

# VARIANCE OF DEVELOPMENT STANDARDS PETITION



The current Filing Fees can be found on-line in the Town of Holly Springs Fee Schedule:  
<http://www.hollyspringsnc.us/planning>

## Variance Request (please be specific)

UDO Section No.: Carolina Springs PUD  
 Section Title: Section 04: Districts: Innovation District page 31  
 Specific Variance Request: Reduce from 50% to 22%, the visible building facade facing a street at the maximum 20 foot setback along the south frontage. (Carolina Springs Blvd.)

For DPZ Use only

Project # 20-VARTC-04

Fees Paid: \$ 100.00

Date Received:

BOA

Town Council

## Project Information

Project Name Calvert Sports Academy and Development Center  
*If this project is part of a previously approved plan, please specify:*  
 PUD/Master Plan/Subdivision Carolina Springs Shopping Center/Lot # Innovation District  
 Project Location Old Holly Springs Apex Road / Veridea Parkway  
*Use street address. If none, use the closest intersection*  
 Within Corporate Limits  Within Holly Springs ETJ  Pending Annexation  
 PIN 0730533724 Real Estate ID REID:0292227 (Wake County)

Project Acreage 12.6 Current Zoning Innovation District  
 Scoping Meeting Date: 1/16/2019 Concept Meeting Date: 3/5/2020

**If the Concept Meeting Date is not within 8 weeks of the submittal date, another Concept Meeting is required prior to submittal.**

## Petition Contact Information (complete each contact in its entirety- please print or type)

### Project Applicant/Contact

(check one)  Owner  Owner's Agent  Design Professional  Developer  Other: Primary Contact  
 Name Trent Rogers Company Clark Nexsen  
 Mailing Address 333 Fayetteville Street, Suite 1000  
 City \_\_\_\_\_ State NC Zip 27601  
 Telephone # ( 919 ) 576-2138 E-Mail trogers@clarknexsen.com  
 How would you like to receive staff review comments?  E-Mail  US Mail  
 How would you like to receive Official Action Notices?  E-Mail  US Mail- Certified

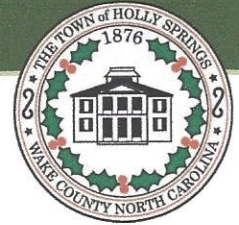
### Developer

Name Russ McLauchlan Company Calvert Sports Academy & Development Center, LLC  
 Mailing Address 1225 Crescent Green, Suite 115  
 City Cary State NC Zip 27518  
 Telephone # ( 919 ) 495-8650 E-Mail rmclauchlan@calvertholdings.com  
 How would you like to receive staff review comments?  E-Mail  US Mail  
 How would you like to receive Official Action Notices?  E-Mail  US Mail- Certified

### Property Owner

Name Russ McLauchlan Company Calvert Sports Academy & Development Center, LLC  
 Mailing Address 1225 Crescent Green, Suite 115  
 City Cary State NC Zip 27518  
 Telephone # ( 919 ) 495-8650 E-Mail rmclauchlan@calvertholdings.com  
 How would you like to receive staff review comments?  E-Mail  US Mail  
 How would you like to receive Official Action Notices?  E-Mail  US Mail- Certified

# VARIANCE OF DEVELOPMENT STANDARDS FINDINGS OF FACT



You must respond to all findings; please type or print legibly in blue or black ink.

## Project Information

Project Name: Calvert Sports Academy and Development Center

## Findings of Fact

A petition for Variance of Development Standards may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or unique conditions that would enable the Board to make a written determination that:

(1) **Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.**

· With the building height of 72 feet and length of 216 feet this would be overpowering to pedestrians.

(2) **The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.**

· The Calvert Ice Sports complex is considered an Icon building and will be providing many services to the community. The building size is unique to the Innovation District (approx. 272,044 sq ft with an approx. building height of 72 ft.) The building fronts Carolina Springs Blvd. along a curve and the road pulls away from the building resulting in the facade being located further than the maximum 20 foot setback.

(3) **The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.**

· The PUD didn't take into consideration the size and scale of the proposed building.

(4) **The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.**

· We believe we are meeting the spirit and intent of the ordinance by limiting the amount the building facade so close to the public ROW. The building and site will be providing a formal grand entrance with planting, water features, and public gathering places in lieu of meeting the 50% coverage requirements

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Project # <u>20-VARTC-04</u>
Date Received:

## Certificate of Completion

I certify that all information presented in this petition is accurate to the best of my knowledge and belief. Further, I grant permission for members of the Board of Adjustment and Town Staff to visit the site in question for informational, advertisement, and inspection needs.

Signature of Applicant: Trent Rogers

Date: 6/16/20

Signature of Owner: Marty Linn

Date: 6.16.20

Marty Linn, Calvert Sports Academy & Development Center