

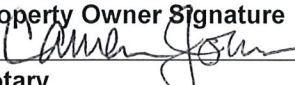

Administrative Alternates



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: UDO section 2.2.3.E. (townhouse build-to/blockface) Provide an explanation of the alternate requested, along with an applicant's statement of the findings See attached.	Transaction Number
Provide all associated case plan numbers including zoning and site plan: SUB-0077-2020	

Property Address 5512 & 5514 Thornton Road (portions zoned R-10-CU)		Date
Property PIN 1738-51-3332 & 1738-41-9889 (portions zoned R-10-CU)	Current Zoning R-10-CU (Z-53-19)	
Nearest Intersection Thornton Road and Neuse Forest Road		Property size (in acres) See attached.
Property Owner See attached.	Phone	Mail
	Email	
Project Contact Person Michael Birch, Longleaf Law Partners	Phone 919.645.4317	Mail 4509 Creedmoor Road, Suite 302, Raleigh, NC 27605
	Email mbirch@longleaflp.com	
Property Owner Signature 	Email	
Notary Sworn and subscribed before me this <u>19</u> day of <u>March</u> , 20 <u>21</u>	Notary Signature and Seal <div style="border: 1px solid black; padding: 5px; display: inline-block;"> MICHAEL L. JONES Notary Public Wake County North Carolina </div> 	

5512 and 5514 Thornton Road – Administrative Alternate Request and Statement of Findings

Property owner requests a 9% administrative alternate to the block face standards for Block A, a 24% administrative alternate to the block face standards for Block B, a 2% administrative alternate to the block face standards for Block C, a 17% administrative alternate to the block face standards for Block E, and a 6% administrative alternate to the block face standards for Block G.

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. As shown on the attached Exhibit, the proposed townhome buildings are all within the build-to range, and those vacant areas are located near proposed street intersections.
2. The approved alternate conforms with the Comprehensive Plan and adopted City plans
Response: The proposed alternate is consistent with the following Comprehensive Plan policies: LU 2.2 “Compact Development”; LU 4.5 “Connectivity”; LU 4.19 “Missing Middle Housing”; LU 8.10 “Infill Development”; and LU 8.12 “Infill Compatibility”.
3. The approved alternate does not substantially negatively impact the character-defining street wall or establish a build-to pattern that is not harmonious with the existing built context
Response: The requested alternate would facilitate a new development and establish a new character.
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 new sidewalks along all new streets.
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, the site area that would have otherwise been occupied by buildings is converted to an outdoor amenity area.

