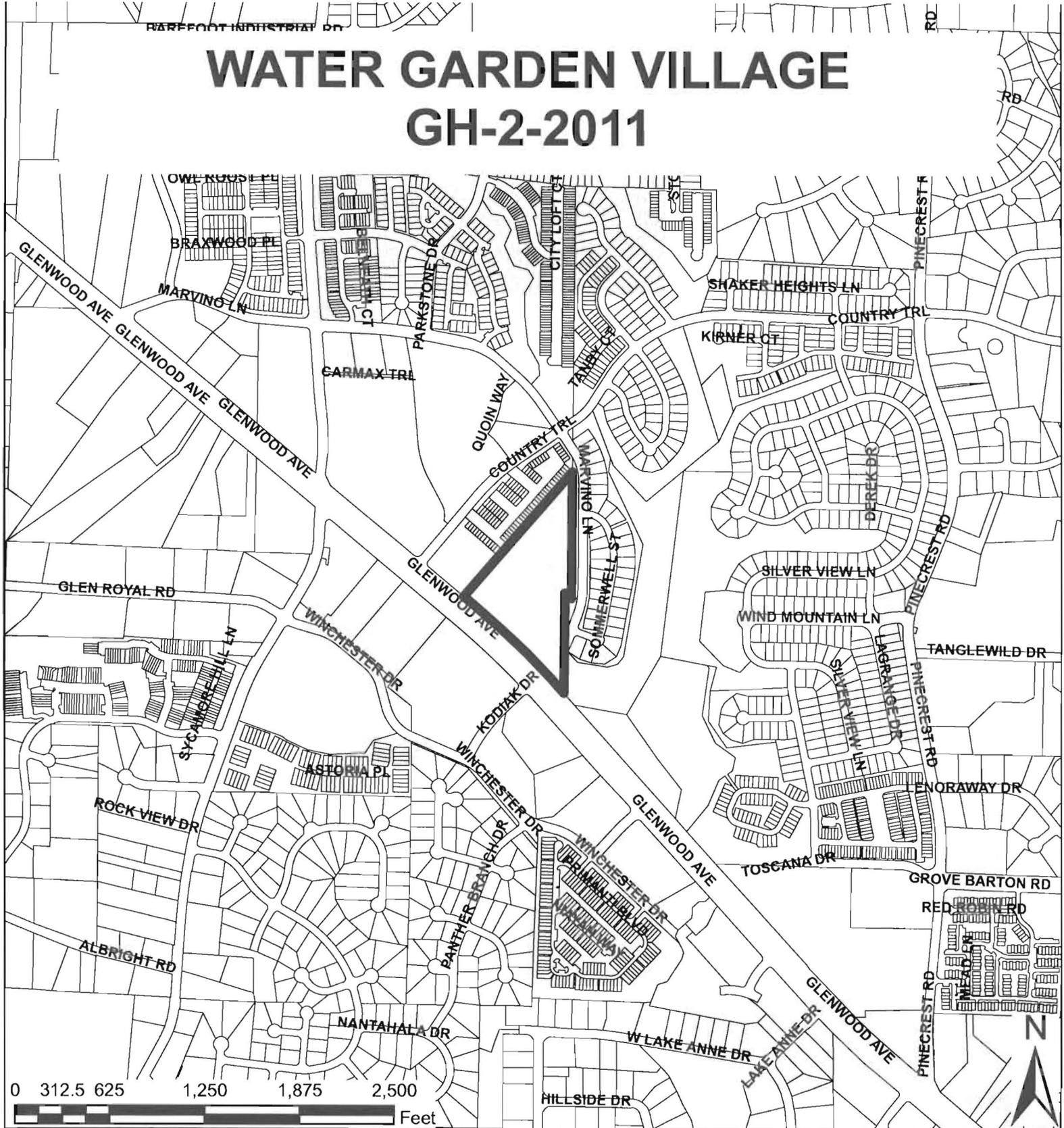


# WATER GARDEN VILLAGE GH-2-2011



**Zoning: TD CUD**  
**CAC: Northwest**  
**Drainage Turkey Creek**  
**Basin:**  
**Acreage: 4.36**

**Number of Units: 60**  
**Planner: Jacque Baker**  
**Phone: (919) 516-2630**  
**Applicant Contact: JDavis Architects**  
**Phone: (919) 835-1500**



# Development SERVICES

FIRE • INSPECTIONS • PLANNING  
PUBLIC UTILITIES • PUBLIC WORKS

GH-2-11

**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 checked="" type="checkbox"/> Group Housing * <input type="checkbox"/> Multifamily (Infill)*	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Infill Subdivision* <input type="checkbox"/> Infill Recombination* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number  <div style="font-size: 2em; font-family: cursive;">292804</div>
* May require Planning Commission or City Council Approval		

### Section A

#### GENERAL INFORMATION

Development Name Water Garden Village

Proposed Use Multi-Family Apartment Community

Property Address(es) 8408 Glenwood Avenue, Raleigh, NC 27612

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

P.I.N. 0777861245

P.I.N.

P.I.N.

P.I.N.

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  School  Shopping Center  
 Single Family  Telecommunication Tower  Townhouse  Other: If other, please describe:

**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. **Multi Family Apartments (within a Cluster Subdivision) in the TD zoning district with overall net density no greater than twenty dwellings per acres net (20 DU/Acre); no alternates to the Group Housing Ordinance {10-2103 (h)} requested.**

**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.

**CLIENT (Owner or Developer)**

Company DHIC, Inc.  
 Name (s) Sam Eyre  
 Address 113 South Wilmington Street, Raleigh, NC 27601  
 Phone 919-832-4345      Email Sam@dhic.org      Fax 919-832-2206

**CONSULTANT (Contact Person for Plans)**

Company JDavis Architects, PLLC  
 Name (s) David Brown  
 Address 510 Glenwood Avenue, Raleigh, NC 27603

Phone 919-835-1500

Email davidb@jddavisarchitects.com

Fax 919-835-1510

**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) TD	Proposed building use(s) Residential Apartments
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross N/A
Overlay District N/A	Proposed Building(s) sq. ft. gross 73,800 SF (Gross)
Total Site Acres 4.36 AC (proposed) Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 73,800 SF (Gross)
Off street parking Required 119 Provided 119	Proposed height of building(s) Range of 20'-4" to 36'-8"
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) 38.86%
BOA (Board of Adjustment) case # A-N/A	Building Lot Coverage percentage 26,616 SF (Gross) (site plans only)
CUD (Conditional Use District) case # Z-N/A	

**Stormwater Information**

Existing Impervious Surface 1.32 ACRES acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 1.30 ACRES acres/square feet	If Yes, please provide
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Alluvial Soils W & Wy Flood Study N/A FEMA Map Panel # 0777

**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 subject property is designated by the 2030 Comprehensive Plan's Future Land Use Map for Community Retail Mixed Use, a high intensity and high density land use designation that specifically includes residential density to support the retail node. In addition the property fronts on major arterial (Glenwood Ave) and a collector (Marvino Lane) and is in close proximity to already established retail area with services that support residential land use. It is anticipated that in the future additional transit services will be available in the area of the subject property. These criteria indicate that medium density to high density residential use is an appropriate and consistent use of the property and would be in conformity with the Comprehensive Plan.

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

1. Total # Of Townhouse Lots N/A Detached N/A Attached N/A	11. Total number of Open Space (only) lots 1
2. Total # Of Single Family Lots N/A	12. Total number of all lots 3 <i>DFB</i>
3. Total # Of Apartment Or Condominium Units 60	13. Is your project a cluster unit development? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units N/A	If Yes, please answer the questions below:
5. Total # Of Mobile Home Lots N/A	a) Total number of Townhouse Lots N/A
6. Total Number of Hotel Units N/A	b) Total number of Single Family Lots N/A
7. Overall Total # Of Dwelling Units (1-6 Above) 60	c) Total number of Group Housing Units 60 in this phase
8. Bedroom Units 1br 12 2br 42 3br 6 4br or more N/A	d) Total number of Open Space Lots 1 in overall community
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 13.76 DU/AC	e) Minimum Lot Size 0.32 (Open Space Lot)
10. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	f) Total Number of Phases 2
	g) Perimeter Protective Yard Provided <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	h) Must provide open space quotient per City Code 10-3071 (5)

**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 David F. Brown/JDAVIS Architects \_\_\_\_\_ 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 \_\_\_\_\_

Signed \_\_\_\_\_

Date \_\_\_\_\_

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 (No fee for Infill recombination)	<input checked="" type="checkbox"/>		✓		
2. <u>Preliminary Development Plan Application</u> completed and signed by the property owner	<input checked="" type="checkbox"/>		✓		
3. Client must complete and print page 1 and 2 of the <u>Preliminary Development Plan Application</u> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input 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"/>		✓		
5. Provide the following plan sheets:	<input checked="" 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"/>		✓		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site, Subdivision Plan, or Recombination Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input checked="" type="checkbox"/>	<input 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"/>		✓		
7. Plan size 18"x24" or 24"x36"	<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"/>		✓		
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"/>		✓		
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"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input 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"/>			✓







