

Administrative Alternates



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831

Administrative Alternate Request: <i>Requested in accordance with UDO Section 10.2.17</i>	OFFICE USE ONLY
Section(s) of UDO affected: SEC. 6.5.7.B. AND SEC 7.2.4.A. Provide an explanation of the alternate requested, along with an applicant's statement of the findings <hr/> Provide all associated case plan numbers including zoning and site plan:	Transaction Number

Property Address 1436 ROCK QUARRY ROAD, RALEIGH, NC 27610		Date 04/04/2016
Property PIN 1713-31-9948	Current Zoning IX-3-PL	
Nearest Intersection ROCK QUARRY ROAD AND INTERSTATE I-440		Property size (in acres) 16.57 AC
Property Owner THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE TRIANGLE (Tim Carr)	Phone 919.719.9622	Mail 601 CORPORATE CENTER DR, SUITE 200, RALEIGH, NC 27607
	Email Tim.Carr@YMCATriangle.org	
Project Contact Person DAVID BROWN	Phone 919-469-3340	Mail 131 1/2 S. WILMINGTON ST. RALEIGH, NC 27601
	Email DBROWN@WITHERSRAVENEL.COM	
Property Owner Signature <i>Tim Carr</i>	Email Tim.Carr@YMCATriangle.org	
Notary Sworn and subscribed before me this <u>4th</u> day of <u>APRIL</u> , 20 <u>14</u>	Notary Signature and Seal <i>Carlyton H. Womble</i> 	



2016-04-06

Mr. Brian O'Haver, Chair
City of Raleigh Appearance Commission
c/o: Department of City Planning
P. O. Box 590
Raleigh, North Carolina 27601

RE: SE YMCA Warehouse; 1436 Rock Quarry Road – Administrative Alternate Request

Chairman O'Haver, Members of the Appearance Commission:

This letter serves as a request of consideration for an Administrative Alternate to the Raleigh Unified Development Ordinance (UDO), specifically for Transitional Protective Yard (UDO Section 7.2.4.A) applicable to the above-referenced project.

We represent the YMCA of the Triangle, and they recently purchased the former Watson's Flea Market property at 1436 Rock Quarry Road along with two adjoining undeveloped parcels at 2003 South State Street and 1440 Rock Quarry Road. The YMCA is proposing to utilize one of the existing buildings on the property as a warehouse, with the intent for this use to be for a short term of approximately two years. The subject building was originally constructed as a warehouse, but was converted to "retail" use as part of the Watson's Flea Market operation. A Transition Protective Yard (TPY) is required (UDO Section 6.5.7.B) to be located on the southern boundary of 1436 Rock Quarry Road to buffer the YMCA's vacant/undeveloped lot at 1440 Rock Quarry Road. To locate this required TPY presents practical difficulty due to an existing fifty foot (50') Duke Energy Transmission Line Easement that straddles the common property line between 1436 and 1440 Rock Quarry Road parcels. In addition to the Duke Energy easement, there is a forty foot (40') City of Raleigh Utility Easement adjacent and parallel to the Duke Easement. The UDO requires either a Type B1 buffer (20' Depth + Wall) or Type B2 buffer (35' Depth + Fence) for the warehouse land use.

We propose to provide two (2) alternate TPY buffer solutions as follows:

Buffer Solution #1:

1. Restrict development on the 1440 Rock Quarry Road to only those uses that do not trigger a TPY, and as described in UDO Section 6.5.7 B.2 (Warehouse and Distribution Use Standards).
2. Both the 1436 and 1440 Rock Quarry Road parcels shall remain under the ownership of the YMCA of the Triangle so long as the alternate buffer remains in place.

Buffer Solution #2:

1. Locate the required TPY buffer for 1436 Rock Quarry Road on the vacant/undeveloped 1440 Rock Quarry Road parcel, which is also owned by the YMCA.
2. The proposed TPY buffer would be twenty feet (20') in depth, and would utilize the existing vegetation growing on the property. The twenty feet of preserved vegetation would be supplemented by the forty foot (40') COR Utility Easement, which creates horizontal separation between the proposed warehouse and any use located on the adjoining parcel.
3. Reserve two areas of access thru the buffer, allowing access to the 1440 Rock Quarry Road parcel from 1436 Rock Quarry Road

FINDINGS OF FACT (UDO Section 7.2.3):

1. INTENT: We believe that either of the proposed buffer solutions will provide equal protection with regard to the intent of Article 7.2 of the Unified Development Ordinance. Under the 1st option, there will not be a land use located on the neighboring property that requires a TPY to be located on the subject property. Under the 2nd option, existing vegetation located within a TPY of greater dimension will be preserved to buffer the warehouse use. With either option, the intent of the UDO to locate appropriate buffers, where needed, will be provided.
2. CONFORMANCE WITH COMPREHENSIVE PLAN: We believe that the two proposed alternates are not in conflict with the City of Raleigh Comprehensive Plan or other city policies. The required TPY is localized and limited to the buffer issues between two properties.
3. EQUAL TO OR BETTER STANDARD: We believe that either buffer solution will be equal to or better than the code minimum standard. The first option eliminates the need for the buffer, the second option preserves the existing mature vegetation in a buffer depth with a meaningful dimension.

On behalf of the YMCA of the Triangle, we greatly appreciate the consideration of this request by the Appearance Commission. We will attend the commission's April 21, 2016 meeting to present the Administrative Alternate request and answer any questions and concerns. Please contact me if we can offer any additional information to you and the rest of the commission regarding this request.

Very Best Regards,

WithersRavenel



David F. Brown, PLA, LEED AP

Director of Planning

Cc: Mr. Carter Pettibone, COR; Department of City Planning
Mr. Tim Carr, YMCA of the Triangle
Mr. Jim Merriman, RATIO

PLANT SCHEDULE	PLANT TYPE	QTY	KEY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER	HEIGHT	NOTES
CANOPY TREES									
UNDERSTORY TREES									
SHRUBS									

ADJACENT USE: WOMEN'S PRISON; HEAVY INDUSTRIAL USE (UDO SEC. 6.5.1.A)
 NO TYPE B1 OR B2 TRANSITIONAL PROTECTIVE YARD REQUIRED (UDO SEC. 6.5.7.B)

SITE DATA:	
SITE ADDRESS:	1436, 1440, ROCK QUARRY ROAD, AND 2003 S STATE STREET, RALEIGH, NORTH CAROLINA 27610
PIN NUMBER:	1713-31-9948
DEED BOOK:	DB 016221 PG 01201
ZONING(S):	IX-3-PL
OVERLAY DISTRICT:	SHOCS-1 SPECIAL HIGHWAY OVERLAY DISTRICT 1
GROSS ACREAGE:	16.571 AC
EXISTING USE:	RETAIL
PROPOSED USE:	WAREHOUSE
FLOOD HAZARD AREA:	YES
FEMA MAP:	MAP # 372017300J, PANEL 1713
ALLUVIAL SOILS:	EFFECTIVE DATE 05/02/2006
PARKING REQUIRED:	<30,000 SF INDOOR AREA / 3,000 = 10 SPACES
PARKING PROVIDED:	15 SPACES (1 HC SPACE)

THE STATE OF NORTH CAROLINA
 WOMEN'S PRISON
 B.M. 1962, PG. 25
 P.I.N.: 1713.14-22-8776
 USE: WOMEN'S PRISON
 HEAVY INDUSTRIAL USE (UDO 6.5.7.B.7)

CENTERLINE OF WALNUT CREEK IS BOUNDARY LINE STARTING AT L3 AND CONTINUING THROUGH L28

16.571 ACRES
 THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE TRIANGLE AREA, INC
 D.B. 16221, PG. 1201
 P.I.N.: 1713-19-31-9948
 ZONING: IX-3-PL
 CURRENT USE: RETAIL
 PROPOSED USE: WAREHOUSE

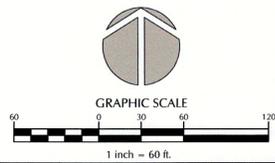
B1 OR B2 TRANSITION REQUIRED; CONFLICTS WITH TRANSMISSION LINE #5MT. PROPERTY LINE

ADMINISTRATIVE ALT.:
 DROP OFF SITE
 TRANSITION YARD:
 60' WIDTH + EXISTING VEGETATION TO REMAIN

LEGEND	
[Pattern]	EXISTING CONCRETE
[Pattern]	EXISTING GRAVEL
[Pattern]	EXISTING ASPHALT

LINE	BEARING	DISTANCE
L1	S 48°34'33" W	60.26'
L2	S 54°51'48" W	116.35'
L3	N 28°55'19" E	47.51'
L4	N 21°55'02" E	46.58'
L5	N 56°23'39" E	50.68'
L6	N 55°11'46" E	25.57'
L7	N 45°34'59" E	47.74'
L8	N 40°14'11" E	42.02'
L9	N 45°45'51" E	45.96'
L10	N 57°32'51" E	35.78'
L11	N 72°35'58" E	51.05'
L12	N 42°56'27" E	75.43'
L13	N 53°10'18" E	46.39'
L14	N 64°40'52" E	41.46'
L15	N 58°22'44" E	39.37'
L16	N 35°08'57" E	46.04'
L17	N 44°21'40" E	48.24'
L18	S 75°02'10" E	48.17'
L19	S 86°55'27" E	49.52'
L20	N 68°41'40" E	52.24'
L21	N 72°57'38" E	53.18'
L22	N 64°16'29" E	54.93'
L23	N 80°14'54" E	46.72'
L24	N 72°32'12" E	47.28'
L25	N 70°42'59" E	56.08'
L26	N 78°14'31" E	31.79'
L27	S 58°37'08" W	83.42'
L28	S 48°28'02" W	25.37'

INTERSTATE 40
 VARIABLE WIDTH R/W
 PER NCDOT R/W PLANS
 PROJECT NO. 8.1475202



Job No.	02160123	Drawn By	SB
Date	04/04/2016	Designer	WR

PRELIMINARY
 NOT APPROVED FOR CONSTRUCTION

Revisions

W:\Projects\1713\1713-31-9948\1713-31-9948-01\1713-31-9948-01.dwg: 1713-31-9948-01.dwg, 04/04/2016, 10:53:09 AM, User: wravenel, Plot No: 1.0