Planning & Development

Development Services Customer Service Center
One Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Administrative Alternate

Administrative Alternate Request	**OFFICE USE ONLY**
Section(s) of UDO affected: 7.1.7.D.1, F, I **Provide an explanation of the alternate requested, along with an applicant's statement of the findings** The request for an Adminstrative Alternate referencing the above UDO section meets the intent of the provision by moving the trees out of the island and locate them directly adjacent to an at-grade pedestrian cross-access that will, along with the trees, provide visual relief to the parking area, mitigate heat island and facilitate pedestrian access to the site. The pedestrian access will physically and visually connect Chavis Way and the adjacent greenway to the plaza amenity and through to East Street through a series of cross-access agreements, effectively segmenting the parking where an island would normally be located. The plaza will be open to the public as well as tenants and is supported as an appropriate use of an urban open space for a mixed-use property by City of Raleigh through their RFP process. In addition, moving the trees back allows for larger tree sizes, quantity and variety due to an increased planting area providing additional capacity for heat island dissipation while also faciltating pedestrian access by clearing visual sight lines that aid in pedestrian safety from vehicular traffic along the drive aisle and cross-access. **Provide all associated case plan numbers including zoning and site plan:** Z-025-14, SR-23-15	**Transaction Number**

GENERAL INFORMATION		
Property Address 500 E Davie Street, 419 S East Street, 400 Chavis Way		**Date 02/04/2016**
Property PIN 1703971116, 1703971002, 1703972131	**Current Zoning** IX-UL-3, NX-UL-3	
Nearest Intersection Davie / East Streets		**Property size (in acres)** 1.99 ac
Property Owner City of Raleigh Asistant City Manager Marchell Adams-David	**Phone** 919.996.3070 (x4656)	**Mail**
	Email marchell.adams-david@raleighnc.gov	
Project Contact Person Fred Belledin (signing on behalf of City of Raleigh – signed purchase agreement in place)	**Phone** 919.821.2775	**Mail**
	Email fbelledin@clearscapes.com	
Property Owner Signature FBdW	**Email** marchell.adams-david@raleighnc.gov	
Notary Sworn and subscribed before me this 4th day of February, 2016 Commission expires: 06.03.2019	**Notary Signature and Seal** Aura Lee Duggins AURA LEE DUGGINS NOTARY PUBLIC WAKE COUNTY, N.C.	

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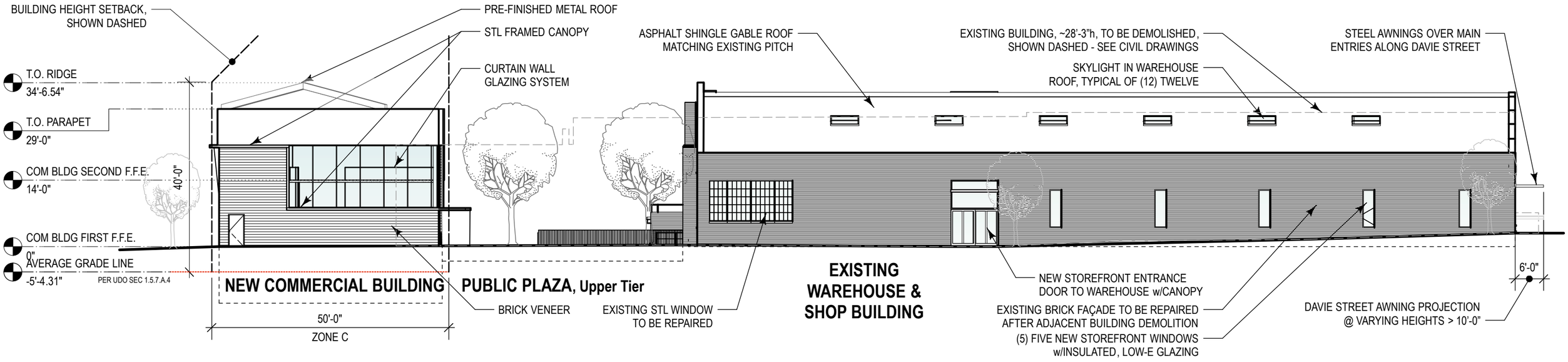
Administrative Alternate Checklist

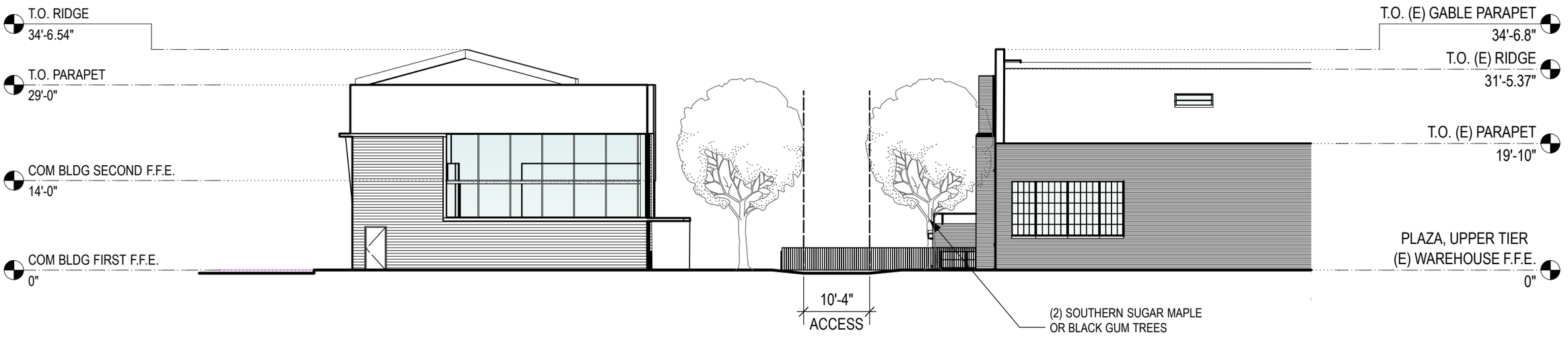
TO BE COMPLETED BY APPLICANT	YES	N/A
ADMINISTRATIVE ALTERNTATE REQUIREMENTS		
1. The property owner must be the applicant.	X	
2. An application, signed by the property owner and notarized to that effect, is required.	X	
3. The applicant must submit stamped envelopes addressed to the property owners within 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.	X	
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.	X	

Site Plan For Administrative Alternate

stone's warehouse



2 **EAST ELEVATION, Com / Ex**
Scale: 1" = 20 ft



1 **EAST ELEVATION, Partial**
Scale: 1/16" = 1'-0"

Exhibit 1 **for Administrative Alternate**

stone's warehouse