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: 7.1.7.C and 7.1.7.D **Provide an explanation of the alternate requested, along with an applicant's statement of the findings** Reduction of landscape perimeter and interior islands is requested per the attached plan and statement of findings **Provide all associated case plan numbers including zoning and site plan:** SR-111-18 SPR-0163-19 592413	Transaction Number

Property Address 9951 Strickland Road		**Date** 10/22/19
Property PIN 1708-02-5721	**Current Zoning** PD	
Nearest Intersection Lead Mine and Strickland		**Property size (in acres)** 4.33
Property Owner The Cypress of Raleigh, LLC	**Phone** 919-877-8668	**Mail** 8801 cypress lakes drive Raleigh, nc 27615
	Email mark@tmeinvestments.com	
Project Contact Person Barret Stauffacher	**Phone** 919-201-5741	**Mail**
	Email bstauffacher@nemamanagement.com	
Property Owner Signature	**Email**	
Notary Sworn and subscribed before me this 22nd day of October, 2019	**Notary Signature and Seal** Lisa L. Markey LISA L. MARKEY LISA L. MARKEY Notary Public, North Carolina Wake County My Commission Expires June 25, 2023	

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Required Findings

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

   The intent of the vehicle parking lot landscaping requirements is to minimize the visual impacts of large areas of vehicular parking as viewed by the public right of way, minimize the impacts of stormwater runoff, and dissipate the effects of the urban heat island.

   Visual impacts: *The public rights of way adjoining the proposed parking area are Lead Mine Road and Strickland Road. A visual barrier of existing vegetation, consisting mostly of primary and secondary tree conservation area, is located between the proposed parking area and Lead Mine Road, and no disturbance to this visual barrier is proposed (see Exhibit A). An existing landscaped berm is located between the proposed parking area and Strickland Road, and no disturbance to this visual barrier is proposed (see Exhibit B). Construction of the proposed parking area will allow the berm along Strickland Road to be extended and enhanced with additional landscaping. For these reasons, the proposed administrative alternate will have little or no impact on the visual impact of the site from the adjoining public rights of way.*

   Stormwater runoff: *All stormwater runoff from the proposed parking area will be collected in catch basins and piped to Wet Pond #2, located on the south side of the proposed building, so the proposed administrative alternate will have no impact on stormwater runoff from the site.*

   Urban heat island: *The urban heat island impacts of the parking area will be mitigated by (i) the relatively small size of the parking area, (ii) its surrounding tree conservation area and heavily landscaped surroundings, and (iii) the proposed addition of the parking canopies, which will directly protect a significant proportion of users from solar impacts.*

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

   As there are no impacts on stormwater runoff or visual impact from the public right of way, there is no conflict with the Comprehensive Plan or any adopted city plan. Additionally, Policy H 4.3 promotes development of housing for the disabled, and reduction of landscaped islands in the proposed parking area will allow for more direct and barrier-free access between parking spaces and the proposed building, while permitting additional covered parking spaces providing senior residents with a protected area to retrieve walkers and wheelchairs from vehicles during inclement weather.

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

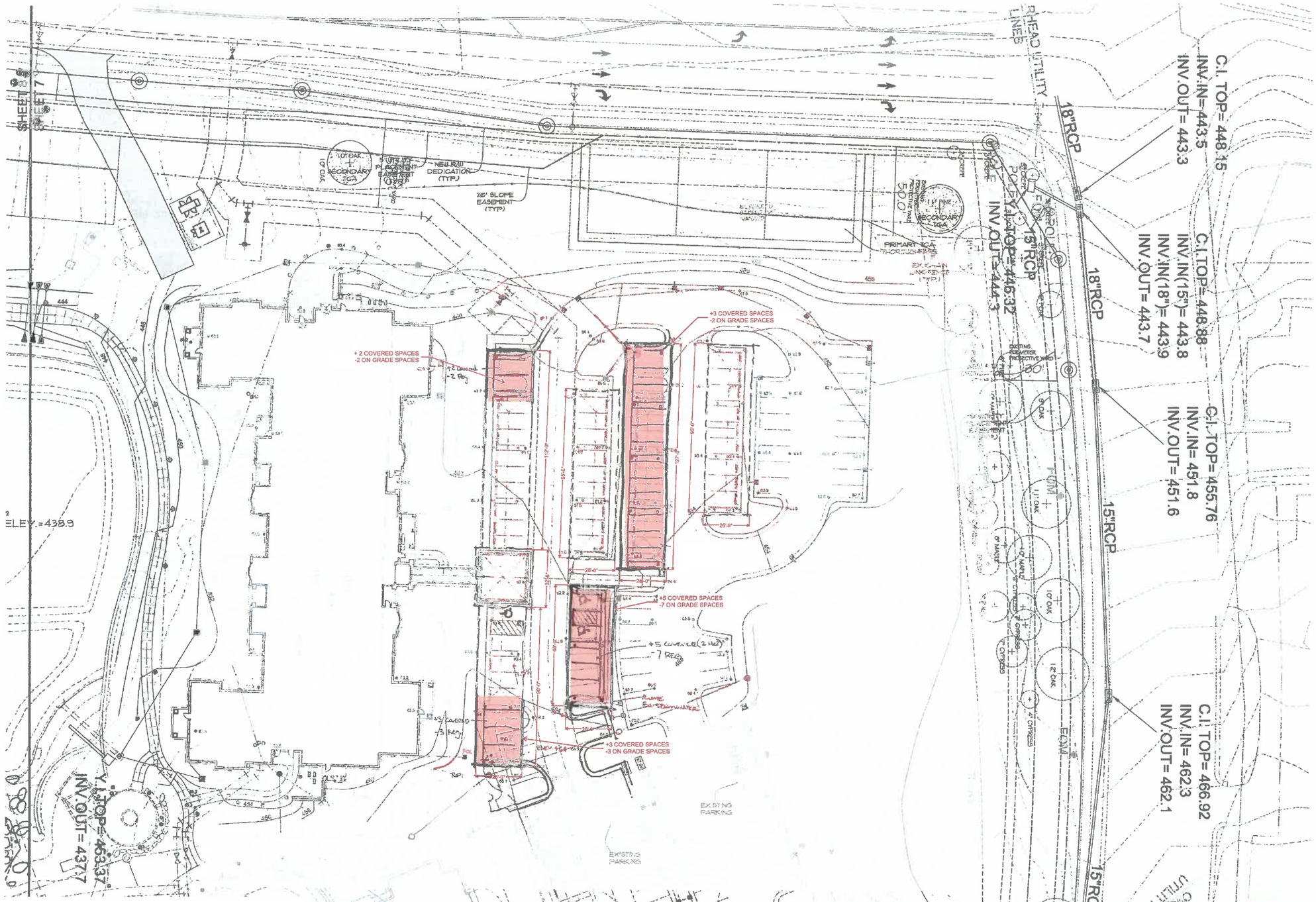
   There are no negative impacts of the proposed administrative alternate, and the additional covered parking permitted by reduction in landscaped islands represents a significant quality of life improvement for the residents of this senior community that is therefore better than the standard.

Exhibit A

Looking South Along Lead Mine Road
Property on Left

Exhibit B

Looking East Along Strickland Road
Property on Right



The Cypress of Raleigh

COVERED PARKING SKETCH PLAN

OCTOBER 22, 2019
SCALE: 1" = 20'

THW DESIGN
ARCHITECTURE / LAND PLANNING / INTERIOR DESIGN / PURCHASING
2100 RiverEdge Parkway, Suite 900
Atlanta, GA 30328
PH: 770 916 2220 FAX: 770 916 2299
www.thw.com

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C2 15' PROTECTIVE YARD; SEE L-401 FOR PLANTS

C2 15' PROTECTIVE YARD; SEE L-400 FOR PLANTS

OVERHEAD UTILITY LINES

EXISTING PERIMETER PROTECTIVE YARD 30'

NOTE: STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL

PARKING LANDSCAPE CALCULATIONS
TOTAL PROPOSED PARKING AREA: 36,957 SF

REQUIREMENT
1 SHADE TREE PER 2000 SF OF PARKING AREA

36,957 ÷ 2000 = 18.4 SHADE TREES REQUIRED

PROPOSED LANDSCAPE
25 SHADE TREES PROPOSED

SCALE: 1" = 20'

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:	N/A
PUBLIC UTILITIES:	N/A
STORMWATER:	N/A
PLANNING / ZONING:	RB 8/15/19
FIRE:	N/A
URBAN FORESTRY:	8/21/2019
SITE ACCESSIBILITY:	N/A

ORIGINAL PLAN

NO.	DATE	DESCRIPTION
1	07-23-2019	PERMIT COMMENTS
1	07-16-2019	PERMIT COMMENTS
1	05-31-2019	ISSUED FOR PERMIT
1	05-28-19	PERMIT COMMENTS
1	05-20-19	PERMIT COMMENTS

THE CYPRESS OF RALEIGH
PHASE III VILLA E - SITE
9951 STRICKLAND ROAD, RALEIGH, NORTH CAROLINA 27615

THW DESIGN

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2100 RiverEdge Parkway
Suite 900
Atlanta, GA 30328

2632 Broadway Street
Suite 201, South Building
San Antonio, TX 78215

PH: 770 916 2220
FAX: 770 916 2299
www.thw.com

ISSUED FOR PERMIT

NOT ISSUED FOR CONSTRUCTION

Project No.: 1 2017082
Date: 04/19/2019

LANDSCAPE PLAN

L-407 VOID

5/10/2017 2:57:34 PM

C2 15' PROTECTIVE YARD; SEE L-401 FOR PLANTS

C2 15' PROTECTIVE YARD; SEE L-400 FOR PLANTS

EXISTING PERIMETER PROTECTIVE YARD

OVERHEAD UTILITY LINES

NOTE: STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL

PARKING LANDSCAPE CALCULATIONS

TOTAL PROPOSED PARKING AREA: 36,957 SF

REQUIREMENT:
1 SHADE TREE PER 2000 SF OF PARKING AREA

~~18.4 SHADE TREES REQUIRED~~

PROPOSED LANDSCAPE
20 SHADE TREES PROPOSED

SCALE: 1" = 20'

PROPOSED PLAN

CONCURRENT REVIEW APPROVAL
CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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

NO.	DATE	DESCRIPTION
1	11-21-2019	REVISION 7
2	09-13-2019	REVISION 6
3	07-23-2019	PERMIT COMMENTS
4	07-16-2019	PERMIT COMMENTS
5	05-31-2019	ISSUED FOR PERMIT
6	05-28-19	PERMIT COMMENTS
7	05-20-19	PERMIT COMMENTS

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PHASE III VILLA E - SITE

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT RICHARD L. FRIEMEL

ISSUED FOR CONSTRUCTION

Project No.: 2017082
Date: 04/19/2019

LANDSCAPE PLAN

L-407