 828-4428
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 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):		
Applicant is requesting relief from the requirements of Raleigh Street Design Manual Section 9.1.1 Block Perimeter and UDO 8.3.2 Block Perimeter			

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

Jon Callahan - AGENT

1/9/19
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.

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 intent of the Block Perimeter requirement is to provide a well connected street network, however as stated in 8.3.1.D., Administrative Design adjustments may be appropriate when the adjoining uses are incompatible. The proposed plan is providing cross access to adjacent properties on each side as they are compatible uses (office-office) in accordance with 8.3.5.D.; however, the use to the rear is existing single family in an established neighborhood that is not likely to re-develop as another use. Therefore the request meets the intent of the Article.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
The adjoining property to the rear is designated as Low Density Residential on the future land use plan and as stated above is an existing single family neighborhood that is not likely to re-develop as another use. Therefore the request complies with the Comprehensive plan and the subject property is not located within any other adopted plans.
- C. The requested design adjustment does not increase congestion or compromise Safety;
The existing office building is to be demolished and a new one constructed in the same footprint. The existing parking lot will not be increasing the number of parking spaces and while the number of trips may increase due to additional office square footage, there is no significant increase to congestion or compromise to safety.
- D. The requested design adjustment does not create any lots without direct street Frontage;
The requested design adjustment does not in any way create 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.

The requested design adjustment is deemed reasonable due to: (3.) The site layout of the existing and adjacent properties will not support a new public street. And (4.) The adjoining use to the rear is not compatible.

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 Block Perimeter requirement is to provide a well connected street network, however as stated in 8.3.1.D., Administrative Design adjustments may be appropriate when the adjoining uses are incompatible. The proposed plan is providing cross access to adjacent properties on each side as they are compatible uses (office-office) in accordance with 8.3.5.D.; however, the use to the rear is existing single family in an established neighborhood that is not likely to re-develop as another use. Therefore the request meets the intent of the Article.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
The adjoining property to the rear is designated as Low Density Residential on the future land use plan and as stated above is an existing single family neighborhood that is not likely to re-develop as another use. Therefore the request complies with the Comprehensive plan and the subject property is not located within any other adopted plans.
- C. The requested design adjustment does not increase congestion or compromise safety;
The existing office building is to be demolished and a new one constructed in the same footprint. The existing parking lot will not be increasing the number of parking spaces and while the number of trips may increase due to additional office square footage, there is no significant increase to congestion or compromise to safety.
- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
The absence of a new public street will not create additional maintenance responsibilities for the City.
- E. The requested design adjustment has been designed and certified by a Professional Engineer.
The requested design adjustment has been design and certified by Jon R. Callahan, P.E.

Individual Acknowledgement



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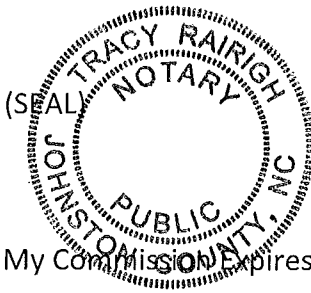
STATE OF NORTH CAROLINA

INDIVIDUAL

COUNTY OF Johnston

I, Tracy Rairigh, a Notary Public do hereby certify that Jonathan Callahan personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

This the 9 day of January, 2019.



Notary Public

Tracy Rairigh

My Commission Expires: May 23, 2023