

DESIGN ADJUSTMENT APPLICATION

DESIGN ADJUSTMENT COMMITTEE REVIEW



City of Wilmington
Planning and Development

PO Box 1810 | 929 N Front St.
Wilmington, NC 28401
Telephone 910.254.0900

- Subdivision Design Building Design & Materials Technical Standards & Specifications

All projects that require a design adjustment must submit a *Design Adjustment Application*. Design adjustments allow for deviations from the subdivision design standards, building design and material standards, or *Technical Standards and Specifications Manual*. Design adjustments will be heard by the Design Adjustment Committee (DAC) at a quasi-judicial hearing (Section 18-603). Following the DAC decision, construction plans may be submitted via the standard Formal TRC Review process. An application for a design adjustment must be submitted at the time of application for a preliminary subdivision plan or formal site plan review. Application packages must include the following:

- Design Adjustments Application & Fee (\$500.00)
- Design Adjustment Narrative (standard, requested adjustment, justification)
- Mailing Fee for Notification of Adjacent Property owners
 - o An invoice will be emailed for the mailing fee at a cost of \$0.85 per notice. Payment must be made within 5 business days of the invoice.

Project Information

Project Name: 802 N. 23rd Street Parking Lot Expansion

Location: 802 N. 23rd Street

Current Zoning: LI Site Acreage: +/-13.06

Proposed Land Uses: Warehouse/Distribution Proposed Number of Units/Lots: 1

AM Peak Hour Vehicle Trips: 79 PM Peak Hour Vehicle Trips: 70

Owner Information

Owner(s)' Name: SRE EV 802 23RD St LLC (Christopher Norvell, Member)

Mailing Address: 3105 Glenwood Avenue, Suite 105, Raleigh, NC 27612

Phone: 919-578-8772 Email: cnorvell@edgewater-ventures.com

Consultant/Agent Information

Consultant/Agent Name: Jeremy R. Blair (Paramounte Engineering, Inc.)

Mailing Address: 122 Cinema Drive, Wilmington, NC 28403

Phone: 910-791-6707 Email: jblair@paramounte-eng.com

Owner Authorization:  Date: 10/7/2024

DESIGN ADJUSTMENT APPLICATION

Design Adjustment Narrative

The Design Adjustment Narrative must identify the standard(s) for which a design adjustment is being requested, the requested adjustments, and the justification for each requested adjustment. The applicant shall provide any pertinent material necessary for review. This may include architectural renderings, materials samples, roadway cross-sections, site or subdivision layouts, or other project specific information. It is recommended that a redline diagram (cutsheet from site plan) be provided to help illustrate each waiver/adjustment being requested.

DAC Review & Approval

In granting the requested adjustment, the design adjustment committee shall make findings of fact that the following requirements have been met, where applicable.

- The request meets the intent of this chapter.
- The request conforms with adopted comprehensive plans and other applicable plans.
- The request does not increase congestion or compromise safety.
- The request does not create any lots without direct street frontage.

A request for adjustment from a subdivision design standard or the Technical Standards and Specification Manual shall be deemed reasonable due to one or more of the following:

- Topographic constraints;
- The presence of existing buildings, stream, or other natural features;
- Site layout of adjacent adjoining properties;
- Adjoining uses or their vehicles are incompatible;
- Strict compliance would pose a safety hazard; or
- Conflict with an approved or built roadway construction project adjacent to or in the vicinity of the site.

A request for an adjustment from a building design and materials standard shall be deemed reasonable due to one or more of the following situations.

- Unnecessary hardship would result from the strict application of this chapter. It shall not be necessary to demonstrated that in the absence of the adjustment no reasonable use can be made of the property.
- The adjustment would meet the intent of the standards requested for adjustment.
- The adjustment would conform with adopted comprehensive plans and any applicable adopted plans or design manual.
- The adjustment would not substantially injure the value of adjoining or abutting property.
- The character of the requested adjustment would be in harmony with the area in which the subject property is located.
- Strict compliance would pose a safety hazard.

In no instance shall the design adjustment committee consider an application regarding:

- Minimum or maximum dimensional requirements for lot area, building height, or buffer width;
- Increases in maximum allowable residential density;
- Minimum required separation distance between two use types;
- Design elements required for compliance within a local historic district;
- Floodplain regulations; or
- Any condition of approval from another board or commission with purview of the project.

AUTHORITY FOR APPOINTMENT OF PERSON
TO ACT ON MY BEHALF

The undersigned owner, Christopher Norvell, Member
SRE EV 802 23RD St LLC, does hereby appoint
Jeremy R. Blair to act on my behalf for the purpose of
petitioning the City of Wilmington for: a) an amendment to the text regulations; b) a change to
the zoning map; c) approval of a special use permit; d) approval of a special use district; e) street
closing, and/or f) approval of preliminary subdivision plan as applicable to the property
described in the attached petition.

The owner does hereby covenant and agree with the City of Wilmington that said person
has the authority to do the following acts for and on behalf of the owner:

- (1) To submit a proper petition and the required supplemental materials;
- (2) To appear at public meetings to give testimony and make commitments on behalf of
the owner; and
- (3) In the case of a special use permit, to accept conditions or recommendations made for
the issuance of the special use permit on the owner's property.
- (4) To act on the owner's behalf without limitations with regard to any and all things
directly or indirectly connected with or arising out of any petition.

This appointment shall continue in effect and final disposition of the petition submitted in
conjunction with this appointment.

Dated: 10/7/2024

Appointee's Name, Address & Telephone:

Jeremy R. Blair

Paramounte Engineering, Inc.

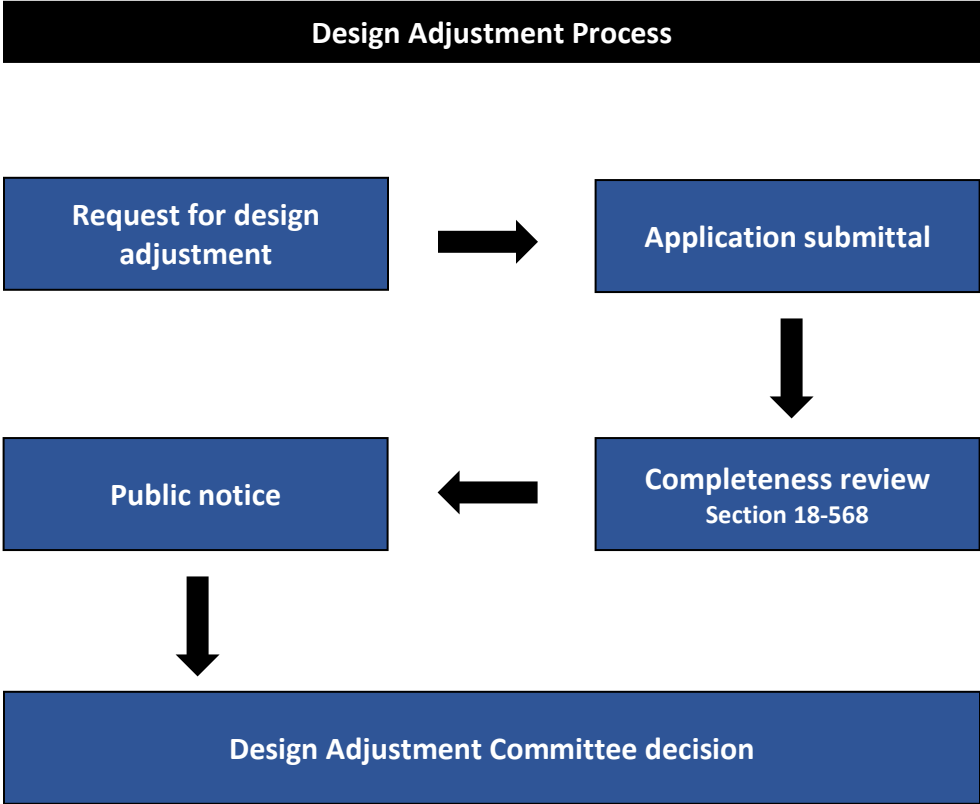
122 Cinema Drive

Wilmington, NC 28403

(910) 791-6707

Signature of Owner:







October 7, 2024

Mr. Patrick O'Mahony
Planning Manager
City of Wilmington
Department of Planning, Development & Transportation
929 N. Front Street, 1st Floor | PO Box 1810
Wilmington, NC 28402-1810

**RE: Design Adjustment Committee Narrative
Proposed Parking Expansion
802 N. 23rd Street
Wilmington, NC**

Dear Mr. O'Mahony:

On behalf of SRE EV 802 23RD St LLC, we are requesting design adjustments to the City of Wilmington Technical Standards and Specifications for a proposed parking expansion at an existing industrial development located at 802 N. 23RD Street. Please find the following narrative which describes the standards for which variances are requested, the requested adjustment, and justification for the request.

Design Adjustment #1 – Driveway Property Line Offset on Major Thoroughfare

Standard Required: Section VII.C.2.c.2
All driveways along the major thoroughfare shall have a property line offset of 75 feet, measured along the curb line

Requested Adjustment: Existing driveway radius at edge of pavement of N. 23rd Street overlaps northern property line by 28.6 feet.

Justification: The design utilizes the existing driveway for the subject property. The existing radius allows for safe access by tractor trailers and emergency vehicles. The existing geometry of the developed site does not allow for the relocation or reconfiguration of the driveway to meet the required standard.

Design Adjustment #2 – Length of Private Driveway

Standard Required: Section VII.4.1
If the private driveway accesses a through street, the total length shall not exceed five hundred linear feet (500 LF)

Requested Adjustment: Private driveway to be 1,375 LF from edge of pavement at N. 23rd Street to furthest end of proposed parking lot.

Justification: The proposed design intends to provide adequate, safe off-street parking for the existing industrial facility. Accordingly, a private driveway is required to access the eastern portion of the site. The geometry of the parcel and configuration of the existing development require that the private driveway exceed 500 LF. The design will provide sufficient width and suitable turnaround for access by emergency vehicles.

Design Adjustment #3 – Parking Lot Turning Radii

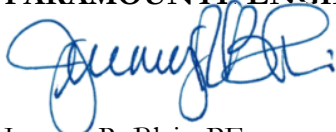
Required Standard: Section VII.E.4 & Detail SD 15-12
Minimum 25' radius adjacent to travel way

Requested Adjustment: 15' radii at two locations in proposed vehicular parking area located not subject to truck or emergency vehicle traffic.

Justification: The geometry of the site requires 15' radii at two landscape islands at the ends of proposed parking bays located at the northwest corner of the existing building. These islands and associated 15' radii are not located on travel ways subject to use by trucks or emergency vehicles.

Please accept these requests for design adjustments associated with the above referenced project along with the justification described and supporting documents provided.

Sincerely,
PARAMOUNT ENGINEERING, INC.



Jeremy R. Blair, PE
Vice President

