



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

Administrative Alternate Request	OFFICE USE ONLY
Section(s) of UDO affected: UDO Section 3.4.5.C2	Transaction Number
Provide an explanation of the alternate requested, along with an applicant's statement of the findings See Attached	
Provide all associated case plan numbers including zoning and site plan: ASR-0052-2021	

GENERAL INFORMATION		
Property Address 6129 Glenwood Ave, Raleigh NC 27612		Date
Property PIN 0786769542	Current Zoning CX-3-PL	
Nearest Intersection Glenwood Avenue and Munford Road		Property size (in acres) 2.29 Acres
Property Owner Thalhimer Realty Partners	Phone 84-441-5652	Mail 11100 W Broad St Glen Allen, VA 23060
	Email Kevin.South@thalhimer.com	
Project Contact Person Tim Carter	Phone 919-677-2197	Mail 421 Fayetteville St, Suite 600 Raleigh, NC 27601
	Email Tim.Carter@Kimley-Horn.com	
Property Owner Signature 	Email Kevin.South@thalhimer.com	
Notary Sworn and subscribed before me this <u>16th</u> day of <u>September</u> , 20 <u>21</u>	Notary Signature and Seal 	





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Administrative Alternate Checklist

TO BE COMPLETED BY APPLICANT			YES	N/A
ADMINISTRATIVE ALTERNATE REQUIREMENTS				
1.	The property owner must be the applicant.		X	
2.	An application, signed by the property owner and notarized to that effect, is required.		X	
3.	The applicant must submit stamped envelopes addressed to the property owners within 100 feet of the subject property as indicated in Chapter 10.2 of the Unified Development Ordinance. City staff will mail the public hearing notices.		X	
4.	The applicant shall submit pertinent material necessary for review of the alternate; in addition to the submittal material required for a subdivision, plot plan or site plan. This may include architectural renderings, materials samples or other project-specific information.		X	

6129 Glenwood Avenue – Administrative Alternate Requests and Statement on Findings

UDO Sections 3.4.5.C2

Property owner requests: (i) a 20% administrative alternate to UDO Section 3.4.5.C2, which requires property with a Parking limited frontage to locate the building within the build-to range for fifty percent (50%) of its primary street frontage, in order to construct a building within the build-to range for 30% of its Glenwood Avenue frontage.

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 face is brought up to the 100 ft build to line along Glenwood Avenue. Due to the existing building's location on the site and the proposed building's size, full compliance with the build-to regulations along Glenwood Avenue cannot be met. Additionally, the site layout is compliant with the -PL frontage requirements for parking locations.

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" – the site complies with the design intent of the surrounding area and does not adversely impact the local character or appearance; LU 5.2 "Managing Commercial Development Impacts" – the site is properly zoned for a commercial use; LU 5.6 "Buffering Requirements" – the proposed building is set back from the property line and provides landscaping between Glenwood Ave and the parking area; LU 7.6 "Pedestrian friendly Development" – the site provides an accessible route from the public right-of-way to the building and to the neighboring building; and LU 10.1 "Mixed Use Retail" – the site is a retail development in an area with multiple 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 Glenwood Avenue. Redevelopment of this property includes maintaining the parking aisle between the building and Glenwood Avenue to provide cross connection to the neighboring properties.

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 an accessible sidewalk pathway from the public right-of-way to the building that will increase pedestrian safety walking into the site from Glenwood Avenue.

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 will construct outdoor landscaping and greenspace areas in place of previously impervious parking area.

Plotted By: Schoad, Zachary, Sheet Set: 6128 GLENWOOD RESTAURANT, Layout: C2.1 BUILD-TO DIMENSION PLAN, September 27, 2021, 05:37:00pm, K:\RAL_IDE\013664000-Glenwood Restaurant\Planning Phase\P15_CAD Files\PlanSheets\C2.0 PRELIMINARY SITE PLAN.dwg

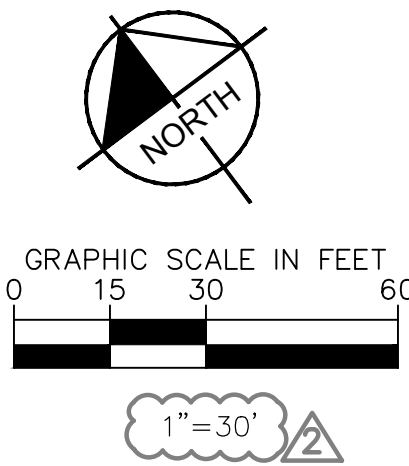
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- NOTE:
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. (UNLESS OTHERWISE STATED)
 2. ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983/2011).
 3. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

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

EXISTING CONDITION NOTES:

1. EXISTING INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PROVIDED BY CHANDLER SURVEYING, 309 SOUTH FUQUAY-VARINA, NC 27526, PHONE: 919-291-9163.
2. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720078600J DATED MAY 2, 2006.



OAK PARK ROAD
(60' PUBLIC R/W)

R/W

R/W

N/F
TIE TWO, LLC
DB 14413, PG 05
PIN 0786-86-2179
ZONE: CX-3-PL
USE: RESTAURANT

10' PRIVATE WATER &
SANITARY SEWER
EASEMENT (BOM 1993,
PG 965&1549)

N/F
GLADBURN MILL/UN. RENTALS, LLC
DB 9423, PG 702
PIN 0786-86-1101
ZONE: CX-3
USE: COMMERCIAL BUSINESS

N/F
KKLM, LLC
DB 11651, PG 1537
PIN 0786-76-8199
ZONE: OX-3
USE: OFFICE

N/F
KENNETH D. KENNEDY III
DB 8442, PG 1473
PIN 0786-76-7249
ZONE: OX-3
USE: OFFICE

N/F
ALICE MONTGOMERY
DB 16160, PG 1310
PIN 0786-76-7568
ZONE: CX-3-PL
USE: RESTAURANT

N/F
CARLTON INVESTMENT CORP.
DB 5731, PG 717
PIN 0786-86-1362
ZONE: CX-3-PL
USE: RESTAURANT

~JOINT DRIVEWAY EASEMENT
DB 5731, PG 721

COMMON AREA
DB 5731, PG 721

GLENWOOD AVENUE (US HWY 70)
(180' PUBLIC R/W)
(PRIMARY STREET)

BUILD TO:
PRIMARY STREET: 0'-100'
REQUIRED: 292.9' * 50% = 146.5'
PROPOSED: 89.8' FRONTAGE / 292.9' = 30.7%

SITE LEGEND

- | | |
|--|--|
| | PROPERTY LINE |
| | EASEMENT LINE |
| | STANDARD CURB AND GUTTER |
| | PARKING SPACE COUNT |
| | SIGN (SEE PLAN) |
| | ACCESSIBLE PARKING MARKING
(V INDICATES VAN ACCESSIBLE) |
| | DIRECTIONAL PAVEMENT ARROWS |
| | ACCESSIBLE RAMP |
| | DEPRESSED CURB RAMP |
| | LIGHT DUTY ASPHALT |
| | STANDARD DUTY CONCRETE |
| | HEAVY DUTY CONCRETE |

6129 GLENWOOD
RESTAURANT

PREPARED FOR
THALHIMER REALTY PARTNERS

CITY OF RALEIGH NC

BUILD-TO DIMENSION
PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

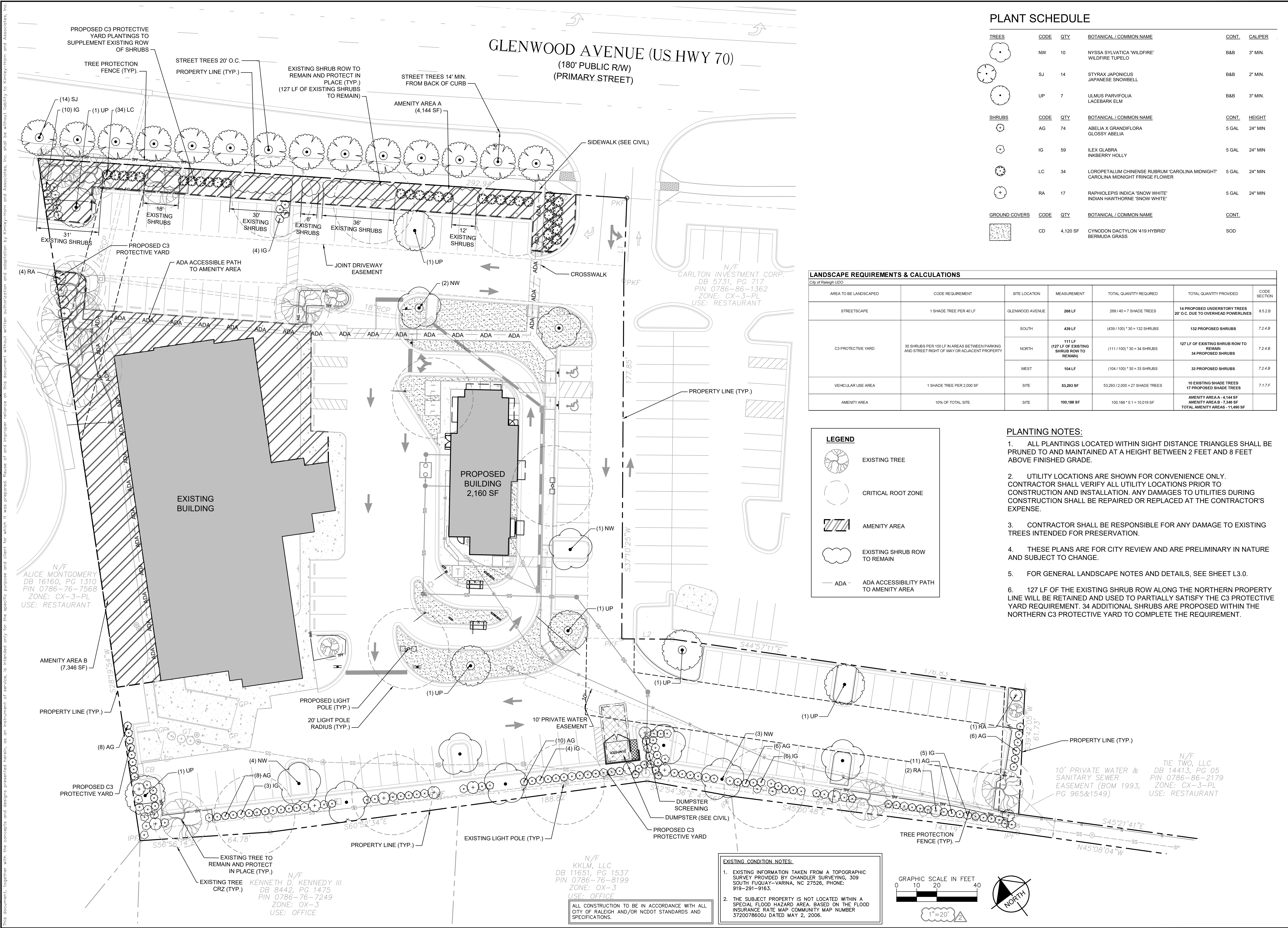
KHA PROJECT	D13664000
DATE	06/17/2021
SCALE	AS SHOWN
DESIGNED BY	TRC
DRAWN BY	TRC
CHECKED BY	COB









Kimley»Horn

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#-0102

NO.	REVISIONS	DATE	BY
2	CITY COMMENTS	09/23/21	ZDS
1	CITY COMMENTS	08/10/21	TRC
No.			



PLANT SCHEDULE						
<u>TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT.</u>	<u>CALIPER</u>	
	NW	10	NYSSA SYLVATICA 'WILDFIRE' WILDFIRE TUPELO	B&B	3" MIN.	
	SJ	14	STYRAX JAPONICUS JAPANESE SNOWBELL	B&B	2" MIN.	
	UP	7	ULMUS PARVIFOLIA LACEBARK ELM	B&B	3" MIN.	
<u>SHRUBS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT.</u>	<u>HEIGHT</u>	
	AG	74	ABELIA X GRANDIFLORA GLOSSY ABELIA	5 GAL	24" MIN	
	IG	59	ILEX GLABRA INKBERRY HOLLY	5 GAL	24" MIN	
	LC	34	LOROPETALUM CHINENSE RUBRUM 'CAROLINA MIDNIGHT' CAROLINA MIDNIGHT FRINGE FLOWER	5 GAL	24" MIN	
	RA	17	RAPIHOLEPIS INDICA 'SNOW WHITE' INDIAN HAWTHORNE 'SNOW WHITE'	5 GAL	24" MIN	
<u>GROUND COVERS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT.</u>		
	CD	4,120 SF	CYNODON DACTYLON '419 HYBRID' BERMUDA GRASS	SOD		

LANDSCAPE REQUIREMENTS & CALCULATIONS						
City of Raleigh UD0						
AREA TO BE LANDSCAPED	CODE REQUIREMENT	SITE LOCATION	MEASUREMENT	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED	CODE SECTION
STREETSCAPE	1 SHADE TREE PER 40 LF	GLENWOOD AVENUE	268 LF	268 / 40 = 7 SHADE TREES	14 PROPOSED UNDERSTORY TREES 20' O.C. DUE TO OVERHEAD POWERLINES	8.5.2.B
C3 PROTECTIVE YARD	30 SHRUBS PER 100 LF IN AREAS BETWEEN PARKING AND STREET RIGHT OF WAY OR ADJACENT PROPERTY	SOUTH	439 LF	(439 / 100) * 30 = 132 SHRUBS	132 PROPOSED SHRUBS	7.2.4.B
		NORTH	111 LF (127 LF OF EXISTING SHRUB ROW TO REMAIN)	(111 / 100) * 30 = 34 SHRUBS	127 LF OF EXISTING SHRUB ROW TO REMAIN 34 PROPOSED SHRUBS	7.2.4.B
		WEST	104 LF	(104 / 100) * 30 = 33 SHRUBS	33 PROPOSED SHRUBS	7.2.4.B
VEHICULAR USE AREA	1 SHADE TREE PER 2,000 SF	SITE	53,293 SF	53,293 / 2,000 = 27 SHADE TREES	10 EXISTING SHADE TREES 17 PROPOSED SHADE TREES	7.1.7.F
AMENITY AREA	10% OF TOTAL SITE	SITE	100,188 SF	100,188 * 0.1 = 10,019 SF	AMENITY AREA A - 4,144 SF AMENITY AREA B - 7,346 SF TOTAL AMENITY AREAS - 11,490 SF	

PLANTING NOTES:

1. ALL PLANTINGS LOCATED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE PRUNED TO AND MAINTAINED AT A HEIGHT BETWEEN 2 FEET AND 8 FEET ABOVE FINISHED GRADE.
2. UTILITY LOCATIONS ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND INSTALLATION. ANY DAMAGES TO UTILITIES DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING TREES INTENDED FOR PRESERVATION.
4. THESE PLANS ARE FOR CITY REVIEW AND ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE.
5. FOR GENERAL LANDSCAPE NOTES AND DETAILS, SEE SHEET L3.0.
6. 127 LF OF THE EXISTING SHRUB ROW ALONG THE NORTHERN PROPERTY LINE WILL BE RETAINED AND USED TO PARTIALLY SATISFY THE C3 PROTECTIVE YARD REQUIREMENT. 34 ADDITIONAL SHRUBS ARE PROPOSED WITHIN THE NORTHERN C3 PROTECTIVE YARD TO COMPLETE THE REQUIREMENT.

[illegible]