


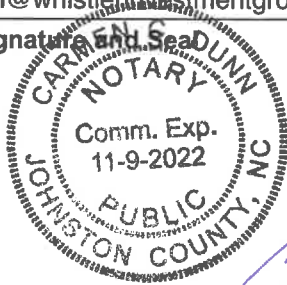

Administrative Alternates



**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: Primary Street Build-to UDO 3.4.5.C Provide an explanation of the alternate requested, along with an applicant's statement of the findings Due to site constraints build-to cannot be met without Administrative Alternate to supplement with Outdoor Amenity Area Provide all associated case plan numbers including zoning and site plan: ASR-0055-2019	Transaction Number

Property Address 5700 Oak Forest Drive, Raleigh, NC 27616		Date October 9, 2019
Property PIN 1726380863	Current Zoning CX-4-PL-CU	
Nearest Intersection Oak Forest Drive and Tanglewood Drive		Property size (in acres) 5.94
Property Owner Oak Forest Pointe LP 2013 Rolling Rock Road, Wake Forest, NC		Phone 919-435-1597
Project Contact Person Ken Thompson		Mail mark.tipton@whistlerinvestmentgroup.com
Property Owner Signature 		Phone 919-835-1500
Notary Sworn and subscribed before me this <u>9th</u> day of <u>Oct</u> , 20 <u>19</u>		Mail kent@jddavisarchitects.com Notary Signature  



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SITE DATA:

SITE ADDRESS: 5700 OAK FOREST DRIVE
 PIN NUMBER: 172630963
 DEED BOOK: DB 014765, PAGE 01931-01934
 RECORDED MAP: BM 1983, PG 1327
 ZONING(S): CX-4-PL-CU
 ACREAGE: 5.94 AC
 EXISTING USE: SINGLE FAMILY RESIDENTIAL
 PROPOSED USE: MULTI-UNIT LIVING (SENIOR)

Overall Site Data
 Project: Oak Forest Pointe
 Date: 07.29.2019 (updated 10/02/2019)

Zoning	CX-4-PL-CU
2 Section 3.2.4 Apartment	
A Lot Dimensions	
A1 Area (min)	10,000 SF
A2 Width (min)	N/A FT
A3 Outdoor Amenity (min)	10 %
B Building setbacks	
B1 From primary street (min)	5 FT
B2 From side street (min)	5 FT
B3 From side lot line (min)	0 or 6 FT
B4 From rear lot line (min)	0 or 6 FT
B4 From alley	4 or 20 FT
C Parking setbacks	
C1 From primary street (min)	10 FT
C2 From side street (min)	10 FT
C3 From side lot line (min)	0 or 3 FT
C4 From rear lot line (min)	0 or 3 FT
C4 From alley	4 FT
D. Build-To	
D1 Primary street build-to (min/max)	See item #3 Frontages below
D2 Building width in primary build-to (min)	See item #3 Frontages below
D3 Side street build-to (min/max)	See item #3 Frontages below
D4 Building width in side build-to (min)	See item #3 Frontages below
E Height	
E1 Principal building (max)	(6Z max) 4 Story
E2 Accessory structure (max)	25 FT
F Floor Heights	
F1 Ground floor elevation (min)	2'
G Transparency	
G1 Ground story (min)	20 %
G2 Upper story (min)	15 %
G3 Blank wall area (max)	35 FT
H Allowed building elements	Porch, Stoop, Balcony
I Frontage requirements (sec. 3.4.5)	PL (Parking Limited)
C. Build-to	
C1 Primary street build-to (min/max)	0 to 100 FT
C2 Building width in primary build-to (min)	50 %
C1 Side street build-to (min/max)	0 to 100 FT
C2 Building width in side build-to (min)	25 %
E. Additional parking limitations	
E1 A maximum of 2 bays of on-site parking with a single drive aisle is permitted between the building and the street	
F. Pedestrian access	
E1 Primary street-facing entrance required	yes
E2 Direct pedestrian access is required from the public sidewalk to the primary street facing entrance of the building	yes
F. Streetscape requirements	see Sec. 8.5.2.C Commercial
4 Streetscape requirements (sec. 8.5.2.C)	Commercial
Streetscape requirements (sec. 8.5.2.C)	
B Building setback (min./max.)	20 to 50 FT
C Utility placement	5 FT
D Maintenance strip	2 FT
E Sidewalk (min)	6 FT
F Planting area (min)	8 FT
General	
Walkway type	Sidewalk
Planting type	tree lawn
Tree spacing	40 O.C. eq.
5 Site Data	
6 Tract area	(from ex. conditions plan) 5.94 AC
172630963	0.05
Less right of way dedication	0.05
Net acreage	5.89 AC
7 Proposed use	Multi-unit living
Multi-unit living 1 BR	48 DU
Multi-unit living 2 BR	72 DU
Total	120 DU
8 Gross square footage	154,305 SF
Proposed FAR	154,305 / 5.89 = 60.2%
Building lot coverage	38,574 / 5.89 = 15.0%
Proposed density	120 / 5.89 = 20.4 DU/AC
9 Outdoor amenity area (UDO section 3.2.6 A3)	
Area required - 10% of net acreage	5.886 x 10% = 0.589 AC
Area provided - OAA #1	5.663 AC
	28,888.67 SF
10 Building height	
Allowed height	(6Z max) 4 Story
Proposed height	(57'-3") 4 Story
11 Neighborhood transition (UDO section 3.5)	n/a
12 Build-to	
D1 Primary street build-to (min/max)	Oak Forest Dr.
Required	50% x 555 = 278 LF
Provided	290 LF
Outdoor amenity area	290 LF
Total	290 LF
Administrative Alternate required (See note #1)	Proposed outdoor amenity area is 38 LF
13 Required parking (UDO section 7.1.2 & 7.1.4 B)	
Multi-unit living 1 BR	48 x 1.0 = 48 SP
Multi-unit living 2 BR	72 x 1.0 = 72 SP
Visitor	120 x 10% = 12 SP
Total required	132 SP
Parking provided	
Standard space	117 SP
HC space	15 SP
Total spaces provided	132 SP
14 Required bicycle parking (UDO section 7.1.2)	
Multi-unit living	
Short term (1 space per 20 rooms, min. 4)	120 / 20 = 6 SP
Short term bike parking provided	6 SP
15 Impervious area	
Existing	16,553 SF 0.38 AC
Proposed	127,631 SF 2.93 AC
16 Notes:	
#1 An administrative Alternate is required for Primary Street Build-to	
#2 A Design Adjustment or a BOA variance is required and has been filed for the following:	
A. Sec. 8.5.2.A - Block Perimeter	

SEE LS3.1 FOR SITE DETAILS.

LEGEND:

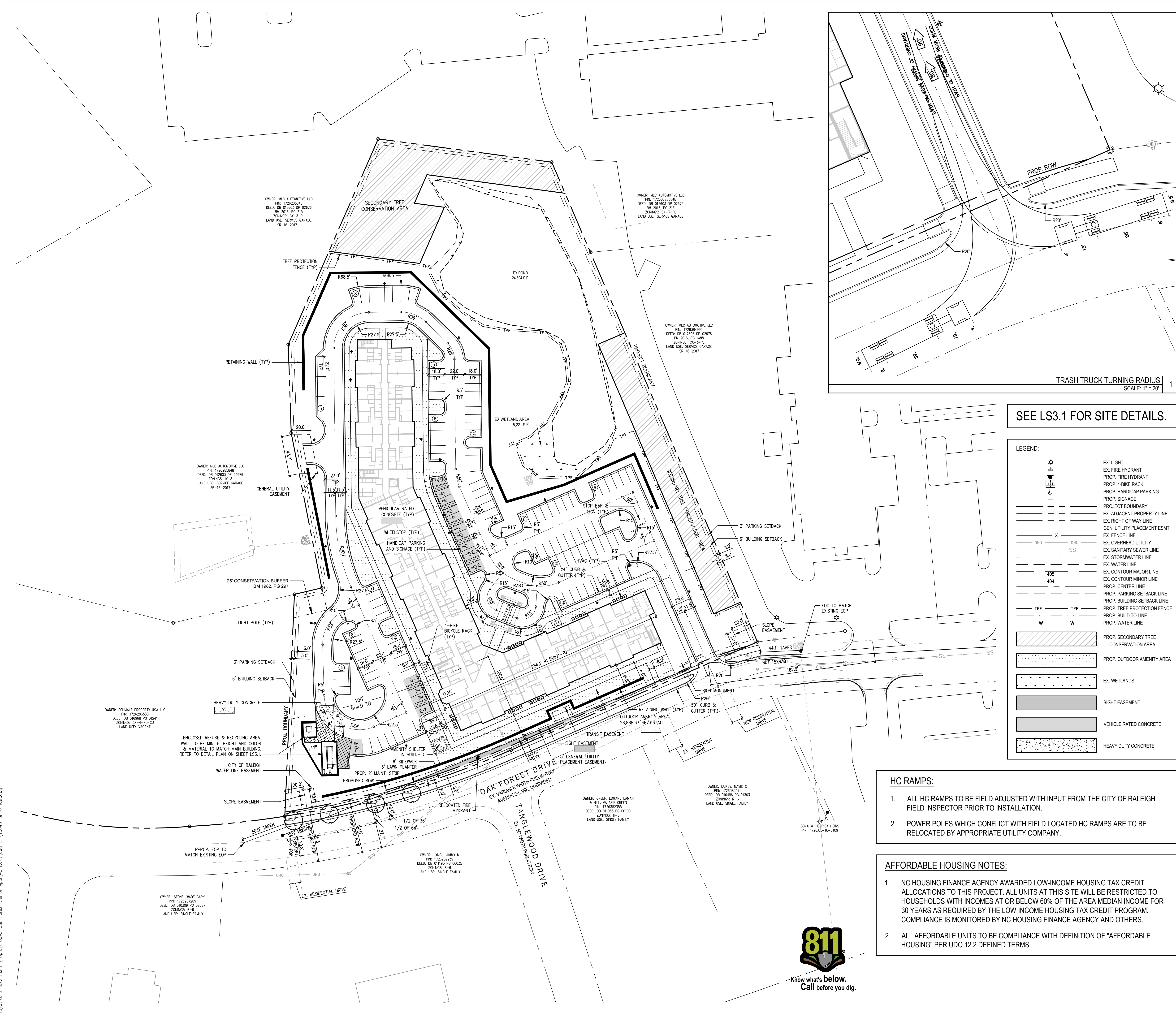
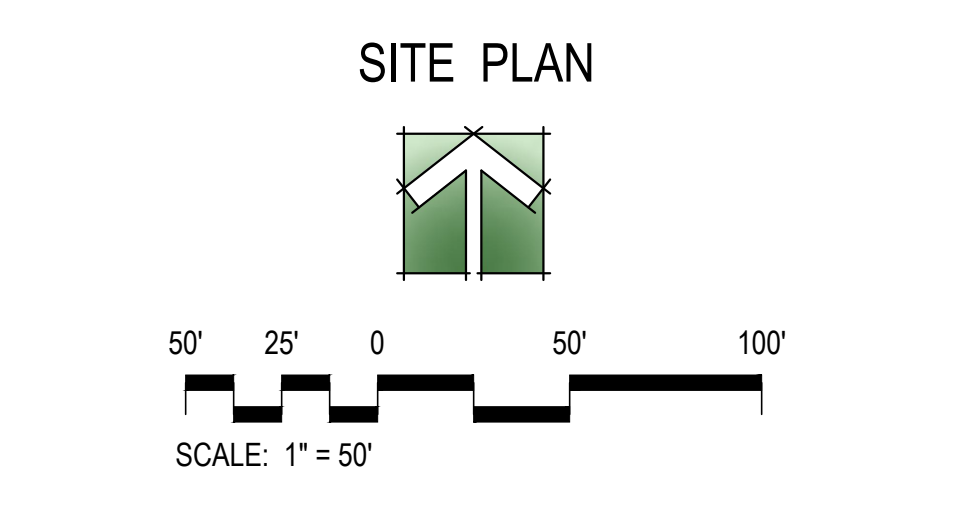
- EX. LIGHT
- EX. FIRE HYDRANT
- PROP. FIRE HYDRANT
- PROP. 4-BIKE RACK
- PROP. HANDICAP PARKING
- PROP. SIGNAGE
- PROJECT BOUNDARY
- EX. ADJACENT PROPERTY LINE
- EX. RIGHT OF WAY LINE
- GEN. UTILITY PLACEMENT ESMT
- EX. FENCE LINE
- EX. OVERHEAD UTILITY
- EX. SANITARY SEWER LINE
- EX. STORMWATER LINE
- EX. WATER LINE
- EX. CONTOUR MAJOR LINE
- EX. CONTOUR MINOR LINE
- PROP. CENTER LINE
- PROP. PARKING SETBACK LINE
- PROP. BUILDING SETBACK LINE
- PROP. TREE PROTECTION FENCE
- PROP. BUILD TO LINE
- PROP. WATER LINE
- PROP. SECONDARY TREE CONSERVATION AREA
- PROP. OUTDOOR AMENITY AREA
- EX. WETLANDS
- SIGHT EASEMENT
- VEHICLE RATED CONCRETE
- HEAVY DUTY CONCRETE

- HC RAMPS:**
- ALL HC RAMPS TO BE FIELD ADJUSTED WITH INPUT FROM THE CITY OF RALEIGH FIELD INSPECTOR PRIOR TO INSTALLATION.
 - POWER POLES WHICH CONFLICT WITH FIELD LOCATED HC RAMPS ARE TO BE RELOCATED BY APPROPRIATE UTILITY COMPANY.

- AFFORDABLE HOUSING NOTES:**
- NC HOUSING FINANCE AGENCY AWARDED LOW-INCOME HOUSING TAX CREDIT ALLOCATIONS TO THIS PROJECT. ALL UNITS AT THIS SITE WILL BE RESTRICTED TO HOUSEHOLDS WITH INCOMES AT OR BELOW 60% OF THE AREA MEDIAN INCOME FOR 30 YEARS AS REQUIRED BY THE LOW-INCOME HOUSING TAX CREDIT PROGRAM. COMPLIANCE IS MONITORED BY NC HOUSING FINANCE AGENCY AND OTHERS.
 - ALL AFFORDABLE UNITS TO BE COMPLIANCE WITH DEFINITION OF "AFFORDABLE HOUSING" PER UDO 12.2 DEFINED TERMS.

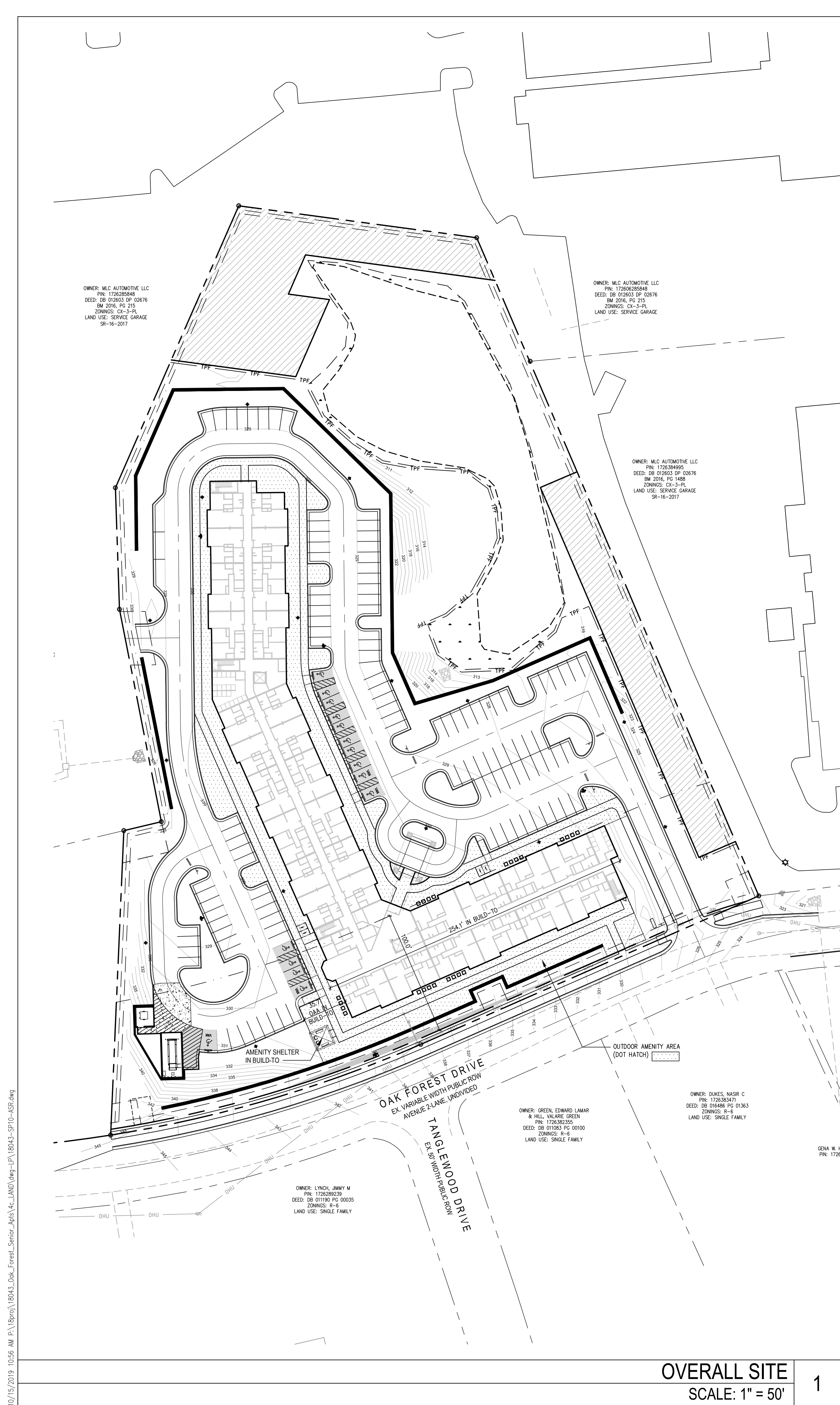
REFERENCE:
Sketch Plan (TA: 573748), Z-40-18

ASR-0055-2019

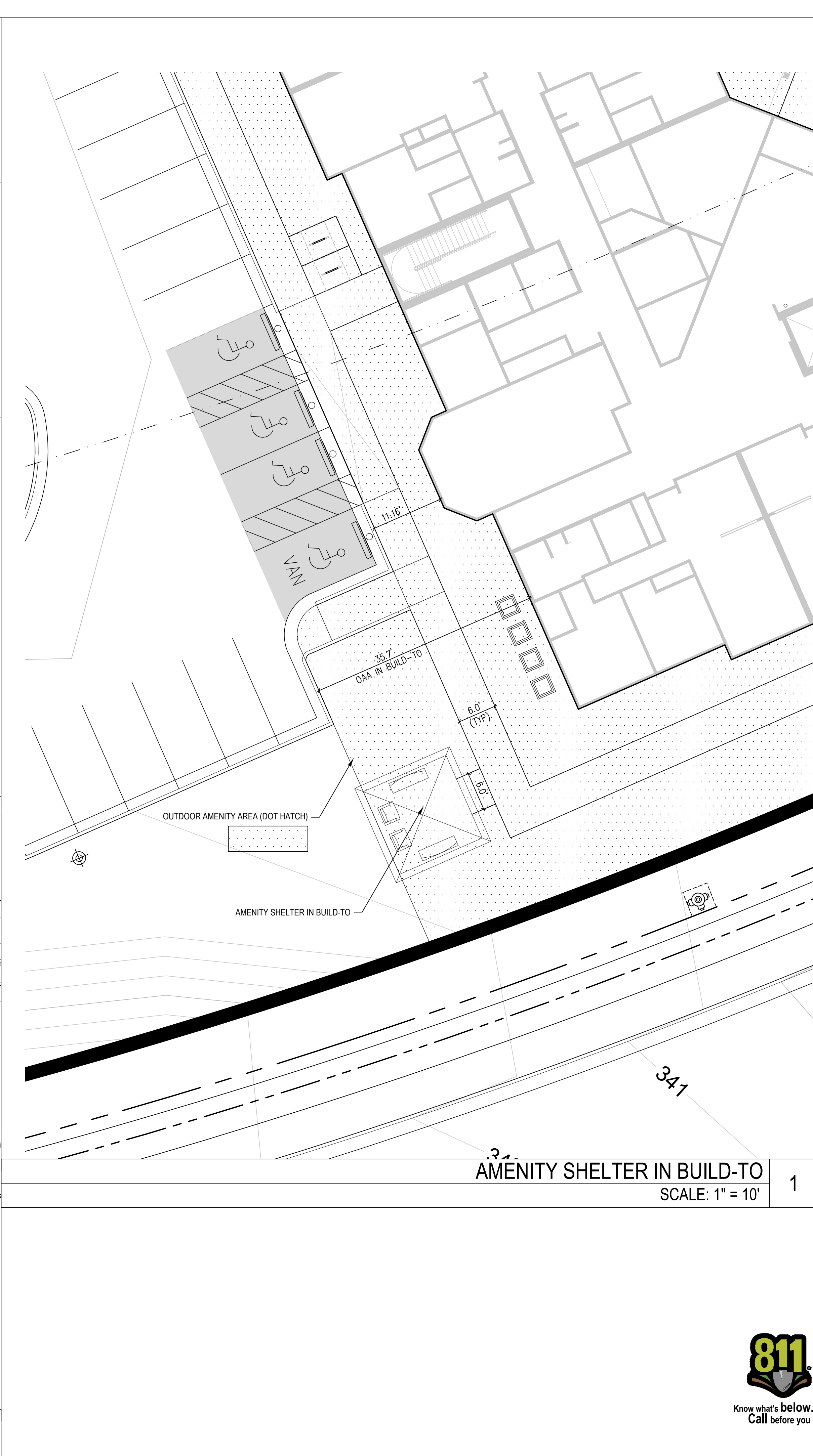


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LS1.1



OVERALL SITE
SCALE: 1" = 50'



AMENITY SHELTER IN BUILD-TO
SCALE: 1" = 10'

SITE DATA:

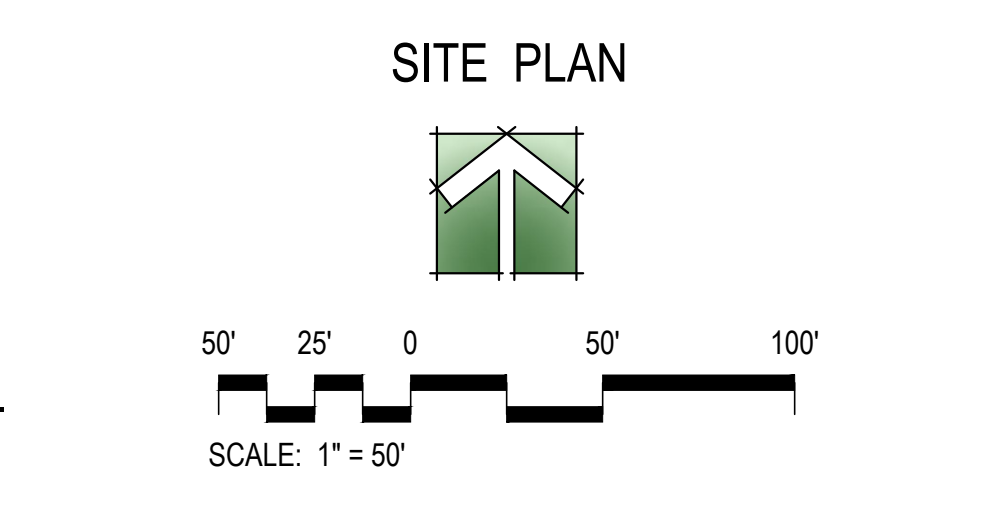
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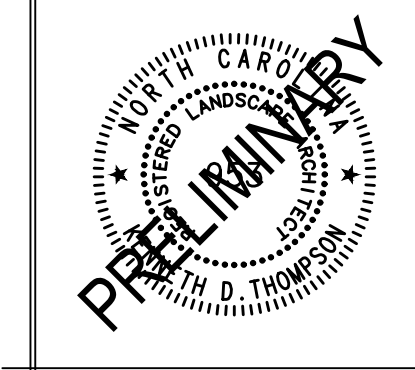
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	Porch, Stoop, Balcony
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F Pedestrian access	
F1 Primary street-facing entrance required	yes
F2 Direct pedestrian access is required from the public sidewalk to the primary street facing entrance of the building	yes
F Streetscape requirement	
	see Sec. 8.5.2.C Commercial
4 Streetscape requirements (sec. 8.5.2.C)	
A Streetscape width (max.)	Commercial
	65 FT
Streetscape requirements (sec. 8.5.2.C)	
B Building setback (min./max.)	20 to 50 FT
C Utility placement	5 FT
D Maintenance strip	2 FT
E Sidewalk (min)	6 FT
F Planting area (min)	6 FT
General	
Walkway type	Sidewalk
Planting type	tree lawn
Tree spacing	40' O.C. eq.
5 Site Data	
6 Tract area	
172638063	(from ex. conditions plan) 5.94 AC
Less right of way dedication	-0.05
Net acreage	5.89 AC
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Multi-unit living 1 BR	48 DU
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11 Neighborhood transition (UDO section 3.5)	
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Required	50' x 555' = 278 LF
Provided	254 LF
Building	36 LF
Outdoor amenity area	290 LF
Total	Proposed outdoor amenity area is 38 LF
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ASR-0055-2019



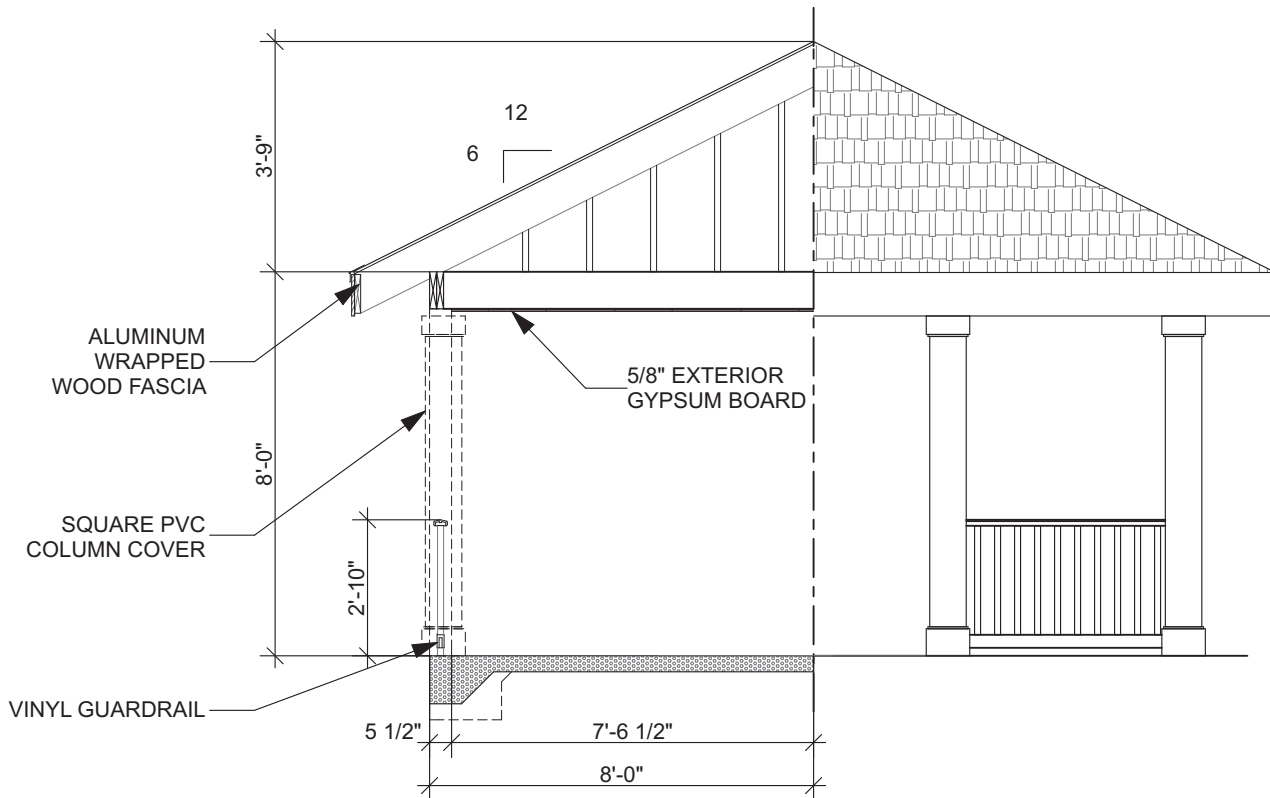
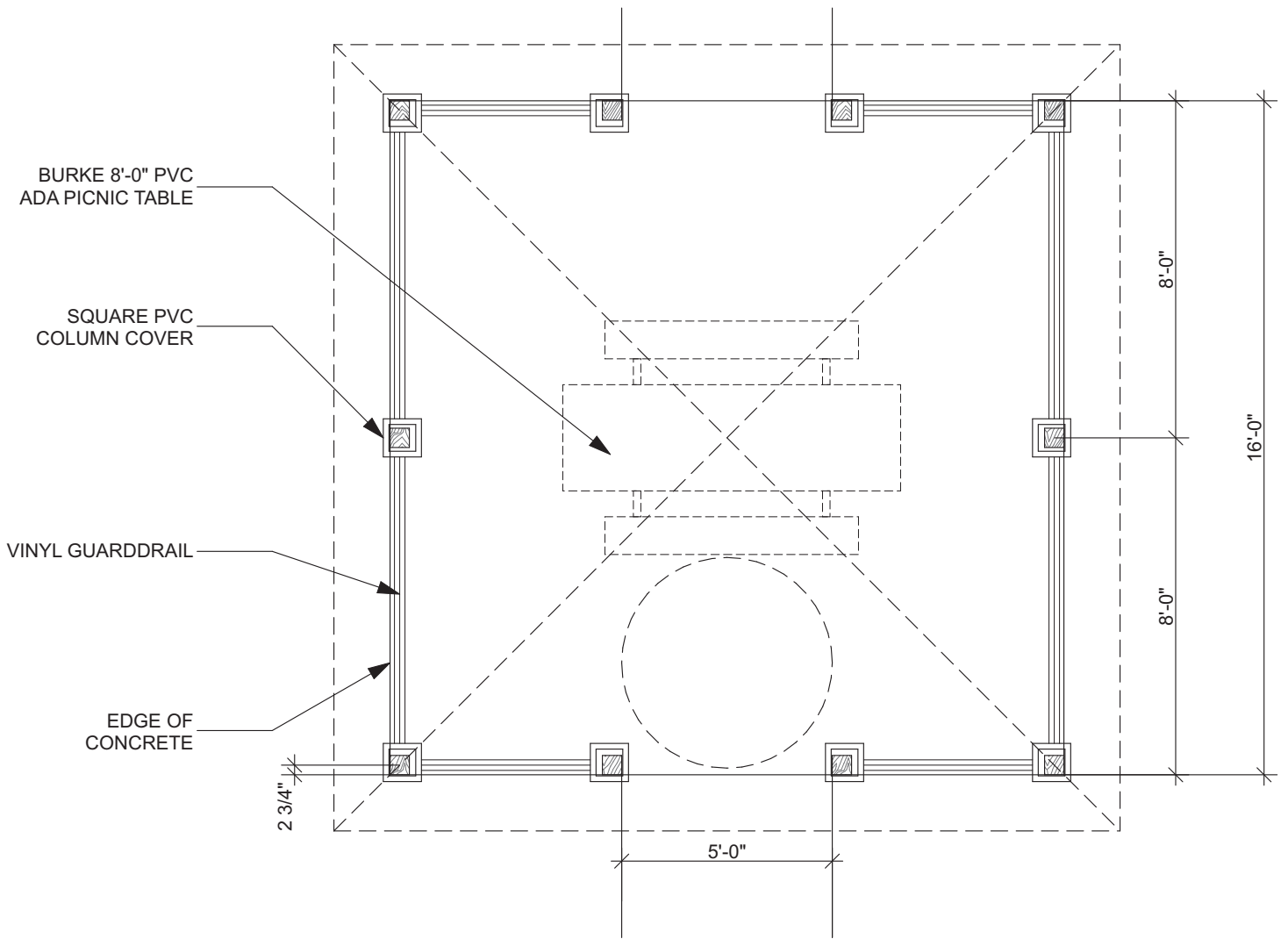
SITE PLAN
SCALE: 1" = 50'



PROJECT:	JAE-18043	DATE	PROJECT DATE
ISSUE:	Administrative Site Review		07.30.2019
REVISIONS:	Admin Alternate App	10.09.2019	
DRAWN BY:	CHK		
CHECKED BY:	KT		
CONTENT:	SITE PLAN		

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OAK FOREST POINTE
Shelter / Gazebo



OAK FOREST POINTE
West Plane Elevation



OAK FOREST POINTE
South Plane Elevation