

Appearance Commission

Design Alternate Application

The purpose of this request is to seek a Design Alternate from the Appearance Commission. This application and all further action shall be consistent with Section 10.2.17 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based on the applicable standard, as outlined in Sec. 10.2.17 of the UDO. **A request for a design alternate must be submitted after the first round of review for a development plan or infrastructure construction plan.**

PROJECT	Project Information		
	Project Name	Case Number	
	PIN Number	Zoning District	
	Property Address		
	City	State	ZIP
	Project Applicant Information		
	Name	Email	
	Address	City	
	State	Zip Code	Phone
	OWNER	Property Owner Information	
Name		Email	
Address		City	
State		Zip Code	Phone
Attorney Information			
Name		Email	
ATTORNEY	Address	City	
	State	Zip Code	Phone
	REQUEST		
I am seeking a Design Alternate from the requirements set forth in the following:			
UDO Section 1.5.6 - Build-to UDO Section 1.5.8 - Pedestrian Access UDO Section 1.5.9 - Transparency UDO Section 1.5.10 - Blank Wall UDO Section 1.5.12 - National Register Historic District Residential Garage Parking Options UDO Section 3.3.3 - Building Massing UDO Section 7.1.7 - Vehicle Parking Lot Landscaping UDO Section 7.2.3 - Landscaping and Screening UDO Section 8.3.2, 8.3.4, and 8.3.5 - Blocks, Lots and Access UDO Section 8.4 - New and Existing Streets UDO Section 8.5 - Street Cross Sections Raleigh Street Design Manual (RSDM) - UDO Section 10.2.17.E (Findings)			

REQUEST	Description of Request(s):

CHECKLIST	
Signed Design Alternate Application	Included
Page(s) addressing required findings	Included
Plan(s) and support documentation	Included
Notary page filled out by owner	Included
Stamped and addressed envelopes and mailing list per UDO Sec. 10.2.1.C.1.	Included
Fee - \$1,716.00	Included

SUBMITTAL INFORMATION

Submit all documentation, with the exception of the required addressed envelopes and notarized certification of owner to:

Justin Rametta
justin.rametta@raleighnc.gov
 (p) 919-996-2665

or

Keegan McDonald
keegan.mcdonald@raleighnc.gov
 (p) 919-996-4630

Deliver the addressed envelopes and notarized certification of owner to:

Keegan McDonald
 Department of Planning and Development
 One Exchange Plaza, Suite 300
 Raleigh, NC 27601

City of Raleigh, NC Appearance Commission Application Instructions



PRE-APPLICATION MEETING

A pre-application meeting with City staff is required **prior to** the submittal of a Design Alternate Application. For Design Alternates related to UDO Section 8 or the Raleigh Street Design Manual (RSDM) please contact the Transportation Reviewer assigned to your Development Plan Application to schedule a Pre-application meeting. To schedule a pre-application meeting for all other Design Alternates or for general questions regarding the process to seek a Design Alternate, please contact justin.rametta@raleighnc.gov or keegan.mcdonald@raleighnc.gov.

FILING FEE: \$1,716.00

SUBMITTAL REQUIREMENTS

Design Alternate Applications can be downloaded from City's official website [Design Alternate Process](#). An application will not be considered complete until **ALL** the following items have been submitted:

1. Payment of filing fee - All applications must be paid via check made out to the "City of Raleigh";
2. The most current version of your Development Plan highlighting the Design Alternates requested must be included with your application. If the Development Plan is amended, you must update the Design Alternate Application to include a copy of the most recent version of the Development Plan **no later than 15 business days prior to the evidentiary hearing on your Application.**
3. A list that includes the names and mailing addresses of the following: (1) owner(s) of the subject property included in the Application and (2) the owners of all property within 100 feet on all sides of the Subject Property, all as listed in the Wake County tax records at the time of submittal. Applicants may utilize the Label Creator tool located on the City's webpage <https://raleighnc.gov/board-adjustment>;
4. One (1) original hard copy of the signed and notarized Certification of Owner(s) or Applicant(s); and
5. Stamped (first class) and labeled envelopes addressed to the owner(s) and tenant(s) of the Subject Property and the owners and tenants of all property within 100 feet on all sides of the Subject Property as noted on the required list. It is requested that the envelopes be self-sealing (peel and stick) and labeled with the following return address: Department of Planning and Development, City of Raleigh, P.O. Box 590, Raleigh, NC 27602-0590

**** Notarized Certification of Owner(s) or Applicant(s) and Stamped and Addressed Envelopes MUST be submitted by the filing deadline ****

FILING DEADLINES

Complete applications must be filed minimum a of 60 days prior to the date the Appearance Commission conducts the evidentiary hearing on the application. If the Development Plan is amended, you must update the Design Alternate Application to include a copy of the most recent version of the Development Plan no later than 15 business days prior to the evidentiary hearing on the application.

PUBLIC HEARING REQUIREMENT

The Raleigh Appearance Commission conducts evidentiary hearings on requests for Design Alternates. The Appearance Commission considers the application and the sworn testimony, and other relevant written and/or illustrative evidence entered into the record at the evidentiary hearing on the application.

Notification of the public hearing will take place by each of the following methods:

- **By Mail** – City Staff will prepare and mail a written notice to the owner(s) and tenant(s) of the property (the “Subject Property”) included in the Design Alternate Application and the owners and tenants of all property within 100 feet on all sides of the Subject Property. This notice will be postmarked not more than 25 calendar days and no less than 10 calendar days prior to the date of the evidentiary hearing.
- **By Web** - Notice will be posted on the City’s official website no less than 10 calendar days prior to the date of the evidentiary hearing.
- **On-Site** - Notice will also be posted by City staff on the Subject Property at least 10 days prior to the date of the evidentiary hearing.

QUASI-JUDICIAL EVIDENTIARY HEARING

You or your legal representative are **required** to attend and present your case before the Appearance Commission. The Appearance Commission will consider the application, any other relevant written and/or illustrative evidence entered into the record, including the Staff Report, and any sworn testimony, all at an evidentiary hearing. After the evidentiary hearing, the Appearance Commission will vote to approve, approve with conditions, or deny the application.

Appearance Commission meetings are typically held the 1st and 3rd Monday of each month in the City Council Chamber, Room 201 of the Raleigh Municipal Building located at 222 W. Hargett Street. Meetings begin at 4:30 p.m. unless otherwise specified. The Appearance Commission conducts evidentiary hearings on Design Alternate Applications at its meeting on the 1st Thursday of each month.

The Appearance Commission conducts an evidentiary hearing and makes its decision based on the written and oral evidence in the record. Members of the Appearance Commission must refrain from *ex parte* communications (communications outside of the hearing itself) regarding upcoming or ongoing cases including the applicant and other members of the Appearance Commission. All testimony before the Appearance Commission must be “sworn” testimony; therefore, all persons wishing to speak on the matter must be sworn in

All applicants are advised to have an attorney represent them as this is a legal proceeding. Applicants that are entities, including governmental entities, corporations, LLCs, LLPs and Partnerships must be represented by an attorney. Engineers, architects, real estate agents, planners and other non-attorneys may only appear as witnesses; they may not appear on behalf of an applicant or those opposed to an application in a representative capacity. In addition, only an expert can testify regarding matters that require expert testimony such as impacts of proposed activities on property values, traffic, or stormwater runoff. Individuals opposed to an application may appear and represent themselves at the hearing (entities opposing an application, however, must be represented by an attorney as explained above).

ADDITIONAL INFORMATION:

The aforementioned is provided for informational purposes only. For further information, applicants are advised to consult the appropriate sections of the North Carolina General Statutes, the City Code, and the City’s Unified Development Ordinance (“UDO”).

For further information on the quasi-judicial hearing process, please review “A Citizen’s Guide to Evidentiary Hearings” available on the City’s website here:

<https://cityofraleigh0drupal.blob.core.usgovcloudapi.net/drupal-prod/COR14/EvidentiaryHearing.pdf>

NOTARIZED CERTIFICATION OF OWNER(S)

Owner Information

Name(s) _____
Mailing Address _____
Telephone _____
Fax _____
Email _____
Project PIN/Address _____

I, _____, the undersigned, being first duly sworn, depose and say that I voluntarily submitted this Design Alternate Application to the City of Raleigh; that I am the owner(s) of the property described and which is the subject matter of this Application; that all answers to the questions in this application, and all plot plan(s), sketches, data and other supplementary information attached to this application are honest and true to the best of my knowledge and belief. Submission of an incomplete or incorrect application may result in a delay in processing or the rejection of my application.

[NOTE: If the owner is a corporation, this must be signed by an authorized corporate officer; If the owner is a partnership, this must be signed by a general partner; If the owner is a limited liability company, this must be signed by the Manager for a manager managed LLC, or all the members for a member managed LLC.] For multiple owners, attach additional Notarized Certification of Owner(s) pages.

Date: _____

Signature

STATE OF NORTH CAROLINA
_____ COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing application for the purpose stated therein and in the capacity indicated:

_____.

Date: _____

Official Signature of Notary

[NOTARY SEAL]

_____, Notary Public
Notary's Printed or Typed Name

My Commission expires:

Design Alternates Relating to Build-to (UDO Section 1.5.6) Design Alternate Findings

The Appearance Commission, after conducting a duly noticed quasi-judicial evidentiary hearing in accordance with Sec. 10.2.17, may reduce the build-to requirement, if all of the following findings are satisfied.

1. The approved Design Alternate is consistent with the intent of the build-to regulations;
2. The approved Design 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; and
3. The change in percentage of building that occupies the build-to area or increased setback does not negatively impact pedestrian access, comfort or safety.

Design Alternates Relating to Pedestrian Access

(UDO Section 1.5.8)

Design Alternate Findings

The Appearance Commission, after conducting a duly noticed quasi-judicial evidentiary hearing in accordance with Sec. 10.2.17, may allow a non-street fronting entrance, if all of the following findings are satisfied.

1. The approved Design Alternate is consistent with the intent of the street-facing entrance regulations;
2. The pedestrian access point is easily identifiable by pedestrians, customers and visitors;
3. Recessed or projecting entries or building elements have been incorporated into the design of the building to enhance visibility of the street-facing entrance; and
4. The pedestrian route from the street and bus stops and other modes of public transportation to the entrance is safe, convenient and direct.

Design Alternates Relating to Transparency (UDO Section 1.5.9) Design Alternate Findings

The Appearance Commission, after conducting a duly noticed quasi-judicial evidentiary hearing in accordance with Sec. 10.2.17, may reduce the required transparency, if all of the following findings are satisfied.

1. The approved Design Alternate is consistent with the intent of the transparency requirements;
2. The street-facing building facade utilizes other architectural, artistic, or landscaped treatments to create visual interest to offset the reduction in transparency.

Design Alternates Relating to Blank Wall

(UDO Section 1.5.10)

Design Alternate Findings

The Appearance Commission, after conducting a duly noticed quasi-judicial evidentiary hearing in accordance with Sec. 10.2.17, may additional blank wall, if all of the following findings are satisfied.

1. The approved Design Alternate is consistent with the intent of the blank wall regulations;
2. The increase in blank wall area is offset by additional architectural treatments and increased vertical landscaping;
3. The approved alternate proposes a design compatible with adjacent context and does not produce adverse outcomes for neighbors or pedestrians; and
4. The approved alternate uses blank wall to elevate the overall design.

Design Alternates Relating to National Register Historic District Residential Garage Parking Options (UDO Section 1.5.12) Design Alternate Findings

The Appearance Commission, after conducting a duly noticed quasi-judicial evidentiary hearing in accordance with Sec. 10.2.17, may approve an alternate garage option, if all of the following findings are satisfied.

1. The approved Design Alternate is consistent with the intent of the garage option regulations;
2. Measures are taken to mitigate the visual impact of the garage design; and
3. The required garage setbacks are met.

Design Alternates Relating to Building Massing

(UDO Section 3.3.3)

Design Alternate Findings

The Appearance Commission, after conducting a duly noticed quasi-judicial evidentiary hearing in accordance with Sec. 10.2.17, may approve an alternate building massing standard, if all of the following findings are satisfied.

1. The approved Design Alternate is consistent with the intent of the building massing regulations;
2. The approved alternate uses an architectural base distinguishable from the building above that enhances the pedestrian environment through a change in material, fenestration, ornamentation, rhythm; or other sculpting of the base
3. If the approved alternate proposes a building setback behind the sidewalk in lieu of a required stepback, the resulting open space includes pedestrian amenities such as seating areas, trees and landscaping or outdoor dining
4. The building uses other architectural treatments to mitigate wind impacts, increase light at pedestrian level, and visually reduce the scale of the building; and
5. The building does not cause undue shadow impacts on public spaces, amenity areas, and surrounding streets.

Design Alternates Relating to Vehicle Parking Lot Landscaping

(UDO Section 7.1.7)

Design Alternate Findings

The Appearance Commission, after conducting a duly noticed quasi-judicial evidentiary hearing in accordance with Sec. 10.2.17, may approve a design alternate if all of the following findings are satisfied.

1. The approved Design Alternate is consistent with the intent of the vehicle parking lot regulations; and
2. The approved Design Alternate is considered equal to or better to the standard.

Design Alternates Relating to Landscaping and Screening (UDO Section 7.2.3) Design Alternate Findings

The Appearance Commission, after conducting a duly noticed quasi-judicial evidentiary hearing in accordance with Sec. 10.2.17, may approve a design alternate, if all of the following findings are satisfied.

1. The approved alternate is consistent with the intent of the landscape and screening regulations;
2. The approved alternate does not substantially negatively impact the comfort and safety of pedestrians;
3. The approved alternate utilizes other architectural or landscaping treatments to create visual interest; and
4. The approved alternate is considered equal to or better than the standard.

Design Alternates Relating to Blocks, Lots, and Access (UDO Sections 8.3.2, 8.3.4, and 8.3.5)

Design Alternate Findings

The Appearance Commission may, in accordance with Section 10.2.17, approve a design alternate from the provisions of Sections 8.3.2, 8.3.4, and 8.3.5 relating to blocks, lots, and access, subject to all of the following findings. For design alternates related to block perimeter, please provide the exact linear footage and exhibit/depiction of the existing or proposed block.

1. The approved Design Alternate is consistent with the intent of Sections 8.3.2, 8.3.4, and 8.3.5
2. The approved Design Alternate does not increase congestion or compromise safety;
3. The approved Design Alternate does not conflict with an approved or built roadway construction project adjacent to or in the vicinity of the site (no Design Alternate shall be approved when the City Council has authorized a roadway design project in the vicinity, where the roadway design has not yet been finalized); and
4. The Design Alternate is deemed reasonable due to one or more of the following:
 - a. Given the existing physical environment, compliance is not physically feasible;
 - b. Compliance would not meaningfully improve connectivity;
 - c. Compliance is not compatible with adjacent uses[s]; or
 - d. The burden of compliance is not reasonable given the size of the site or the intensity of the development.

Design Alternates Relating to New and Existing Streets (UDO Section 8.4)

Design Alternate Findings

The Appearance Commission may, in accordance with Sec. 10.2.17, approve a design alternate from the provisions of Section 8.4 relating to streets, subject to all of the following findings.

1. The approved Design Alternate is consistent the intent of Article 8.4;
2. The approved Design Alternate does not increase congestion or compromise safety;
3. The approved Design Alternate does not create additional maintenance responsibilities for the City;
4. The approved Design Alternate has been designed and certified by a Professional Engineer, or such other Design Professional licensed to design, seal, and certify the alternate;
5. The approved Design Alternate will not adversely impact stormwater collection and conveyance; and
6. The Design Alternate is deemed reasonable due to one or more of the following:
 - a. Given the existing physical environment, including but not limited to the following, compliance is not physically feasible:
 - i. An existing building would impede roadway expansion; or
 - ii. Transitioning from a different street section; or
 - b. The burden of compliance is not reasonable given the size of the site or intensity of the development.

Design Alternates Relating to New and Existing Streets (UDO Section 8.5) Design Alternate Findings

The Appearance Commission may in accordance with Sec. 10.2.17.E approve a design alternate from the provisions of UDO Section 8.5 relating to street cross sections, subject to all of the following findings.

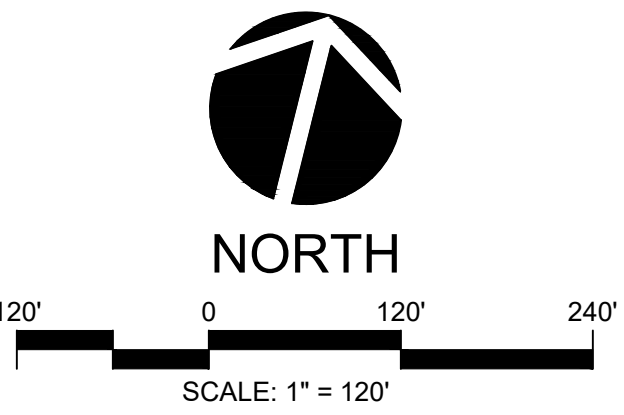
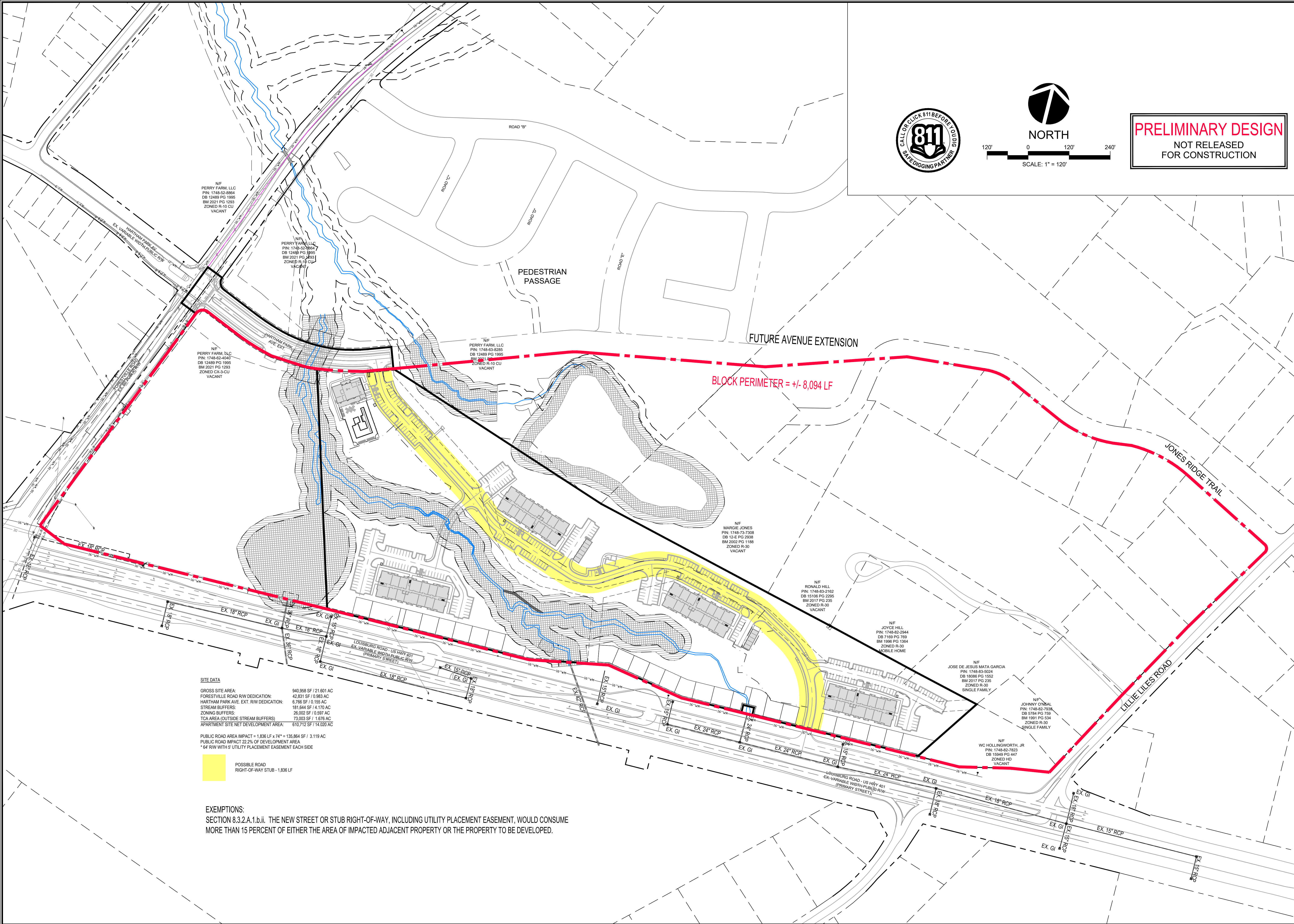
1. The approved Design Alternate is consistent the intent of Article 8.5;
2. The approved Design Alternate does not increase congestion or compromise safety;
3. The approved Design Alternate does not create additional maintenance responsibilities for the City;
4. The approved Design Alternate has been designed and certified by a Professional Engineer, or such other Design Professional licensed to design, seal, and certify the alternate;
5. The approved Design Alternate will not adversely impact stormwater collection and conveyance; and
6. The Design Alternate is deemed reasonable due to one or more of the following:
 - a. Given the existing physical environment, including but not limited to the following, compliance is not physically feasible:
 - i. An existing building would impede roadway expansion; or
 - ii. Transitioning from a different street section; or
 - b. The burden of compliance is not reasonable given the size of the site or intensity of the development.

Design Alternates Relating to the Raleigh Street Design Manual (RSDM)

Design Alternate Findings

The Appearance Commission shall conduct a duly noticed, quasi-judicial public hearing and approve a design alternate from the provisions of the Raleigh Street Design Manual upon a showing of all of the findings set forth below. For design alternates related to block perimeter, please provide the exact linear footage and exhibit/depiction of the existing or proposed block.

1. The approved Design Alternate is consistent with the intent of the Raleigh Street Design Manual;
2. The approved Design Alternate does not increase congestion or compromise safety;
3. The approved Design Alternate does not create additional maintenance responsibilities for the City;
4. The approved Design Alternate has been designed and certified by a Professional Engineer, or such other Design Professional licensed to design, seal, and certify the alternate;
5. The approved Design Alternate will not adversely impact stormwater collection and conveyance; and
6. The Design Alternate is deemed reasonable due to one or more of the following:
 - a. Given the existing physical environment, including but not limited to the following, compliance is not physically feasible:
 - i. An existing building would impede roadway expansion; or
 - ii. Transitioning from a different street section; or
 - b. The burden of compliance is not reasonable given the size of the site or intensity of the development.



PRELIMINARY DESIGN
NOT RELEASED
FOR CONSTRUCTION

NO.	REVISIONS	DATE
2	REVISE PER CITY OF RALEIGH 2ND REVIEW	12/4/22
1	REVISE PER CITY OF RALEIGH 1ST REVIEW	11/29/21



CE GROUP

301 GLENWOOD AVE. 220
RALEIGH, NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032

www.cegroupinc.com

License # C-1739




ADMINISTRATIVE SITE REVIEW
COMET RALEIGH APARTMENTS
2801 FORESTVILLE RD
BLOCK PERIMETER PLAN
RALEIGH, NORTH CAROLINA

SITE DATA

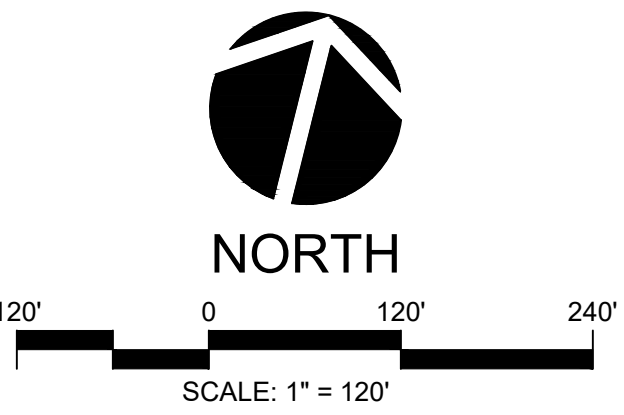
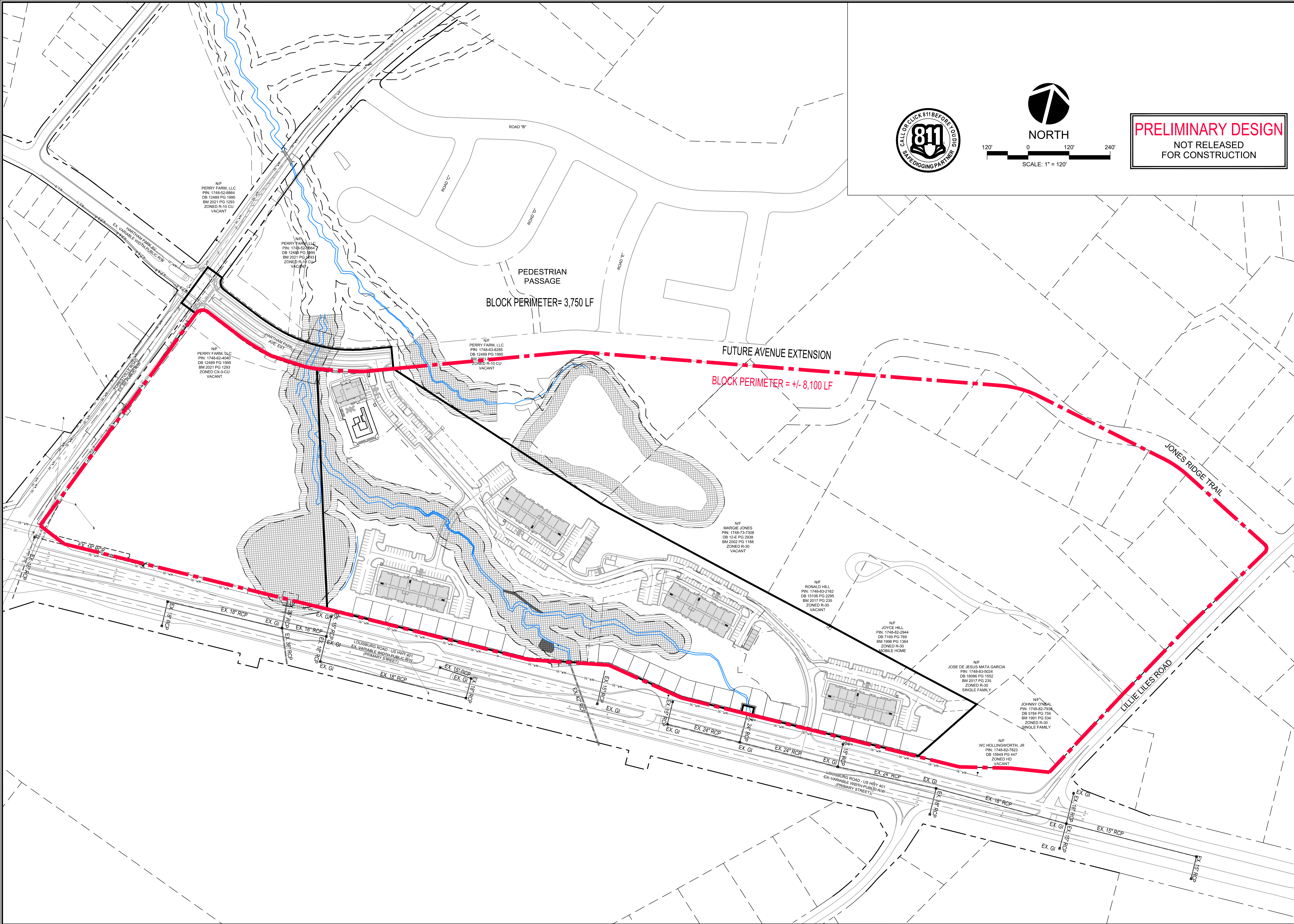
GROSS SITE AREA:	940,958 SF / 21.601 AC
FORESTVILLE ROAD R/W DEDICATION:	42,831 SF / 0.983 AC
HARTMAN PARK AVE. EXT. R/W DEDICATION:	6,766 SF / 0.155 AC
STREAM BUFFERS:	181,644 SF / 4.170 AC
ZONING BUFFERS:	26,002 SF / 0.597 AC
TCA AREA (OUTSIDE STREAM BUFFERS):	73,003 SF / 1.676 AC
APARTMENT SITE NET DEVELOPMENT AREA:	610,712 SF / 14.020 AC

PUBLIC ROAD AREA IMPACT = 1,836 LF x 74" = 135,864 SF / 3.119 AC
PUBLIC ROAD IMPACT 22.2% OF DEVELOPMENT AREA
* 64' R/W WITH 5' UTILITY PLACEMENT EASEMENT EACH SIDE

 POSSIBLE ROAD
RIGHT-OF-WAY STUB - 1,836 LF

EXEMPTIONS:
SECTION 8.3.2.A.1.b.ii. THE NEW STREET OR STUB RIGHT-OF-WAY, INCLUDING UTILITY PLACEMENT EASEMENT, WOULD CONSUME MORE THAN 15 PERCENT OF EITHER THE AREA OF IMPACTED ADJACENT PROPERTY OR THE PROPERTY TO BE DEVELOPED.

Date: JULY 28, 2021
Scale: 1" = 120'
Drawn: RJH
Checked: AJF
Project No: 010-273
Computer Dwg. Name: void-010-273.asd - perimeter block plan



PRELIMINARY DESIGN
NOT RELEASED
FOR CONSTRUCTION

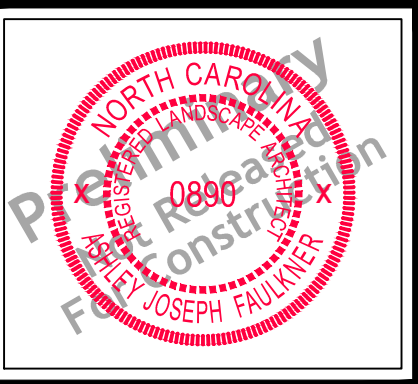


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ADMINISTRATIVE SITE REVIEW
COMET RALEIGH APARTMENTS
2801 FORESTVILLE RD
BLOCK PERIMETER PLAN
RALEIGH, NORTH CAROLINA

Date: JULY 28, 2021
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Project No: 010-273
Computer Dwg. Name: 010-273.dwg - perimeter block plan

REVISIONS		DATE
NO.	NO.	NO.
1	REVISE PER CITY OF RALEIGH 1ST REVIEW	11/29/21
2	REVISE PER CITY OF RALEIGH 2ND REVIEW	12/4/22

Article 8.3. Blocks, Lots, Access

Sec. 8.3.1. Intent

- A. The intent of the maximum block perimeter and connectivity regulations is to provide a well-connected street network.
- B. Large blocks with limited connectivity discourage walking, contribute to street congestion and add driving distance that can negatively impact emergency services. New streets should be designed to consider future development.
- C. The access regulations are intended to provide a means for safe, efficient and convenient vehicular and pedestrian access within developments and between adjacent developments and to lessen traffic congestion. Pedestrian, bike and vehicular access should be safe, direct and convenient.
- D. A conditional zoning applicant may in accordance with Sec 10.2.4 E.2 offer zoning conditions and supporting documents sufficient to demonstrate to the City Council that development plans submitted to the City will provide for safe, efficient and convenient vehicular, bicycle and pedestrian circulation.

Sec. 8.3.2. Blocks

A. Block Perimeters

1. Applicability

- a. Except as set forth in *Section 8.3.2.A.1.b.* below, the block perimeter standards apply to preliminary subdivision plans, final plats and site plans submitted in accordance with *Sec. 10.2.5.* and *Sec. 10.2.8.* These standards can be modified by a zoning condition contained in an adopted conditional zoning ordinance, or a design alternate authorized in this UDO.
- b. Except where a street connection traversing the subject property is shown on the Raleigh Street Plan or an adopted Area Plan, compliance with the maximum block perimeter standards, including maximum dead-end street length, shall not be required when one or more of the following conditions are met:

- i. The site to be developed is below the minimum applicable site area established in the table found in *Sec. 8.3.2.A.2.b.*
- ii. The resulting street connection, if completed, would neither reduce the perimeter of the oversized block by at least 20 percent nor result in conforming block perimeters.
- iii. The resulting street connection, if completed, would result in a new block perimeter less than 50 percent of the maximum block perimeter length.
- iv. The new street or street stub right-of-way, including utility placement easement, would consume more than 15 percent of either the area of the impacted adjacent property or the property to be developed.
- v. A sealed traffic study is submitted substantiating that the street connection would lead to an intersection level of service within a residential zoned area of Level of Service (LOS) E or F, exclusive of intersections with major streets as designated on the City's adopted street plan.
- vi. The creation (on the property to be developed) or continuation (on an adjacent property) of any new street or street stub would be obstructed by any of the following:
 - a) existing improvements where the value of such improvements is more than the land value of the parcel on which the improvements are located;
 - b) railroad, or controlled access highway;
 - c) watercourse that has one (1) square mile of drainage area or more; or
 - d) previously established tree conservation area, open space or public park.
- vii. Blocks recorded on or before September 1, 2013, whose block perimeter length does not exceed 150% of the maximum established in *Sec. 8.3.2.A.2.b.*
- viii. North Carolina Department of Transportation denies a driveway permit necessary to make the street connection.
- ix. The property to be developed or the adjacent property to which any new street or stub street would be continued contains one or more of the following land uses: historic landmark, cemetery, landfill,

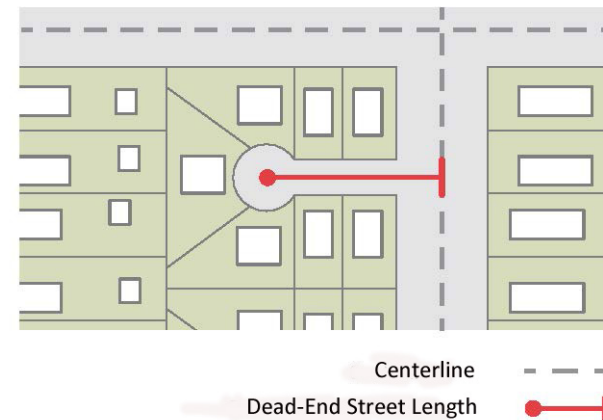
hospital, school (public or private (k-12)), college, community college, university, places of worship, police station, fire station, EMS station, prison or any residential use in an Attached, Tiny House, or Detached building type on lots no larger than 2 acres.

2. Block Standards

- Residential blocks must have sufficient width to provide for 2 tiers of residential lots, except where single tier lots are required to accommodate single-loaded streets where across from a public park or open space, to allow for unusual topographical conditions or when adjacent to the outer perimeter of a subdivision.
- The following table establishes the maximum block perimeter and maximum length for a dead-end street by zoning district. In the event that a single block contains more than 1 zoning district, the least restrictive requirement applies.

	Block Perimeter (max)	Dead-End Street (max)	Min. Site Area Applicable (acres)
R-1, R-2, R-4, R-6: By Average Lot Size on Block			
40,000+ sf	8,000'	1,000'	34
20,000 - 39,999 sf	6,000'	750'	19
10,000 - 19,999 sf	5,000'	600'	13
6,000 - 9,999 sf	4,500'	550'	11
up to 5,999 sf	3,000'	400'	5
R-10: By District			
R-10	2,500'	300'	3
Mixed Use Districts			
DX-, -TOD	2,000'	Not allowed	2
RX-, NX-, CX-, OX-: up to 4 stories	3,000'	400'	5
RX-, NX-, CX-, OX-: 5+ stories	2,500'	300'	3
OP-, IX-	4,000'	500'	9
Special Districts			
CM, AP	n/a	n/a	n/a
IH	n/a	n/a	n/a
MH	3,000'	400'	5
CMP, PD	4,000' unless established in master plan	500' unless established in master plan	9

Measurement of Dead-End Street Length



B. Block Measurement

- A block is bounded by a public right-of-way (not including an alley). All public rights-of-way proposed as part of a development must be improved with a street.
- Block perimeter is measured along the edge of the property adjoining the public right-of-way. Dead-end streets are measured from intersecting centerlines.
- The maximum block perimeter shall be permitted to extend by 50% where the block includes a pedestrian passage (see Sec. 8.4.8.) or an alley (Sec. 8.4.7.) that connects the two streets on opposing block faces including pedestrian passages and alleys that connect dead-end streets.
- A block shall be permitted to be broken by a civic building or open lot, provided the lot is at least 50 feet wide and deep and provides a pedestrian passage meeting the requirements of Sec. 8.4.8. that directly connects the two streets on each block face.
- Within a single phase of any subdivision or development, individual block perimeters shall be permitted to exceed the maximum by 25% provided that the average of all block perimeters in the phase does not exceed the maximum.

6. Where the block pattern is interrupted by public parkland, including greenways, that is open and accessible to the public, pedestrian access points shall be provided with a minimum spacing equal to $\frac{1}{2}$ of the maximum block perimeter.



Sec. 8.3.3. Lots

A. Lot Frontage

Every lot shall have frontage on a public street, with the following exceptions:

1. Lots as part of a development which was approved for private streets prior to the effective date of this UDO.
2. Individual lots within a Cottage Court that meet the requirements of Sec. 2.6.1.
3. A townhouse lot or townhouse building/structure may front on parking lots or drive aisles, provided that the entrance of each townhouse unit is located within 300 feet of the intersection of an access point and a dedicated public street.

Except as otherwise stated in this UDO, all lots must front on a street that has a pavement width of at least 20 feet.

B. Lot Arrangement

1. Lots shall be subdivided to permit conformance with all laws and ordinances and to ensure for orderly urban growth, proper building arrangement and to provide City services and facilities.
2. Lot dimensions shall provide for the potential development of all lots and future compliance with the development standards of this UDO.

C. Principal Structures Per Lot

In the R-1, R-2, R-4 and R-6 districts, only 1 principal structure is permitted per lot. This does not include cottage courts, townhomes and apartments, condominiums or specifically allowed nonresidential uses as set forth in Sec. 6.1.4.

D. Lot Dimensions

Lots that are occupied or are intended to be occupied shall conform with the minimum lot size, lot width and lot depth requirements provided under *Chapter 2. Residential Districts*, *Chapter 3. Mixed Use Districts* and *Chapter 5. Overlay Districts*.

E. Recombination of Lots

The recombination of lots shall be done in accordance with Sec. 10.2.6.

1748827938
O'NEAL, JOHNNY D
4216 LILLIE LILES RD
WAKE FOREST NC 27587-8106

1748511627
HIGHLAND CREEK MASTER ASSN INC
C/O ASSOCIA HRW MANAGEMENT
4700 HOMEWOOD CT STE 380
RALEIGH NC 27609-5732

1748827823
HOLLINGSWORTH, W C JR
PO BOX 61
LOUISBURG NC 27549-0061

1748737308
JONES, MARGIE W
4617 WATKINS RD
RALEIGH NC 27616-8508

1748529126
RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

1748832162
HILL, RONALD
3309 ROXBURY DR
WAKE FOREST NC 27587-9363

1748835024
MATA GARCIA, JOSE DE JESUS ALFARO,
FLORENCIA RODRI...
4208 AQUARIUS LN
WAKE FOREST NC 27587-5227

1748724414
PERRY FARM LLC
404 EMERSON DR
RALEIGH NC 27609-4537

1748624040
PERRY FARM LLC
404 EMERSON DR
RALEIGH NC 27609-4537

1748638285
PERRY FARM LLC
404 EMERSON DR
RALEIGH NC 27609-4537

1748528864
PERRY FARM LLC
404 EMERSON DR
RALEIGH NC 27609-4537

1748822944
HILL, GARNICE D
4214 AQUARIUS LN
WAKE FOREST NC 27587-5227

NOTARIZED CERTIFICATION OF APPLICANT(S)

I, Worth Mills, the undersigned, being first duly sworn, depose and say that I voluntarily submitted this Board of Adjustment Application to the City of Raleigh; that I am the attorney of the Applicant(s) of the property described and which is the subject matter of this Board of Adjustment Application; that all answers to the questions in this application, and all plot plan(s), sketches, data and other supplementary information attached to this application are honest and true to the best of my knowledge and belief. Submission of an incomplete or incorrect application may result in a delay in processing or the rejection of my application.

[NOTE: If the Applicant is a corporation, this must be signed by an authorized corporate officer; If the Applicant is a partnership, this must be signed by a general partner; If the Applicant is a limited liability company, this must be signed by the Manager for a manager managed LLC, or all the members for a member managed LLC.] For multiple Applicants, attach additional Notarized Certification of Applicant(s) pages.

Date: 2.4.22

[Signature]
Signature

STATE OF NORTH CAROLINA
WAKE COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing application for the purpose stated therein and in the capacity indicated:

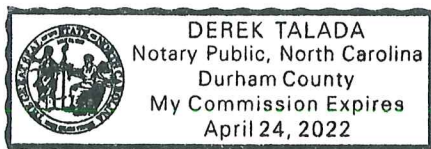
Worth Mills

Date: 2/4/2022

[Signature]
Official Signature of Notary

[NOTARY SEAL]

Derek Talada, Notary Public
Notary's Printed or Typed Name



My Commission expires: 4/24/2022