Planning & Development

Development Services Customer Service Center
One Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
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Administrative Alternate

Administrative Alternate Request	OFFICE USE ONLY
Section(s) of UDO affected: Section 1.5.6 Build-To; Section 3.4.5 Parking Limited; Section 8.3.5.D; Section 10.2.17 Administrative Alternate **Provide an explanation of the alternate requested, along with an applicant's statement of the findings** In order to provide connectivity through our site to the south (where an existing stubbed parking lot exists), we connected through our site – and aligned with another existing driveway to the north of our property. In doing so, the parking lot (which meets the PL requirements) is forced to be at an angle and thus pushes the front of the building to 130' away from Falls of Neuse Road (instead of the maximum desired 100' within the PL frontage). We also provide Amenity Space per Section 1.5.6 requirements in the areas northwest and southeast of the angled parking area. **Provide all associated case plan numbers including zoning and site plan:** SR-20-15 (currently under review) and Z-2-15 (previously approved)	**Transaction Number**

GENERAL INFORMATION		
Property Address ~~9444~~ 9400 **Falls of Neuse Road**		**Date 12.11.15**
Property PIN 1718735330, 1718737158, 1718733402	**Current Zoning NX-3-PL-CU**	
Nearest Intersection Litchford/Falls of Neuse		**Property size (in acres)** 6.95
Property Owner D&N Development	**Phone** 919.523.9237	**Mail** 700 Exposition Place, Suite 131, Raleigh, NC 27615
	Email daniel.brownadvisory@gmail.com	
Project Contact Person Graham Smith/DHM Design	**Phone** 919.805.3586	**Mail** 727 West Hargett Street, Suite 101, Raleigh, NC 27603
	Email gsmith@dhmdesign.com	
Property Owner Signature	**Email** daniel.brownadvisory@gmail.com	
Notary Sworn and subscribed before me this 14th day of December, 2015	**Notary Signature and Seal** exp 2/19/18 Colette McKeown NOTARY PUBLIC Wake County, NC	

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Administrative Alternate Checklist

TO BE COMPLETED BY APPLICANT	YES	N/A
ADMINISTRATIVE ALTERNTATE REQUIREMENTS		
1. The property owner must be the applicant.	Yes	
2. An application, signed by the property owner and notarized to that effect, is required.	Yes	
3. The applicant must submit stamped envelopes addressed to the property owners within 100 feet of the subject property as indicated in Chapter 10.2 of the Unified Development Ordinance. City staff will mail the public hearing notices.	Yes	
4. The applicant shall submit pertinent material necessary for review of the alternate; in addition to the submittal material required for a subdivision, plot plan or site plan. This may include architectural renderings, materials samples or other project-specific information.	With Prelim Site Plan Submittal Package	

MEMORANDUM

PROJECT NAME: *Olive Park*

CITY PROJECT NUMBER: *SR-20-15*

FROM: *Graham H. Smith, Landscape Architect + Principal*

TO: *Carter Pettibone, AICP*

DATE: *January 7, 2016*

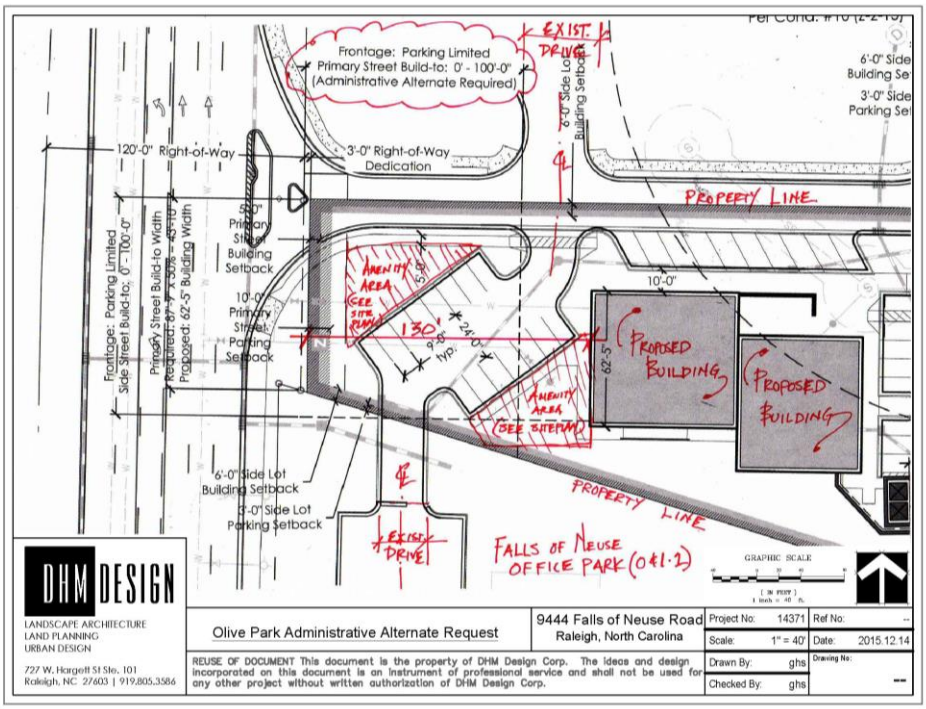
Carter, Michael, and Members of the Appearance Commission,

Please see our application, drawing, and this memorandum about findings as you evaluate our request for an Administrative Alternate related to UDO Section 1.5.6 Build-To.

In general, as noted on our application, our request is as such:

> In order to provide connectivity through our site to the south (where an existing stubbed parking lot exists), we connected through our site – and aligned with another existing driveway to the north of our property. In doing so, the parking lot (which meets the PL requirements) is forced to be at an angle and thus pushes the front of the building to 130' away from Falls of Neuse Road (instead of the maximum desired 100' within the PL frontage). We also provide Amenity Space per Section 1.5.6 requirements in the areas northwest and southeast of the angled parking area.

The accompanying diagram shows the area of concern below:



With this in mind, we respectfully request that the Planning and Development Officer, in accordance with *Sec. 10.2.17, allow for a reduction (or an increase) in* the build-to requirement, subject to all of the following findings as we explore below.

1. The approved alternate meets the intent of the build-to regulations.

   Our proposed alternate meets the intent by placing the building façade as close to the Falls of Neuse right-of-way while still showing only one area for parking between Falls of Neuse and the front of the buildings.

2. The approved alternate conforms with the Comprehensive Plan and adopted City plans.

   It is our belief that the approved alternate on the plan specifically conforms with and properly responds to the following elements on the Comprehensive Plan:

   Policy LU 3.2 Location of Growth
   Policy LU 4.3 Directing Transportation Investments
   Policy LU 4.5 Connectivity
   Policy LU 5.1 Reinforcing the Urban Pattern Policy
   Policy LU 5.2 Managing Commercial Development Impacts
   Policy LU 7.4 Scale and Design of New Commercial Uses
   Policy T2.4 Road Connectivity
   Policy T2.6 Extending the Grid
   Policy T2.8 Access Management Strategies
   Policy T2.9 Curb Cuts
   Policy EP 3.12 Mitigating Stormwater Impacts Policy
   Policy UD 2.4 Transitions in Building Intensity Policy

   Directly related to Section 12 (Small Area Plans): I-540/Falls of Neuse, we are in belief that our plan specifically conforms as noted below:

   Policy AP-540F 1 Development Character on Falls of Neuse Road – as the development character proposed within our development is consistent with other Falls of Neuse development – similar in scale, size, orientation of structures, etc.
   Policy AP-540F 3 Frontage Lots on Falls of Neuse Road – as a current small frontage lot will be recombined with larger lots adjacent to it to be redeveloped cohesively.
   Policy AP-540F 5 Falls of Neuse Road Access – as the project has completed a Traffic Study during the rezoning phase and will not place excessive traffic or parking loads on adjacent local residential streets. We are utilizing a previously constructed entrance/access to Falls of Neuse Road for our project.

3. The approved alternate does not substantially negatively alter the character defining street wall or establish a build-to pattern that is not harmonious with the existing built context;

   Our development pattern is very consistent with this stretch of development along Falls from I540 to Durant Road. Commercial, office, and multi-family. All buildings are typically 80'-150' long. Our building face is within this range.

   The current build-to street face along this section of Falls of Neuse (from I-540 to Durant Road) varies from 30' to 120'. All new development has one area of parking between the building face and Falls of Neuse. That is what we are proposing. We are proposing 130' and one area of parking as well. Yet, to ensure connectivity works well between the adjacent property to the south and newly constructed BBT bank to the north, we are 'bending' our area of parking. This is thus forcing our building back from 100' UDO recommendation to 130'.

4. The change in percentage of building that occupies the build-to area or increased setback does not negatively impact pedestrian access, comfort or safety; and

   We ensure that pedestrian connectivity and access remains along Falls of Neuse. We ensure that pedestrian connectivity and access occurs from Falls of Neuse into our site. We ensure that pedestrian connectivity and access occurs from the parking lot to the building.

5. Site area that would have otherwise been occupied by buildings is converted to an outdoor amenity area under *Sec. 1.5.3.B.*

   This statement is true, as the angled parking that creates connectivity actually allows for two landscaped outdoor amenity areas to be created between the building, Falls of Neuse, and the parking areas.

Per Cond. #10 (2-2-15)

Frontage: Parking Limited
Primary Street Build-to: 0' - 100'-0"
(Administrative Alternate Required)

EXIST. DRIVE

6'-0" Side Lot Building Setback

6'-0" Side Building Se

3'-0" Side Parking Set

120'-0" Right-of-Way

3'-0" Right-of-Way Dedication

PROPERTY LINE

Frontage: Parking Limited
Side Street Build-to: 0' - 100'-0"

Primary Street Build-to Width
Required: 87'-9" x 50% = 43'-10"
Proposed: 62'-5" Building Width

5'-0" Primary Street Building Setback

10'-0" Primary Street Parking Setback

AMENITY AREA (SEE SITE PLAN)

5'-0"

130'

24'-0"

9'-0" typ.

10'-0"

62'-5"

PROPOSED BUILDING

PROPOSED BUILDING

AMENITY AREA (SEE SITEPLAN)

6'-0" Side Lot Building Setback

3'-0" Side Lot Parking Setback

PROPERTY LINE

EXIST. DRIVE

FALLS OF NEUSE OFFICE PARK (0&1-2)

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

DHM DESIGN

LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN

727 W. Hargett St Ste. 101
Raleigh, NC 27603 | 919.805.3586

Olive Park Administrative Alternate Request

9400 Falls of Neuse Road
Raleigh, North Carolina

Project No:	14371	Ref No:	–
Scale:	1" = 40'	Date:	2015.12.14
Drawn By:	ghs	Drawing No:	--
Checked By:	ghs		

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