



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 - Courtesy Review

Administrative Alternate Request	OFFICE USE ONLY
Section(s) of UDO affected: See attached Exhibit A	Transaction Number
Provide an explanation of the alternate requested, along with an applicant's statement of the findings See attached Exhibit B	
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. Z-104-99; Z-11-14	

GENERAL INFORMATION		
Property Address 2904 Tryon Road	Date June ____, 2014	
Property PIN 0792 35 6539		
Nearest Intersection Tryon Road and Trailwood Hills Drive	Property size (in acres) 4.0 Acres	
Property Owner Camden Glen, LLC	Phone	Fax
	Email	
Project Contact Person Isabel Worthy Mattox	Phone 919-828-7171	Fax 919-831-1205
	Email Isabel@mattoxfirm.com	
Owner/Agent Signature By: <u>Sharon Lorden</u>	Name & Title CAMDEN GLEN, LLC	

SHARON LORDEN, TREASURER AND CHIEF FINANCIAL OFFICER

STATE OF NORTH CAROLINA
COUNTY OF WAKE

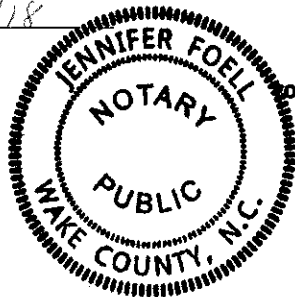
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: (insert name of persons(s) signing): Sharon Lorden

This the 8 day of August, 2014

Jennifer Foell
Notary Public
Jennifer Foell
Notary's printed or typed name

My commission expires: 11/11/18

(OFFICIAL SEAL)



COURTESY:

ISABEL WORTHY MATTOX

Attorney at Law

Telephone (919) 828-7171

isabel@mattoxfirm.com

August 7, 2014

Christine Dargess, Planning Manager
Planning Department
City of Raleigh
One Exchange Plaza, Suite 304
Raleigh, NC 27601

Elizabeth Alley
Staff Liaison to Appearance Commission
Urban Design Center
City of Raleigh
220 Fayetteville Street, Briggs Building, Suite 200
Raleigh, NC 27601


Dear Ladies:

Attached please find an Application for Administrative Alternate –Review in connection with the proposed DHIC development on Tryon Road, along with a Notice to Neighbors letter and addressed, stamped envelopes for the applicable property owners. As you know, time is very critical for DHIC on this project and we therefore request that this matter be heard by the Appearance Commission on August 21, 2014.

We are delivering these envelopes to Elizabeth Alley. We request that you mail the Notices no later than Monday, August 11, to satisfy the requirement that they be mailed at least ten (10) days in advance of the meeting on August 21, 2014.

Thank you for your help. Please call if you have any questions.

Sincerely,


Isabel Worthy Mattox

cc: Mr. Travis Crane
Ms. Natalie Britt
Mr. Greg Warren
Mr. David Brown

EXHIBIT A

- 1.5.6 Build-to
- 1.5.8 Pedestrian Access
- 3.4.5C2 Building width in primary build-to (min) - 50%
- 3.4.5F Pedestrian Access

EXHIBIT B

1.5.6 Build-to

1. The approved alternate meets the intent of the build-to regulations;
2. The approved alternate conforms with the Comprehensive Plan and adopted City plans;
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;
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
5. Site area that would have otherwise been occupied by buildings is converted to an outdoor amenity area under Sec. 1.5.3.B.

1.5.8 Pedestrian Access

1. The approved alternate meets the intent of the street-facing entrance regulations;
2. The approved alternate conforms with the Comprehensive Plan and adopted City plans;
3. The pedestrian access point is easily identifiable by pedestrians, customers and visitors;
4. Recessed or projecting entries or building elements have been incorporated into the design of the building to enhance visibility of the street-facing entrance; and
5. The pedestrian route from the street and bus stops and other modes of public transportation to the entrance is safe, convenient and direct.