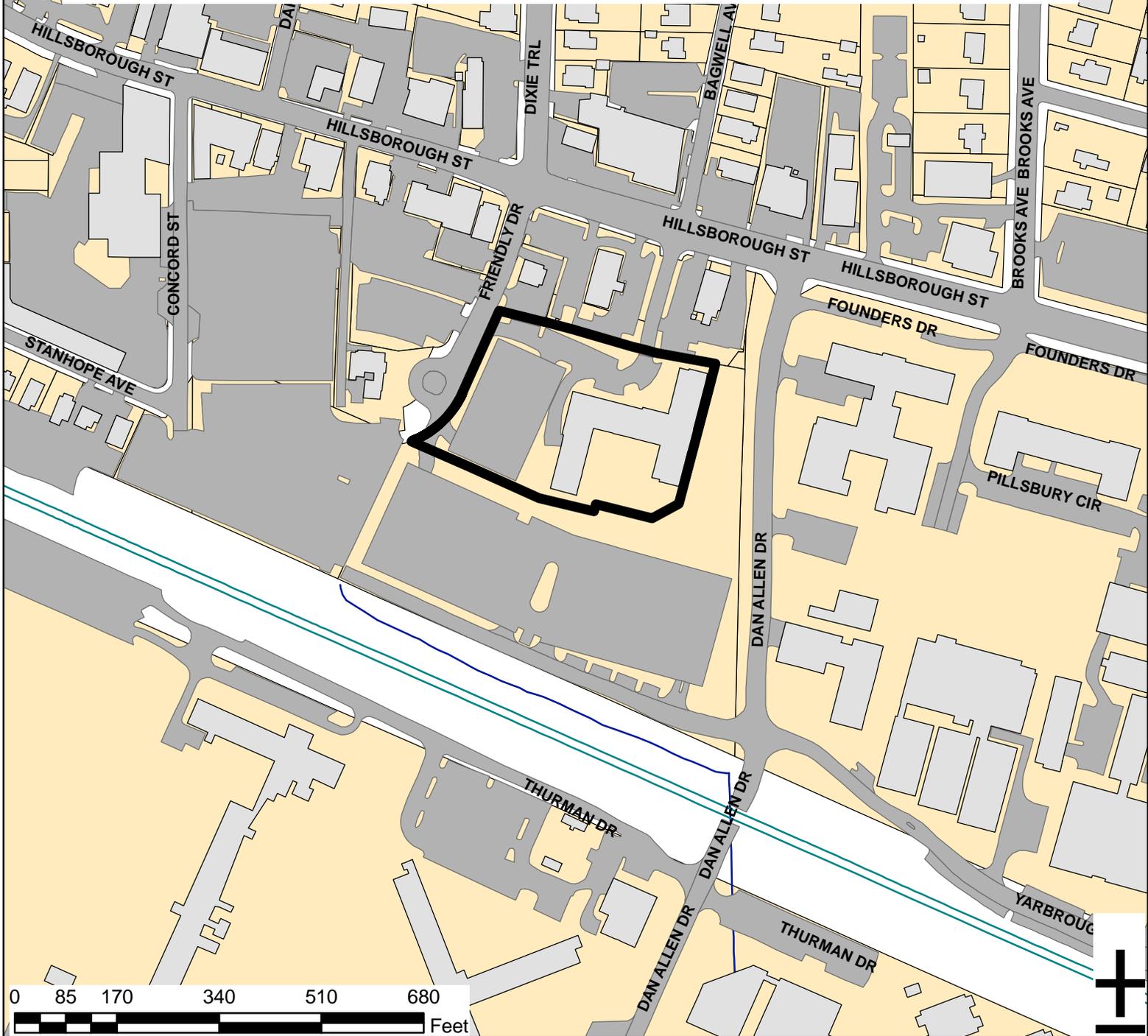
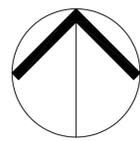
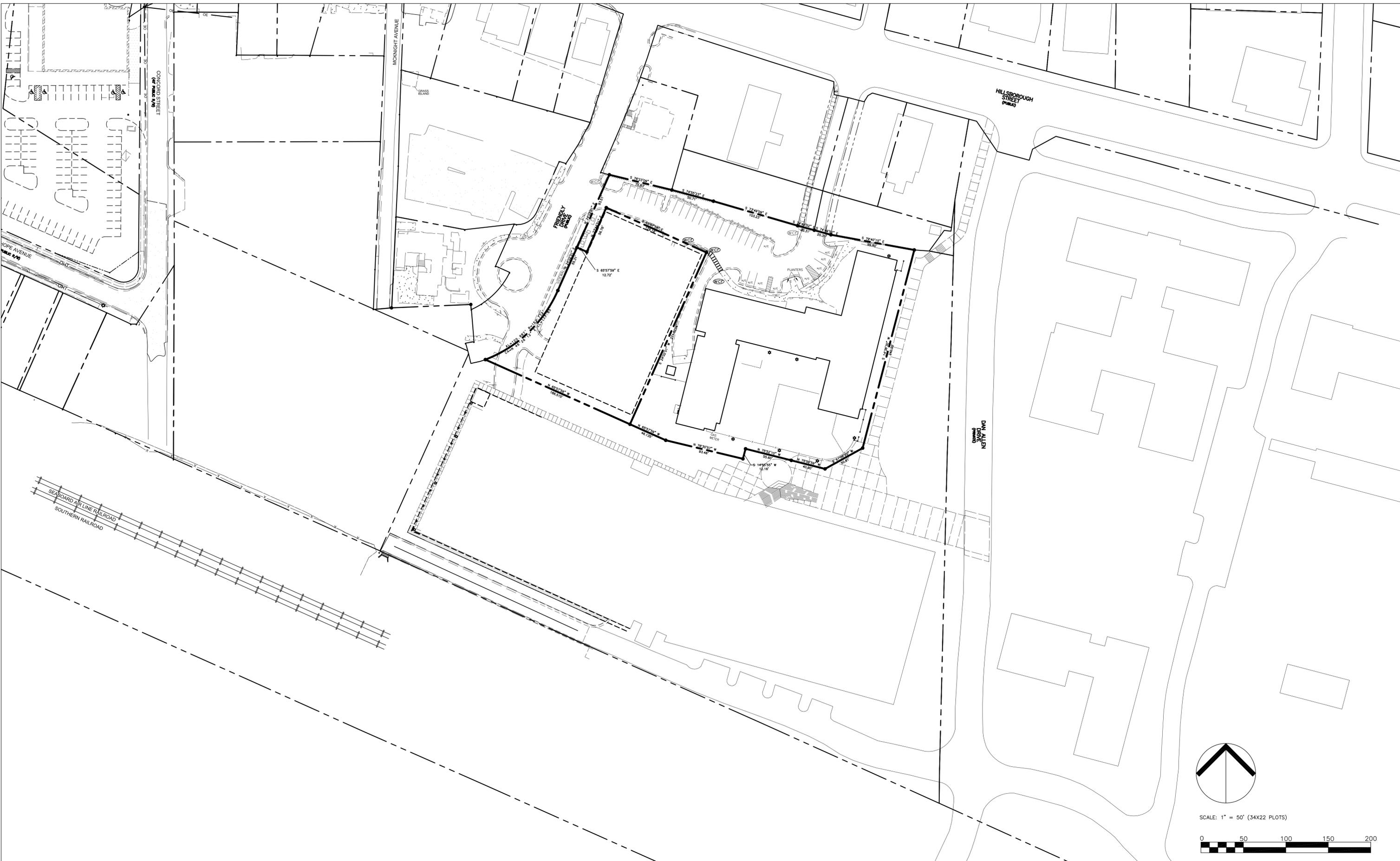


UNIVERSITY TOWER AMENDMENT SP-17-2010

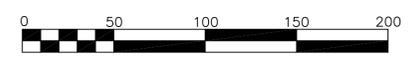


Zoning: **O&I-2**
CAC: **Wade**
Drainage
Basin: **Rocky Branch**
Acreage: **2.48**

Use/ # of Units: **Hotel- Motel/ 485**
Planner: **Eric Hodge**
Phone: **(919) 516-2639**
Applicant Contact: **Integrated Design, P.A.**
Phone: **(919) 832-6658**



SCALE: 1" = 50' (34X22 PLOTS)





SP-17-2010

SITE PLAN

FOR PRELIMINARY SITE PLAN APPROVAL BY STAFF, PLANNING COMMISSION OR CITY COUNCIL (This page may also be used as site data sheet for permit review)

Check if infill site plan <input type="checkbox"/>

City of Raleigh, NC
Development Plans Review Center

P. O. Box 590, Raleigh, N. C. 27602
One Exchange Plaza 3rd Floor
Telephone: (919) 516-2626 FAX: (919) 516-2684

Visit us at our web site:
www.raleighnc.gov/planning/dprc

Section A. SITE DATA SHEET

ALL PLANS REQUIRE THE FOLLOWING INFORMATION ON THE FRONT COVER OF THE DRAWING SETS:

DEVELOPMENT NAME: University Tower Subdivision ~~Subdivision~~ *PA Amendment*
PROPERTY ADDRESS: 111 Friendly Dr Raleigh NC 27607
WAKE CO. PROPERTY IDENTIFICATION # (PIN): 0794.19-62-1075

ZONING DISTRICT(S): O&I 2 TOTAL SITE ACRES: 2.483 INSIDE CITY LIMITS: Yes
If in a conditional use zoning district, place the complete list of zoning conditions on the front cover of the drawing set. Per section 10-2132, summarize the reason(s) this plan requires Planning Commission (PC) or City Council (CC) Preliminary Approval. This use was approved under the Special Use Permit regulations that were in effect at the time. Today, hotels and parking decks are allowed in the O&I 2 district as a general use under the current code. The use is subject to Planning Commission approval if they are more than 25,000 SF AND within 400' of a residential district or use. Thus, the project would require PC approval if the use were being proposed as a new use today. O&I 2 zoning requires Planning Commission or City Council Site Plan approval of setbacks when the setbacks are less than O&I 1 standards [10-2036(d)(2)]. Since the proposed subdivision modifies the setbacks that were established by the approval of PA-1-87, this plan will require Preliminary Site Plan approval of the proposed setbacks.

PROPOSED EXISTING BUILDING USE: Student Hotel EXISTING BUILDING(s) (sq. ft. gross): UT-213,320SF; UT Deck-142,080 SF

PROPOSED BUILDING(s) (sq. ft. gross): N/A
TOTAL EXISTING AND PROPOSED BUILDING(s) EXPANSION (sq. ft. gross): UT-313,358 SF; UT Deck-142,080 SF
PROPOSED BUILDING HEIGHT OR HEIGHT OF EACH BUILDING UT: +/-89'; UT Deck: +/-50'

OFF STREET PARKING: REQ'D: 485 PROVIDED: 493

HOTELS: # ROOMS: 485 NUMBER OF DWELLING UNITS IF DEFINED AS EXTENDED STAY N/A
APT. / CONDO: # 1BR Units: _____ 2BR: _____ 3BR: _____ 4BR: _____
SHOPPING CENTER: # BUILDINGS _____ # LOTS _____

CLIENT (Owner or Developer):

Name(s) University Towers Raleigh LLC
Address: 114 Friendly Drive
Raleigh NC 27607 ZIP _____
Telephone: 919-833-0330 FAX: 919-833-4008
E-Mail Address: 1valentine@bellsouth.net

CONSULTANT / PROJECT MANAGER (Person to act as staff contact for correspondence)

Name(s) Ed Sconfienza, P.E.; Integrated Design
Address: 1111 Oberlin Rd
Raleigh NC 27607 ZIP _____
Telephone: 919-832-6658 FAX: 919-839-2255
E-Mail Address: efs@id-aep.com

Provide the following if applicable:

TRANS# 272120

Board of Adjustment, rezoning, subdivision, or prior preliminary site plan or subdivision action:

YES X NO _____ If yes, list file number (SP-xx-00, Z-xx-00, A-xx-00, etc.) SUP PA-1-87; S-28-87; A-170-87 and affix a list of conditions to the site plan itself.

OWNER'S SIGNATURE*: In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed site plan as approved by the City. I hereby designate Ed Sconfienza, P.E., Integrated Design, P.A. to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

Date: 4/26/10
Signed: Melton E. Valentine, Jr.

Printed Owner's name Melton E. Valentine, Jr.

* SITE PLAN APPLICATIONS IN OFFICIALLY DESIGNATED CITY REDEVELOPMENT AREAS DO NOT REQUIRE OWNERS' SIGNATURES.

Section B. SUBMITTAL PROCESS AND CHECKLIST

- **PLANS MAY BE SUBMITTED IN THE DEVELOPMENT PLANS REVIEW CENTER, 3rd FLOOR, ONE EXCHANGE PLAZA, IN DOWNTOWN RALEIGH MON-FRI BY 3:00PM.**
- **APPROXIMATELY 10-15 BUSINESS DAYS A PLANNER WILL FORWARD COMMENTS TO YOU BY FAX OR E-MAIL.**
- **AFTER THE 1ST REVIEW COMMENTS ARE COMPLETE, THE COORDINATING PLANNER WILL SCHEDULE FOR REVIEW BY THE APPEARANCE COMMISSION'S DEVELOPMENT REVIEW COMMITTEE WHERE YOU WILL BE RESPONSIBLE FOR ATTENDING AND PRESENTING YOUR PROJECT.**
- **ONCE THE PLANNER IS CONFIDENT THAT YOUR PLANS ARE READY FOR PC OR CC YOU WILL BE ASSIGNED A HEARING DATE. YOU WILL BE RESPONSIBLE FOR NOTIFYING ADJACENT PROPERTY OWNERS AT LEAST TWO WEEKS PRIOR TO YOUR HEARING DATE.**
- **ONCE ALL ISSUES ARE ADDRESSED FROM PC OR CC, WE WILL ISSUE AN APPROVAL LETTER THAT WILL EXPLAIN ANY CONDITIONS OF APPROVAL.**
- **UPON SATISFACTION OF THESE CONDITIONS, FINAL BUILDING AND CONSTRUCTION DRAWINGS MAY BE SUBMITTED FOR PERMIT.**

PLEASE INCLUDE ALL OF THE FOLLOWING (CHECK OFF). Please check the list below carefully before you submit:

- FILING FEE FOR PRELIMINARY PLANS.**
 - Checks may be made out to the City of Raleigh.
 - Payments may be made by cash, check, Visa or Master Card.

Fees effective February 16, 2010

Properties less than 2 acres -	<u>\$307.00</u>
Properties between 2 and 4 acres -	<u>\$821.00</u>
Properties greater than 4 acres -	<u>\$1,592.00</u>

Submittal fee covers 2 review cycles and file closeout.

Additional fee equal to the cost of your original submittal fee is required for every single subsequent review after two reviews.

- THIS APPLICATION FORM** completed (Section A) and signed by the **property owner** (agent cannot sign for owner).
- USING "IMAPS", PLEASE SUBMIT A HIGHLIGHTED COPY OF YOUR PARCEL WITH YOUR PIN (PARCEL IDENTIFICATION NUMBER) AND A MOST RECENT AERIAL PHOTO OF THE PARCEL.