Administrative Alternates



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:	Transaction Number
Sec. 1.5.6 and Sec. 3.4.8.C.2	
Provide an explanation of the alternate requested, along with an applicant's statement of the findings See attached explanation and statement of findings	
Provide all associated case plan numbers including zoning and site plan: ASR-0007-2021 865 Morgan	

Property Address 865, 861, 857 & 0 W Morgan St. and 905 Tryon Hill Dr.		Date 04/07/2021
Property PIN 17031993636, 1703199251, 1703290093, 1703199201, 1703197269	Current Zoning CX-7-UL-CU (0.47 AC), CX-7-UG	(2.36 AC) NX-4-UL (0.47 AC)
Nearest Intersection W. Morgan & Tryon Hills		Property size (in acres)
Property Owner	Phone 919-810-1510	Mail 300 Kirks Grove Lane, Raleigh, NC 27603
Garry Hoover	Email hooverg@bellsouth.net	
Project Contact Person	Phone 919-612-6997	Mail 510 S. Wilmington St, Raleigh 27601
Ken Thompson	Email Kent@jdavisarchitects.com	
Property Owner Signature	Email hooverg@bellsouth.net	
Notary Sworn and subscribed before me this /3 day of	Notary Signature and Seal DAVID CARPENTEI NOTARY PUBL	R GADD
	WAKE COUNTY	, N.C.

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Property Address 865, 861, 857 & 0 W Morgan St. and 905 Tryon Hill Dr.		Date 04/07/2021
Property PIN 17031993636, 1703199251, 1703290093, 1703199201, 170319726	Current Zoning 9 CX-7-UL-CU (0.47 AC), CX-7-UG	i (2.36 AC) NX-4-UL (0.47 AC)
Nearest Intersection W. Morgan & Tryon Hills		Property size (in acres) 3.09
Property Owner MMP LLC	Phone 910-794-4803	Mail 127 Racine Dr., Suite 100, Wilmington, NC 28403
c/o Dan Martin, Manager	Email wdm@wardandsmith.com	
Project Contact Person	Phone 919-612-6997	Mail 510 S. Wilmington St, Raleigh 27601
Ken Thompson	Email Kent@jdavisarchitects.com	
Property Owner Signature	Email wdm@wardandsmith.com	
Notary	Notary Signature and Seal	MICHLEY HY
Sworn and subscribed before me this 19th day of	Ochly H. Mot	numi Noz
HPril , 20 21	0	PEN SON
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DATE:	April 7, 2021
TO:	Carter Pettibone, Members of Appearance Commission
FROM:	Ken Thompson
PROJECT:	865 Morgan ASR-0007-2021
RE:	Administrative Alternate Findings

As our request for an Administrative Alternate is evaluated, please consider this memo about findings related to UDO section 1.5.6 Build-To and 3.4.8.C.2 Build-To, Primary Street.

Project Summary / Background:

The site is located at the corner of W. Morgan St and Tyron Hills. It consists of multiple parcels that make up 3.09 acres. The current proposal is for a 7-story maximum mixed use and apartment building type and a parking structure. The parking structure is screened by the proposed buildings. The project proposes 401 apartments and +/- 900 SF of commercial space. All parking will be in the parking deck that will be screened from the street by the building. The required outdoor amenity area for the mixed-use building is being provided at grade along W. Morgan St.

We are requesting a reduction in the build-to requirement for the Primary Street of The Willard from the required 70% (47.84 LF) to 56% (38.24 LF). An outdoor amenity area alternate is provided along the W. Morgan St. frontage for a minimum of 9.6' to meet the minimum 70% required. In addition, we seek relief from the 1.5.6.C.1 requiring building in the first 30' for both the corners of W. Morgan and Tryon hills as well as Wakefield and Tryon Hills. Building foundation is provided in the first 30' at the corner of W. Morgan and Tryon Hills but it is a foundation wall and not finished occupied space. At the corner of Tryon Hills and Wakefield there is an existing City of Raleigh Sanitary Sewer line that is within the first 30 LF of Wakefield Dr.

1. The approved alternate meets the intent of the build-to regulations.

The mixed-use building planned along W. Morgan St. strengthen the curved street edge with a varied building setback to accommodate the required outdoor amenity area. The outdoor amenity area will be supplemented with architectural elements, such as planters, furniture, etc. to define the space and continue the street edge. The street trees also provide a formal rhythm that enhances the streetscape.

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

It is our belief that the additional sidewalk width and urban plaza space at the corner of Glenwood and Willard will provide a gathering place for the hotel guests and retail users. The alternate maintains conformance with the following elements of the Comprehensive Plan:

- LU 2.1 Placemaking
- LU 2.2 Compact Development
- LU 5.1 Reinforcing the Urban Pattern
- LU 7.6 Pedestrian Friendly Development
- T 2.1 Integration of Travel Modes
- T 5.3 Bicycle and Pedestrian Mobility
- *T 5.5* Sidewalk Requirements
- T 5.4 Pedestrian and Bicycle Network Connectivity

- T 5.9 Pedestrian Networks
- T 6.1 Surface Parking Alternatives
- ED 1.2 Mixed-Use Redevelopment
- UD 2.1 Building Orientation
- UD 2.3 Activating the Street
- UD 4.3 Improving Streetscape Design
- UD 4.4 Management of Sidewalk Space

















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.

This request is located near the intersection of W. Morgan St. and Hillsborough St. which has undergone a transformation over the last decade where smaller 2 story buildings are being replaced with large multi-story buildings as promoted by the Comprehensive Plan, Zoning and the UDO. The redevelopment of the site will be in compliance with those documents and in context with the recent development along the Corridor. Currently there several buildings on the site with substantial surface parking that fronts W. Morgan St. The existing buildings and parking areas will be removed and replaced by a tree lined street wall, wider walks and additional active use areas provided within the Outdoor Amenity area.

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.

The reduction of build-to requirement for the Primary Street along W. Morgan St. does not negatively impact the pedestrian environment. The proposed streetscape provides the required sidewalks, street trees plus the addition of Outdoor Amenity Space along the entire frontage and while the site constraints impede conformance with the build-to, the overall sense of scale, access, comfort and safety has not been compromised (see attached elevations).

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

Some areas that would have been otherwise occupied by buildings have been converted to an outdoor amenity area, as depicted on the attached graphic. The areas highlighted meet the definition of outdoor amenity area per UDO 1.5.3.B.















-0007

Morg

PROJECT: GS-20016.140 ISSUE: Administrative Site Review 01.29.2021

E REVISIONS: 1st Review Comments

DRAWN BY: KT, CHK CHECKED BY: K CONTENT: SITE PLAN

LS1.1







