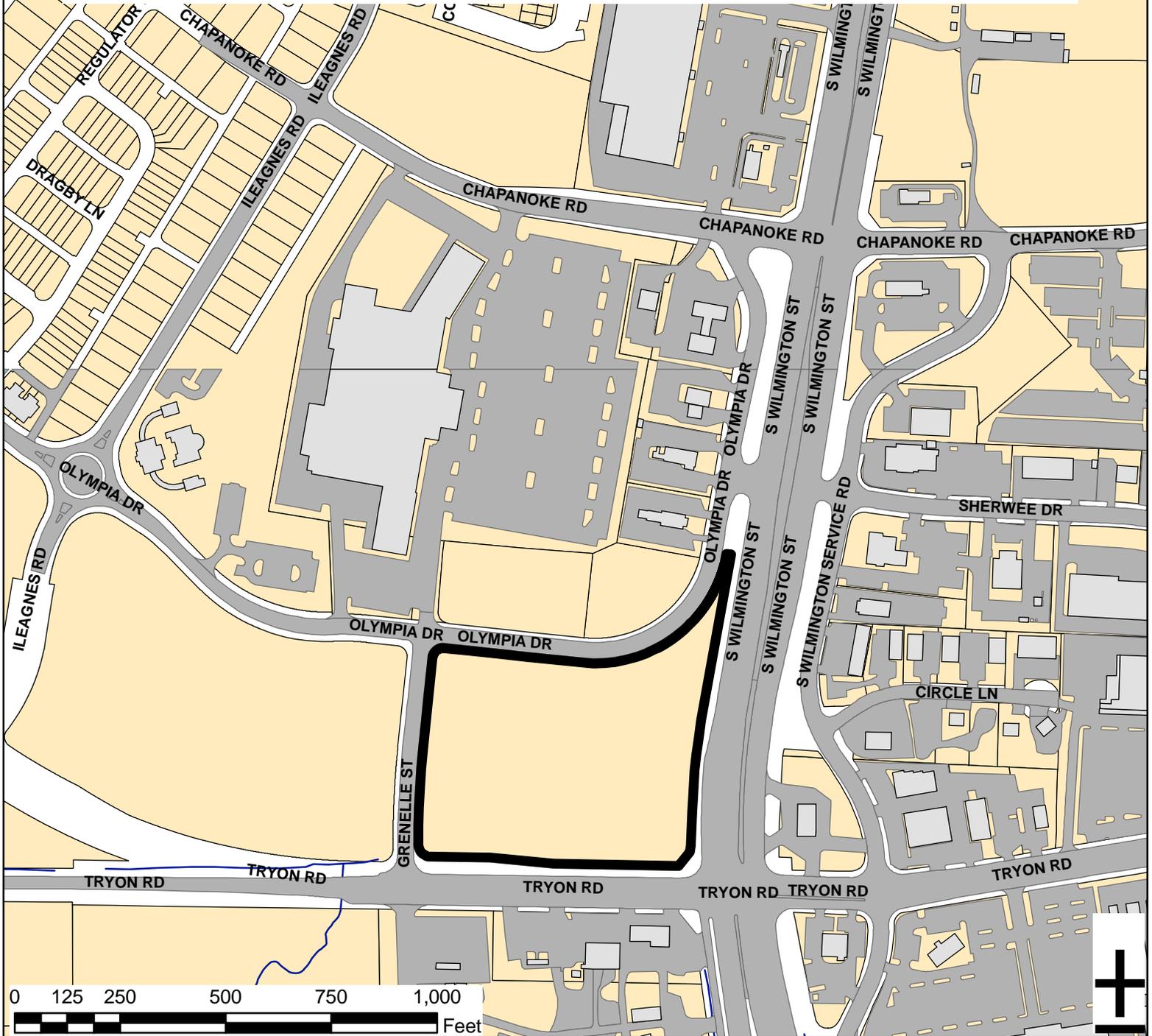


# THE WEISER COMPANIES

## S-20-2010



Zoning: **SC CUD, WPOD**  
CAC: **Southwest**  
Drainage  
Basin: **Walnut Creek**  
Acreage: **7.55**

Number of Lots: **2**  
Planner: **Eric Hodge**  
Phone: **(919) 516-2639**  
Applicant Contact: **Withers & Ravenel**  
Phone: **(919) 469-3340**



5-20-2010



# Development SERVICES

FIRE • INSPECTIONS • PLANNING  
PUBLIC UTILITIES • PUBLIC WORKS

**Customer Service Center**  
One Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-516-2495  
Fax 919-516-2685

## Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY
<input type="checkbox"/> Site Plans for Planning Commission or City Council <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing * <input type="checkbox"/> Multifamily (Infill)*	<input checked="" type="checkbox"/> Subdivision* <input type="checkbox"/> Infill Subdivision* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number  <i>277550</i>
* May require Planning Commission or City Council Approval		

### Section A

*Team 1*

### GENERAL INFORMATION

Development Name The Weiser Companies Tryon Road

Proposed Use Future Retail/ commercial Use

Property Address(es) 3421 Olympia Drive

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. 1702311519	P.I.N.	P.I.N.	P.I.N.
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What is your project type?

- Apartment  
  Banks  
  Elderly Facilities  
  Hospitals  
  Hotels/Motels  
  Industrial Building  
  Mixed Residential  
 Non-Residential Condo  
 Office  
 Religious Institutions  
 Residential Condo  
 Retail  
 Schools  
 Shopping Center  
 Single Family  
 Telecommunication Tower  
 Townhouse  
 Other: If other, please describe: future retail/commercial

**PRELIMINARY ADMINISTRATIVE REVIEW**  
 Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively not requiring Planning Commission or City Council approval. Where a PDD is within 400' of a proposed retail site, preliminary plan review is not required where the intended use in that portion of the PDD is non-residential development.

**PLANNING COMMISSION OR CITY COUNCIL REVIEW**  
 Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. N/A

**CLIENT (Owner or Developer)**

Company The Weiser Companies

Name (s) Brian Dalton

Address 4975 Centre Pointe Dr. North Charleston, SC 29418

Phone 704-618-9719      Email *bdalton@weisercompanies.com*      Fax 843-796-9476

**CONSULTANT (Contact Person for Plans)**

Company Withers & Ravenel - *Leigh Potts*

Address 1 <u>1000 MacKenan Dr. Cary, NC 27511</u>		
Phone <u>919-469-3340</u>	Email <u>apotts@withersravenel.com</u>	Fax <u>919-467-6008</u>

**DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)**

Has your project previously been through the pre-submittal process? If yes, provide the transaction #

Zoning Information	Building Information
Zoning District(s) <u>Shopping Center - CUD</u>	Proposed building use(s)
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross
Overlay District <u>WPOD</u>	Proposed Building(s) sq. ft. gross
Total Site Acres <u>7.55</u> Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed)
Off street parking Required <u>Provided</u>	Proposed height of building(s)
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # <u>A-</u>	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # <u>Z-71-04</u>	

**Stormwater Information**

Existing Impervious Surface <u>                    </u> acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface <u>                    </u> acres/square feet	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input type="checkbox"/> No      Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No	Alluvial Soils      Flood Study      FEMA Map Panel #

**CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)**

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030 The proposed subdivision is consistent with the 2030 Comprehensive Plan as it creates lots for anticipated office and restaurant uses. The subject property is designated on the 2030 Future Land Use Map for "Community Mixed Use", which specifically identifies restaurant and/or office uses, along with numerous other commercial uses as being compatible uses for the property. The current zoning of the property, Shopping Center District, along with it's location at the intersection of two thoroughfares further increases the compatibility of the proposed commercial subdivision with the 2030 Comprehensive Plan.

**FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY**

1. Total # Of Townhouse Lots      Detached      Attached	9. Total number of commercial lots? <u>2</u>
2. Total # Of Apartment Or Condominium Units	10. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Congregate Care Or Life Care Dwelling Units	If Yes, please answer the questions below:  a) Minimum Lot Size b) Total # Of Open Space Lots c) Total # Of Phases d) Perimeter Protective Yards Provided e) Must provide open space quotient per City Code 10-3071(5)
4. Total # Of Mobile Home Lots	
5. Overall Total # Of Dwelling Units (1-5 Above)	
6. Bedroom Units    1br    2br    3br    4br or more	
7. Overall Unit(s)/Acre Densities Per Zoning District(s)	
8. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	

**SIGNATURE BLOCK (Applicable to all developments)**

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 subdivision plan as approved by the City.

I hereby designate Withers & Ravenel, Inc. \_\_\_\_\_ 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.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed Brian Patton Date July 1, 2010

## Section B

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<b>General Requirements</b>					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
2. <u>Preliminary Development Plan Application</u> completed and signed by the property owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
3. Client must attach page 1 and 2 of the <u>Preliminary Development Plan Application</u> to the plan cover sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. I have referenced the <u>Preliminary Development Plan Checklist</u> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
5. Provide the following plan sheets:	<input type="checkbox"/>	<input type="checkbox"/>			
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
e) Proposed Utility Plan, including Fire	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Tree Conservation Plan <i>see note on plan</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
10. Digital copy of only the site plan and elevations. The purpose of this image is to illustrate the basic character of the preliminary plan. It should contain only such basic information as: building outline, landscaping, parking and drives, stormwater facilities, and lot boundary. The digital image should be provided in the form of .pdf on a CD. If the plan was not digitally created, provide an 8 1/2" x 11" reduction of the plan. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		