

# Administrative Alternates

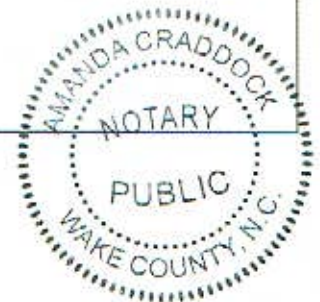


**DEVELOPMENT  
SERVICES  
DEPARTMENT**

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

<b>Administrative Alternate Request:</b> <i>Requested in accordance with UDO Section 10.2.17</i>	OFFICE USE ONLY
Section(s) of UDO affected: <b>See attached.</b>  Provide an explanation of the alternate requested, along with an applicant's statement of the findings <i>See attached</i>  Provide all associated case plan numbers including zoning and site plan: <b>SPR-0243-2020</b>	Transaction Number

<b>Property Address</b> 416 Oberlin Road		<b>Date</b> April 15, 2021
<b>Property PIN</b> 1704-02-0882	<b>Current Zoning</b> CX-5-UG	
<b>Nearest Intersection</b> Oberlin Road and Cameron Street		<b>Property size (in acres)</b> 0.68
<b>Property Owner</b> Columbia Cameron Village, LLC	<b>Phone</b>	<b>Mail</b> 15720 Briham Hill Ave #300, Charlotte, NC 28277
	<b>Email</b>	
<b>Project Contact Person</b> Michael Birch, Longleaf Law Partners	<b>Phone</b> 919-845-4317	<b>Mail</b> 4509 Greenmoor Road, Suite 302, Raleigh, NC 27612
	<b>Email</b> mbirch@longleaflp.com	
<b>Property Owner Signature</b> <i>[Signature]</i>	<b>Email</b> PAUL.MUNANA@CREVENCYCENTERS.COM	
<b>Notary</b> Sworn and subscribed before me this <u>14<sup>th</sup></u> day of <u>April</u> , 20 <u>21</u>	<b>Notary Signature and Seal</b> <i>[Signature]</i>	



**UDO Sections 3.4.8.C1, C2, E1, and 1.5.6.C.1.**

Property owner requests: (i) a 19.7' administrative alternate to UDO Section 3.4.8.C1, which requires property with an Urban General frontage to locate the building within twenty feet (20') of the primary street, in order to construct a building 39.7' from Cameron Street; (ii) a 31% and 70% design alternate to UDO Section 3.4.8.C2, which requires property with an Urban General frontage to locate the building within the build-to range for seventy percent (70%) of its primary street frontage, in order to construct a building within the build-to range for 39% of its Oberlin Road frontage and 0% of its Cameron Street frontage, respectively; (iii) a design alternate to UDO Section 3.4.8.E1, which requires a primary street-facing entrance, in order to construct a building without a street-facing entrance along Cameron Street; and (iv) a design alternate to UDO Section 1.5.6.C.1., which requires that buildings on corner lots be placed within the build-to for the first 30 feet along the street extending from the block corner, in order to construct a building outside of the block corner.

**UDO Section 1.5.6.D.**

1. The approved alternate meets the intent of the build-to regulations  
**Response: The intent of the build-to regulations is to strengthen the street edge along the right-of-way and establish a sense of enclosure by providing spatial definition adjacent to the street. The proposed building is within the build-to range along Oberlin Road, consistent with other developments along Oberlin Road. Due to the proposed building's size, full compliance with the build-to regulations along Cameron Street cannot be met. Additionally, the site layout is compliant with the -UG frontage requirements for parking locations (i.e., no on-site parking or vehicular surface area between the building and the streets).**
2. The approved alternate conforms with the Comprehensive Plan and adopted City plans  
**Response: The requested alternate is consistent with the following Comprehensive Plan policies: LU 5.1 "Reinforcing the Urban Pattern"; LU 5.2 "Managing Commercial Development Impacts"; LU 6.2 "Complementary Land Uses and Urban Vitality"; LU 7.4 "Scale and Design of New Commercial Uses"; LU 7.6 "Pedestrian-friendly Development"; and LU 10.3 "Ancillary Retail Uses".**
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  
**Response: The requested alternate is consistent with building orientations along Oberlin Road and Cameron Street. Whereas many buildings along Oberlin Road are closer to the street, nearby buildings along Cameron Street have greater setbacks. Along both Oberlin Road and Cameron Street, there is a mix of buildings and surface parking along each street. Redevelopment of this property includes moving parking away from the streets, locating the proposed building closer to the road, and creating urban outdoor space.**
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  
**Response: The proposed development includes pedestrian improvements that will increase pedestrian safety at the intersection.**

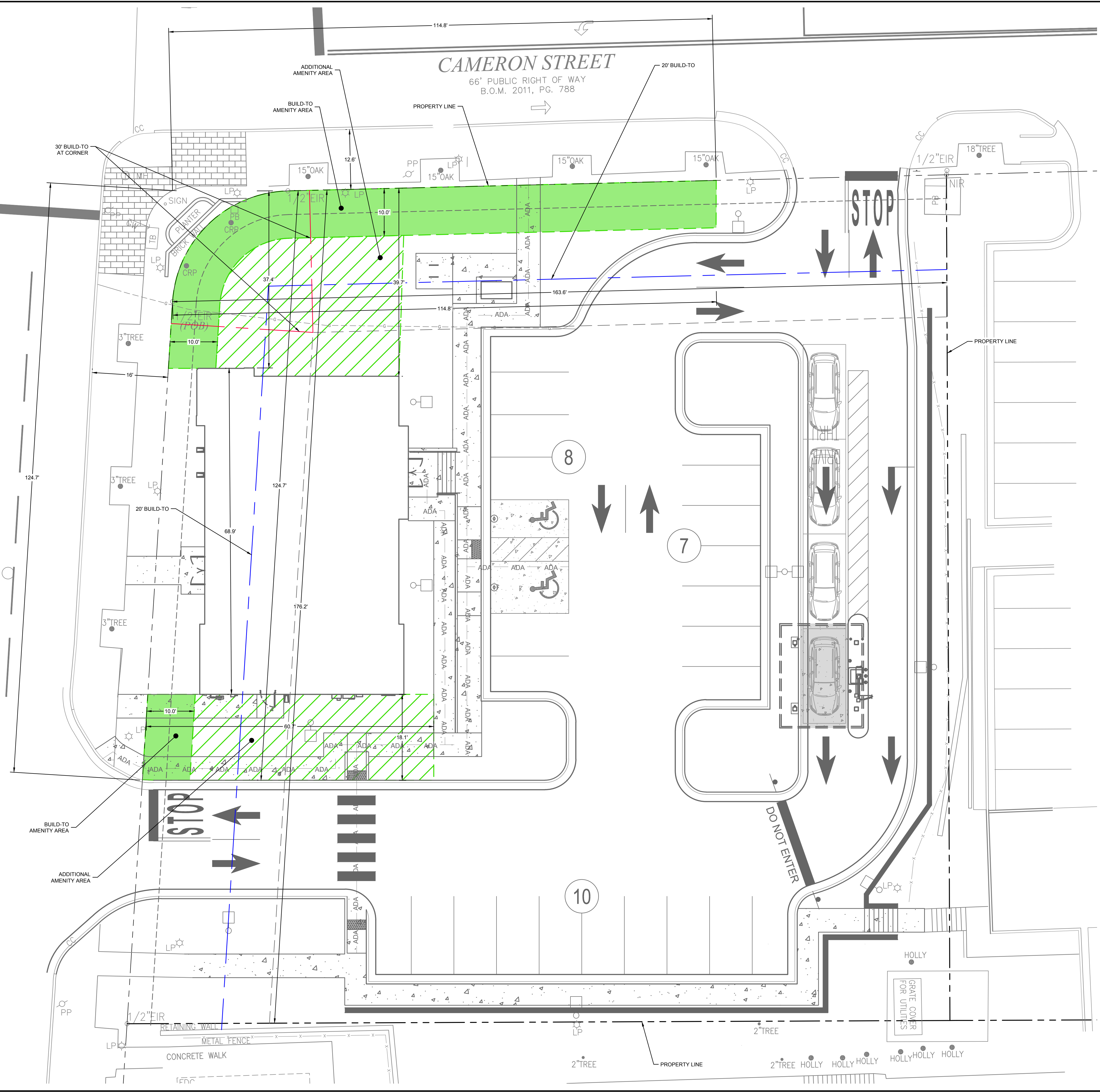
5. Site area that would have otherwise been occupied by buildings is converted to an outdoor amenity area under Sec. 1.5.3.B.

**Response: As shown on the attached Exhibit, those areas that would have otherwise been occupied by buildings will be converted to outdoor amenity area.**



Plotted By: Winter, Rebecca - Sheet Set: CHASE CAMERON VILLAGE - Layout: C3.0 SITE PLAN - April 15, 2021 - 03:25:36pm - K:\RAL\DEVA\015071045-Chase-Cameron\_Village\08-CAD-Files\Exhibits\Build To Exhibit\CameronVillage\Build To Exhibit\_2021\_04\_15.dwg  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

**OBERLIN ROAD**  
 76' PUBLIC RIGHT OF WAY  
 B.O.M. 2011, PG. 788



### SITE LEGEND

- PROPERTY LINE
- EASEMENT LINE
- FENCE
- STANDARD CURB AND GUTTER
- SITE DISTANCE TRIANGLE
- PARKING SETBACK LINE
- BUILD TO LINE
- ADA ACCESSIBLE ROUTE
- PARKING SPACE COUNT
- SIGN (SEE PLAN)
- LIGHT POLE
- WHEEL STOP
- ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
- DIRECTIONAL PAVEMENT ARROWS
- ACCESSIBLE RAMP
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT
- STANDARD DUTY CONCRETE
- HEAVY DUTY CONCRETE
- CONCRETE SIDEWALK

**SURVEY NOTE:**  
 EXISTING INFORMATION TAKEN FROM AN ALTA/NSPS LAND TITLE SURVEY PROVIDED BY RB PHARR, 420 HAWTHORNE LANE, CHARLOTTE, NC 28204. PHONE: (704) 376-2186. DATED 04/07/2020.

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

**BUILD-TO CALCULATIONS:**  
**REQUIRED:**  
 20' OFF ROW ON PRIMARY ROADS  
 30' OFF CORNER  
 70% OF BUILDING FACADE LOCATED IN BUILD-TO  
**PROVIDED:**  
**OBERLIN RD:**  
 TOTAL FRONTAGE - 176.2'  
 BUILDING - 68.9' (39% OF OBERLIN FRONTAGE)  
 AMENITY AREA - 55.5' (31% OBERLIN FRONTAGE)  
**CAMERON ST:**  
 TOTAL FRONTAGE - 163.6'  
 AMENITY AREA - 114.8' (70% OF CAMERON FRONTAGE)

**811**  
 Know what's below.  
 Call before you dig.

GRAPHIC SCALE IN FEET  
 0 10 20 40

NORTH

**Kimley»Horn**  
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 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601  
 PHONE: 919-677-2000 FAX: 919-677-2050  
 WWW.KIMLEY-HORN.COM #F-0102

**BUILD TO EXHIBIT**

**CHASE CAMERON VILLAGE**

CITY OF RALEIGH NC

SHEET NUMBER  
**EX-1**

NO.	REVISIONS	DATE	BY
1	REVISED PER CITY OF RALEIGH REVIEW	11/19/2021	JPM