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: *Requested in accordance with UDO Section 10.2.17*	**OFFICE USE ONLY**
Section(s) of UDO affected: UDO Section 7.1.7. **Provide an explanation of the alternate requested, along with an applicant's statement of the findings** See attached Exhibit A. **Provide all associated case plan numbers including zoning and site plan:** Z-34-09, S-79-17, SR-5-18	Transaction Number

Property Address 4031 Westchase Blvd, 4000 Cloverhurst Dr, 0, 4000, 4100, 4200 Trinity Rd		**Date** 11/21/2018
Property PIN 0784566691, 0784660464, 0784661189, 0784651936, 0784558908, 0784553993	**Current Zoning** CX-12-CU (Z-24-09)	
Nearest Intersection Trinity Road and Blue Ridge Road		**Property size (in acres)** 18.70 acres
Property Owner The Station at Raleigh, LLC	**Phone** 706.715.6951	**Mail** 455 Epps Bridge Parkway, Suite 201, Athens, GA 30606
	Email mark.jensen@landmarkproperties.com	
Project Contact Person Michael Birch, Longleaf Law Partners	**Phone** 919.645.4317	**Mail** 2235 Gateway Access Point, Suite 201, Raleigh, NC 27607
	Email mbirch@longleaflp.com	
Property Owner Signature	**Email**	
Notary Sworn and subscribed before me this 21 day of November, 2018 Commission expires: 6-19-2020	**Notary Signature and Seal** Rhonda C Manion RHONDA C. MANION NOTARY PUBLIC JOHNSTON COUNTY, NC	

Exhibit A

Nature of Request:

The applicant is developing a 174-unit multifamily development, where parking is provided for most units through tandem spaces that involve one space in a garage space and one space immediately outside that garage space. The applicant is requesting an administrative alternate to the vehicle parking lot landscaping standards requiring interior islands every 10 surface parking spaces. The request is related to five locations where up to 14 parking spaces are located between landscaped islands, as shown on the attached plan. The purpose of this administrative alternate is to remove landscaped islands from areas that block garage parking spaces. In exchange, the applicant is proposing four additional trees, additional landscaping and wider landscaped islands.

Responses to Administrative Alternate Findings:

1. The approved alternate meets the intent of the vehicle parking lot landscaping regulations.

Response: The intent of the vehicle parking lot landscaping regulations is to minimize the visual impact of large areas of vehicular parking areas as viewed from the public right-of-way, minimize the impact of stormwater runoff, and dissipate the effects of the urban heat island. First, the five locations where the administrative alternate is requested are not along the public right-of-way and likely not visible from the public right-of-way. The applicant is proposing wider islands and additional landscaping in areas proximate to each of the five locations where the island spacing standard is not being met. The wider islands and additional landscaping will minimize the impact of stormwater run-off and mitigate urban heat effects in a manner similar to what would be required without an alternate.

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

Response: The alternate conforms with the following Comprehensive Plan policies: T 6.1 Surface Parking Alternatives, T 6.8 Parking Lot Design, T 6.9 Green Parking Facilities, UD 3.7 Parking Lot Placement, UD 3.9 Parking Lot Design, and UD 3.10 Planting Requirements by providing a parking lot landscaping design solution equal to or better than required by the UDO and by providing parking in garages.

3. The approved administrative alternate is considered equal to or better than the standard.

Response: With the additional trees, additional landscaping and wider islands in nearby locations, the proposed administrative alternate is equal to or better than the interior island spacing standard. The proposed administrative alternate does not result in less trees or landscaping than would otherwise be provided, and the wider islands achieve the same purpose of breaking up the parking areas.

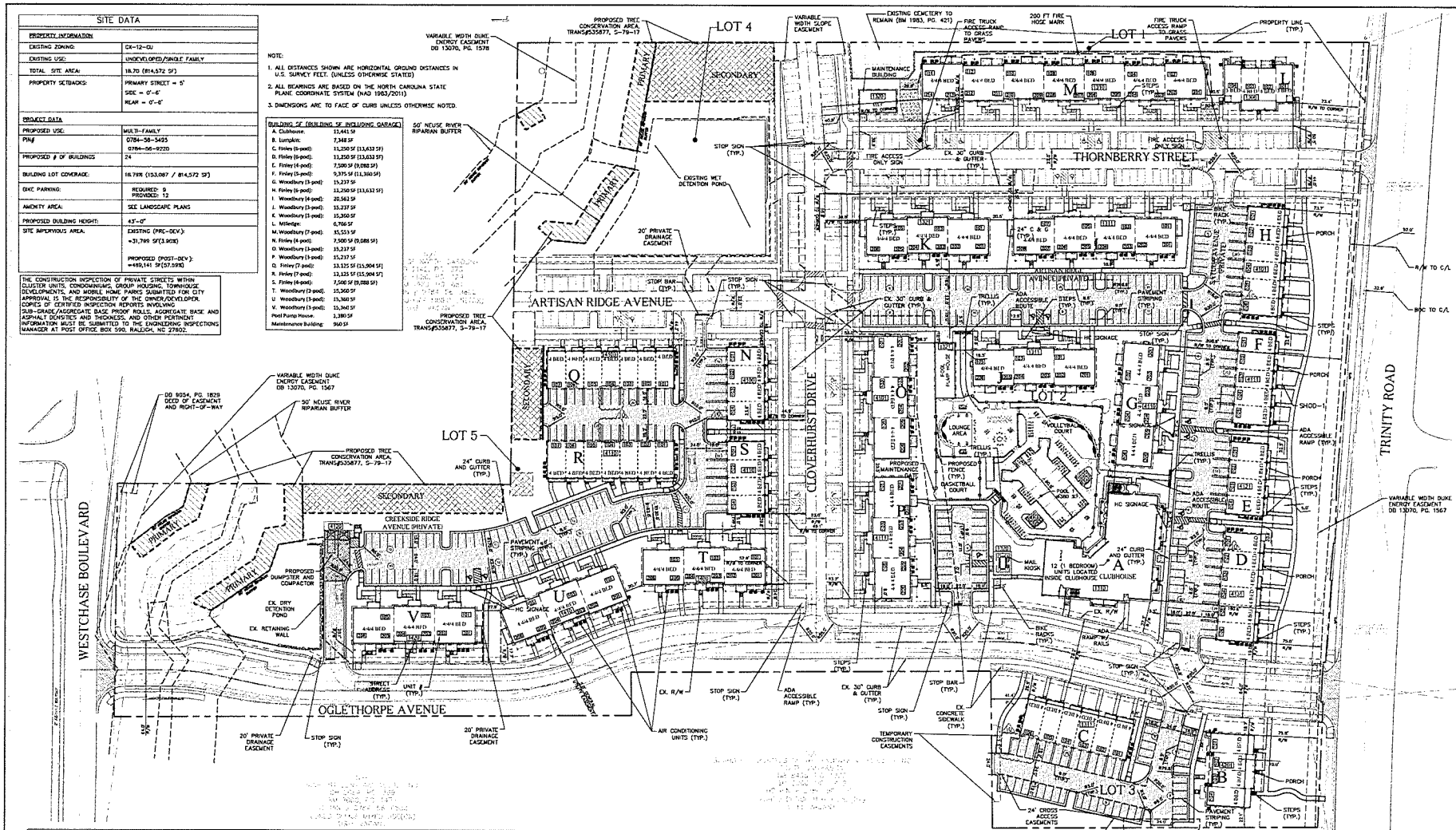
SITE DATA	
PROPERTY INFORMATION	
EXISTING ZONING:	CX-12-CU
EXISTING USE:	UNDEVELOPED/SINGLE FAMILY
TOTAL SITE AREA:	18.70 (814,572 SF)
PROPERTY SETBACKS:	PRIMARY STREET = 5' SIDE = 0'-6' REAR = 0'-6'
PROJECT DATA	
PROPOSED USE:	MULTI-FAMILY
PIN#	0784-56-5435 0784-56-9220
PROPOSED # OF BUILDINGS	24
BUILDING LOT COVERAGE:	18.79% (153,087 / 814,572 SF)
OHC PARKING:	REQUIRED: 9 PROVIDED: 12
AMENITY AREA:	SEE LANDSCAPE PLANS
PROPOSED BUILDING HEIGHT:	43'-0"
SITE IMPERVIOUS AREA:	EXISTING (PRE-DEV): =31,799 SF(3.90%) PROPOSED (POST-DEV): =469,141 SF(57.59%)

THE CONSTRUCTION INSPECTION OF PRIVATE STREETS WITHIN CLUSTER UNITS, CONDOMINIUMS, GROUP HOUSING, TOWNHOUSE DEVELOPMENTS, AND MOBILE HOME PARKS SUBMITTED FOR CITY APPROVAL IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER. COPIES OF CERTIFIED INSPECTION REPORTS INVOLVING SUB-GRADE/AGGREGATE BASE PROOF ROLLS, AGGREGATE BASE AND ASPHALT DENSITIES AND THICKNESS, AND OTHER PERTINENT INFORMATION MUST BE SUBMITTED TO THE ENGINEERING INSPECTIONS MANAGER AT POST OFFICE BOX 590, RALEIGH, NC 27602.

NOTE:

1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. (UNLESS OTHERWISE STATED)
2. ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983/2011)
3. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

BUILDING SF (BUILDING SF INCLUDING GARAGE)	
A. Clubhouse.	11,441 SF
B. Lumpkin:	7,248 SF
C. Finley (6-pad):	11,250 SF (13,632 SF)
D. Finley (6-pad):	11,250 SF (13,632 SF)
E. Finley (4-pad):	7,500 SF (9,088 SF)
F. Finley (5-pad):	9,375 SF (11,360 SF)
G. Woodbury (3-pad):	15,237 SF
H. Finley (6-pad):	11,250 SF (13,632 SF)
I. Woodbury (4-pad):	20,562 SF
J. Woodbury (3-pad):	15,237 SF
K. Woodbury (3-pad):	15,360 SF
L. Milledge:	6,706 SF
M. Woodbury (7-pad):	15,553 SF
N. Finley (4-pad):	7,500 SF (9,088 SF)
O. Woodbury (3-pad):	15,237 SF
P. Woodbury (3-pad):	15,237 SF
Q. Finley (7-pad):	13,125 SF (15,904 SF)
R. Finley (7-pad):	13,125 SF (15,904 SF)
S. Finley (4-pad):	7,500 SF (9,088 SF)
T. Woodbury (3-pad).	15,360 SF
U. Woodbury (3-pad):	15,360 SF
V. Woodbury (3-pad):	15,360 SF
Pool Pump House.	1,380 SF
Maintenance Building:	960 SF



PARKING:

LOT 1
4 BEDROOMS: 23 UNITS (4 SPACES PER UNIT PLUS 1 SPACE PER 10 UNITS FOR VISITORS)
REQUIRED: 4 X 23 = 92
3 BEDROOMS: 2 UNITS (3 SPACES PER UNIT PLUS 1 SPACE PER 10 UNITS FOR VISITORS)
REQUIRED: 3 X 2 = 6
+ (23+2)/10 = 2
TOTAL REQUIRED: 100 SPACES
PROVIDED: 56 SPACES

LOT 2
4 BEDROOMS: 78 UNITS (4 SPACES PER UNIT PLUS 1 SPACE PER 10 UNITS FOR VISITORS)
REQUIRED: 4 X 78 = 312
1 BEDROOMS: 12 UNITS (1 SPACE PER UNIT PLUS 1 SPACE PER 10 UNITS FOR VISITORS)
REQUIRED: 1 X 12 = 12
+ (78+12)/10 = 9
TOTAL REQUIRED: 333 SPACES
PROVIDED: 306 SPACES

LOT 3
4 BEDROOMS: 10 UNITS (4 SPACES PER UNIT PLUS 1 SPACE PER 10 UNITS FOR VISITORS)
REQUIRED: 4 X 10 = 40
+ (10)/10 = 1
TOTAL REQUIRED: 41 SPACES
PROVIDED: 60 SPACES

LOT 4
TOTAL REQUIRED: 0 SPACES
PROVIDED: 53 SPACES

LOT 5
4 BEDROOMS: 49 UNITS (4 SPACES PER UNIT PLUS 1 SPACE PER 10 UNITS FOR VISITORS)
REQUIRED: 4 X 49 = 196
+ (49)/10 = 5
TOTAL REQUIRED: 201 SPACES
PROVIDED: 208 SPACES

ON-STREET PARKING
PROVIDED: 21

NOTE:
TWO (2) CAR GARAGE PARKING PROVIDED BENEATH C, D, E, F, H, N, O, R, AND S UNITS

LEGEND

- PAINTED TRAFFIC ARROW
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE (8" @ 4000PSI)
- (#) PROPOSED PARKING COUNT
- REGULAR DUTY ASPHALT
- DETECTABLE WARNING SURFACE

AC UNITS TO BE SCREENED WITH LANDSCAPING

GRAPHIC SCALE IN FEET
0 25 50 100

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

SURVEY NOTE:
EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY MCKIM & CREED, 1730 VARSITY DRIVE, SUITE 500, RALEIGH, NC 27606. PHONE: 919-233-8091 AND DATED JANUARY 23, 2017.

CONCURRENT REVIEW APPROVAL

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

PLANS FOR THE PROPOSED USE HAVE BEEN REVIEWED FOR GENERAL COMPLIANCE WITH APPLICABLE CODES. THIS LIMITED REVIEW, AND AUTHORIZATION FOR CONSTRUCTION IS NOT TO BE CONSIDERED TO REPRESENT TOTAL COMPLIANCE WITH ALL LEGAL REQUIREMENTS FOR DEVELOPMENT AND CONSTRUCTION. THE PROPERTY OWNER, DESIGN CONSULTANTS, AND CONTRACTORS ARE EACH RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CITY, STATE AND FEDERAL LAWS. THIS SPECIFIC AUTHORIZATION BELOW IS NOT A PERMIT, NOR SHALL IT BE CONSTRUED TO PERMIT ANY VIOLATION OF CITY, STATE OR FEDERAL LAW. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS.

TRANSPORTATION FIELD SERVICES _____
PUBLIC UTILITIES _____
STORMWATER _____
PLANNING/ZONING _____
FIRE _____
URBAN FORESTRY _____
SITE ACCESSIBILITY _____

NO.	REVISIONS	DATE	BY
10	LANDSCAPE ISLAND UPDATES	11/19/18	JCB
9	REVISE PER CITY COMMENTS	9/13/18	TRC
8	ACCESS & WATER METER UPDATES	8/24/18	TRC
7	REVISED PER CITY COMMENTS	8/3/18	TRC
6	REVISED PER CITY COMMENTS	7/27/18	TRC
5	REVISED PER CITY COMMENTS	6/27/18	TRC
4	REVISED PER CITY COMMENTS	4/24/18	TRC

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421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-677-2000
WWW.KIMLEY-HORN.COM

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 032982 CHRISTOPHER D. BOWE
10/20/18

KHA PROJECT 011170002
DATE 1/16/2018
SCALE AS SHOWN
DESIGNED BY WMH
DRAWN BY WMH
CHECKED BY CDB

SITE PLAN

STATION AT RALEIGH
PREPARED FOR
THE STATION AT RALEIGH, LLC
RALEIGH NORTH CAROLINA

SHEET NUMBER
C2.0

SITE DATA

PROPERTY INFORMATION	
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PROJECT DATA	
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PIN#	0784-06-3495 0784-06-9220
PROPOSED # OF BUILDINGS	24
BUILDING LOT COVERAGE:	18.78% (153,087 / 814,572 SF)
BIKE PARKING:	REQUIRED: 9 PROVIDED: 12
AMENITY AREA:	SEE LANDSCAPE PLANS
PROPOSED BUILDING HEIGHT:	43'-0"
SITE IMPERVIOUS AREA:	EXISTING (PRE-DEV.): =31,749 SF(3.90%) PROPOSED (POST-DEV.) =468,141 SF(57.50%)

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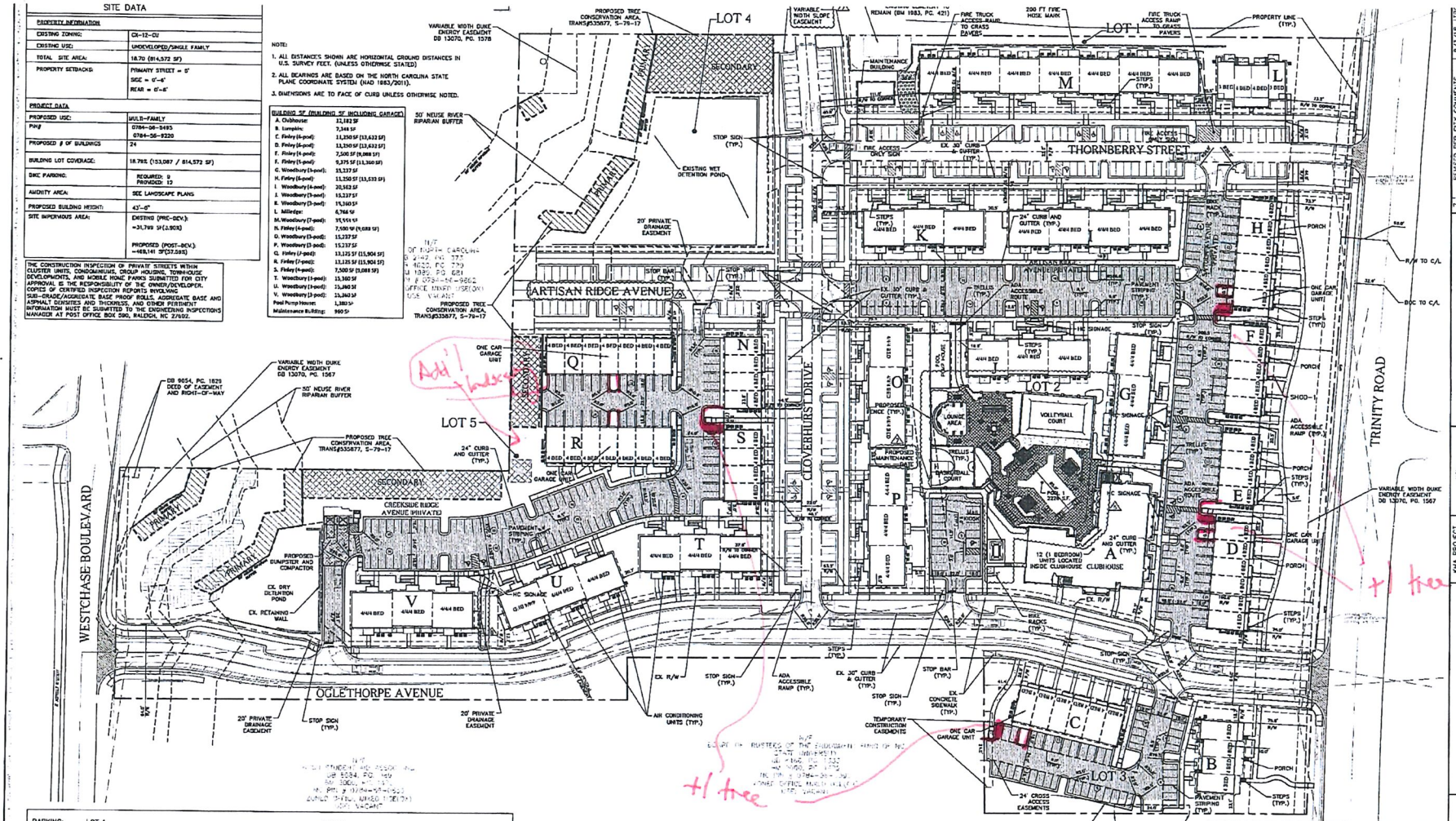

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NORTH

GRAPHIC SCALE IN FEET
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TRANSPORTATION FIELD SERVICES KMK 8-2-18
PUBLIC UTILITIES TJB 8/2/18
STORMWATER CB 8/3/18
PLANNING/ZONING DLS 08/03/18
FIRE 8/3/18
URBAN FORESTRY MAM 8/3/18
SITE ACCESSIBILITY JB 8/3/18

No.	REVISIONS	DATE	BY
7	REVISED PER CITY COMMENTS	8/3/18	TRC
6	REVISED PER CITY COMMENTS	7/27/18	TRC
5	REVISED PER CITY COMMENTS	6/22/18	TRC
4	REVISED PER CITY COMMENTS	4/24/18	TRC
3	REVISED PER CITY COMMENTS	4/10/18	TRC
2	REVISED PER CITY COMMENTS	3/13/18	TRC
1	REVISED PER CITY COMMENTS	2/26/18	JCE

Kimley»Horn
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421 FAYETTEVILLE STREET, SUITE 200, RALEIGH, NC 27601
PHONE: 919-677-2000
WWW.KIMLEY-HORN.COM

SEAL 032582 ENGINEER

KHA PROJECT 011170002
DATE 1/16/2018
SCALE AS SHOWN
DESIGNED BY WWH
DRAWN BY WWH
CHECKED BY CCB

SITE PLAN

STATION AT RALEIGH
PREPARED FOR
THE STATION AT RALEIGH, LLC
RALEIGH NORTH CAROLINA

SHEET NUMBER
C2.0