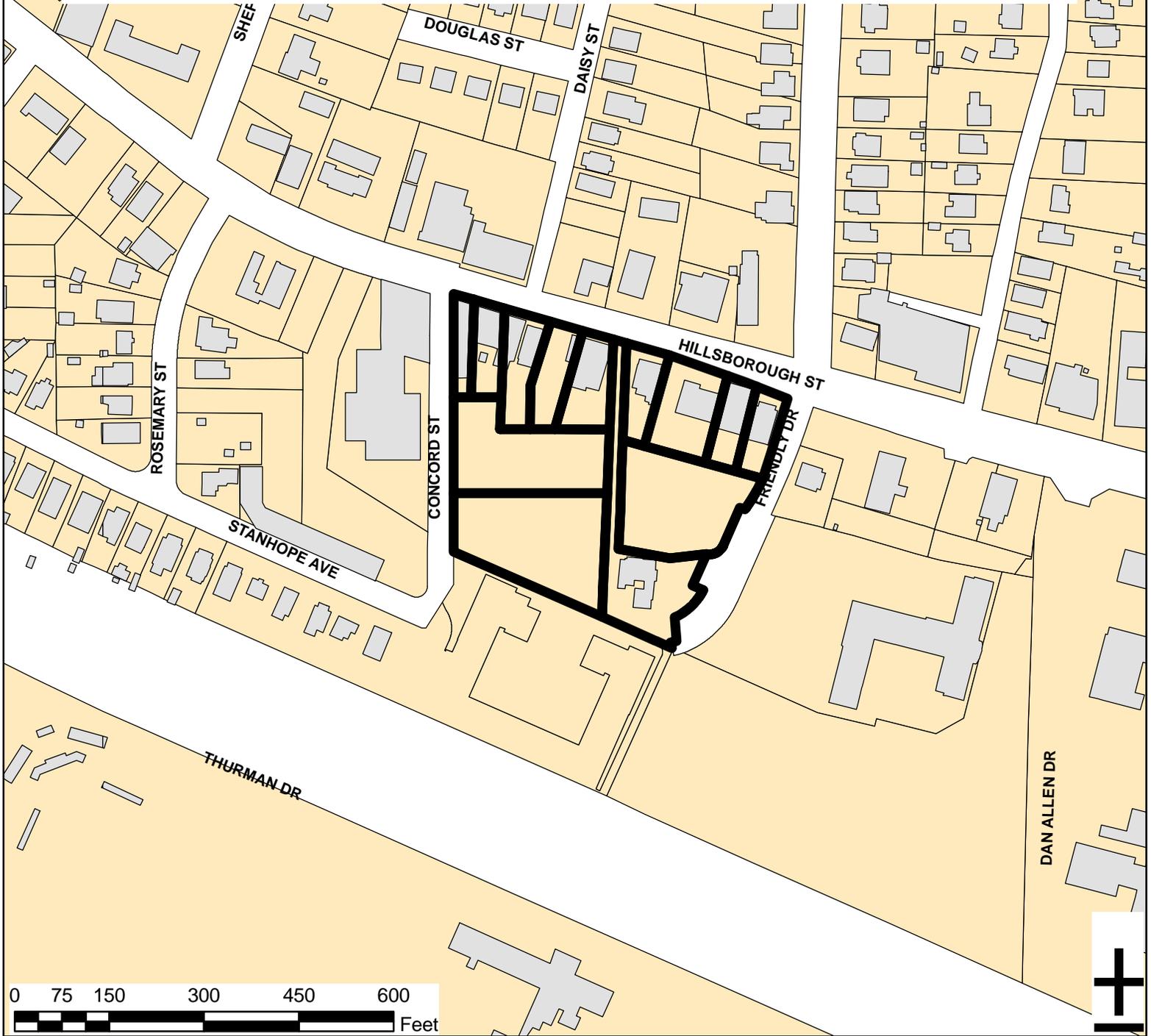


# STANHOPE CENTER II

## SP-43-2011



Zoning: **NBCUD,IND2,O&I2, PDD**  
CAC: **WADE**  
Drainage Basin: **ROCKY BRANCH**  
Acreage: **4.51**

Number of Lots: **0**  
Planner:  
Phone:  
Applicant Contact:  
Phone:

**ERIC HODGE**  
**(919) 516-2639**  
**THE SITE GROUP**  
**(919) 832-6658**



# Development SERVICES

FIRE • INSPECTIONS • PLANNING  
PUBLIC UTILITIES • PUBLIC WORKS

\$1674

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

SP-43-11

## 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 checked="" 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 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  312370
* May require Planning Commission or City Council Approval		

### Section A

#### GENERAL INFORMATION

Development Name Stanhope Center Mixed Use & Parking Deck

Proposed Use Mixed Use

Property Address(es) See Attachment A-1

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

P.I.N. See Attachment A-1

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: Retail, office/institutional, residential, with deck.

**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. N/A

**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. MP-2-02, Stanhope Center Planned Development Master Plan, requires Preliminary Site Plan approval; and 10-2132.2(b)(2)b. - Retail Sales [within 400' of a residential district].

**CLIENT (Owner or Developer)**

Company

Name (s) Melton E. Valentine, Jr.

Address 3021 Hillsborough Street, Raleigh, NC 217607

Phone 833-0330      Email 1valentine@bellsouth.net      Fax 833-4008

**CONSULTANT (Contact Person for Plans)**

Company The Site Group, PLLC

Name (s) Ed Sconfienza, P.E.

Phone: 832-6658 FAX: 839-2255 email: ed@thesitegroup.net  
PRELIMINARY DEVELOPMENT PLAN APPLICATION | 02.28.11

**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) PDD-PBOD & CUD-NB	Proposed building use(s) Mixed Use
If more than one district, provide the acreage of each PDD: 3.83 AC; CUD-NB: 0.68 AC.	Existing Building(s) sq. ft. gross 14,367 SF
Overlay District PBOD	Proposed Building(s) sq. ft. gross 578,075 SF
Total Site Acres 4.51 AC Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 578,075 SF
Off street parking Required 713 Provided 1,110	Proposed height of building(s) Varies, 77' max (deck)
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) 137% (excludes deck)
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage 78% (site plans only)
CUD (Conditional Use District) case # Z-55-02; Z-12-11	

**Stormwater Information**

Existing Impervious Surface acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" 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 Site Plan conforms to Comprehensive Plan 2030. The Future Land Use Map designates the Site Plan property as Neighborhood Mixed Use. This category applies to, among other things, pedestrian-oriented retail districts which include uses such as drug stores, offices, and restaurants as well as upper level residential. The Site Plan property is also located in the Stanhope Village Area Plan which encourages pedestrian-oriented urban development. The Stanhope Area Plan calls for structured parking wrapped with active uses. The Site Plan proposes two buildings with a mix of uses, with active first stories and office, residential and/or restaurant uses above. The Site Plan also proposes a parking deck with a residential wrap on three sides. The Site Plan, thus, proposes the very type of development contemplated by the Comprehensive Plan.

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

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

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

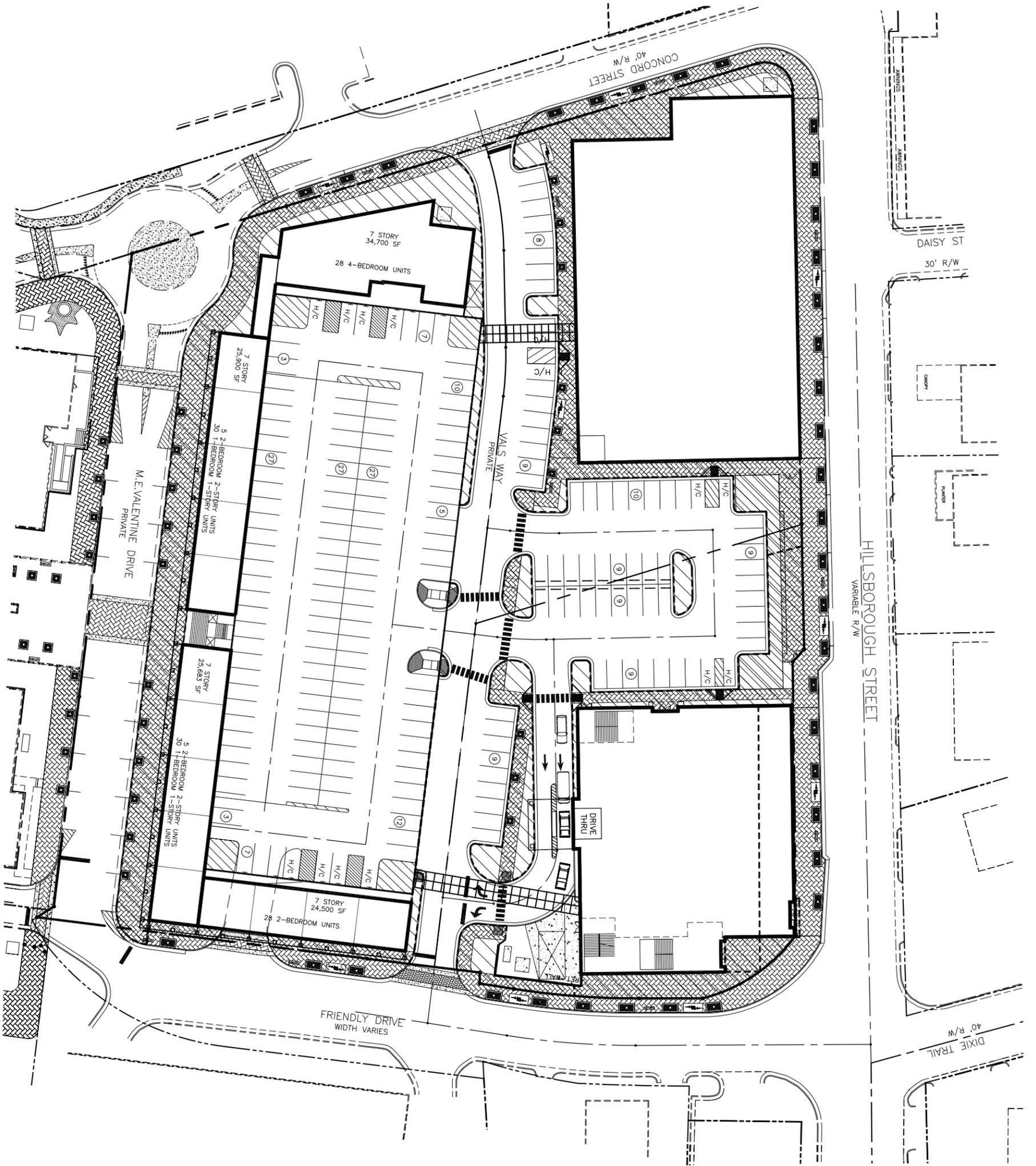
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

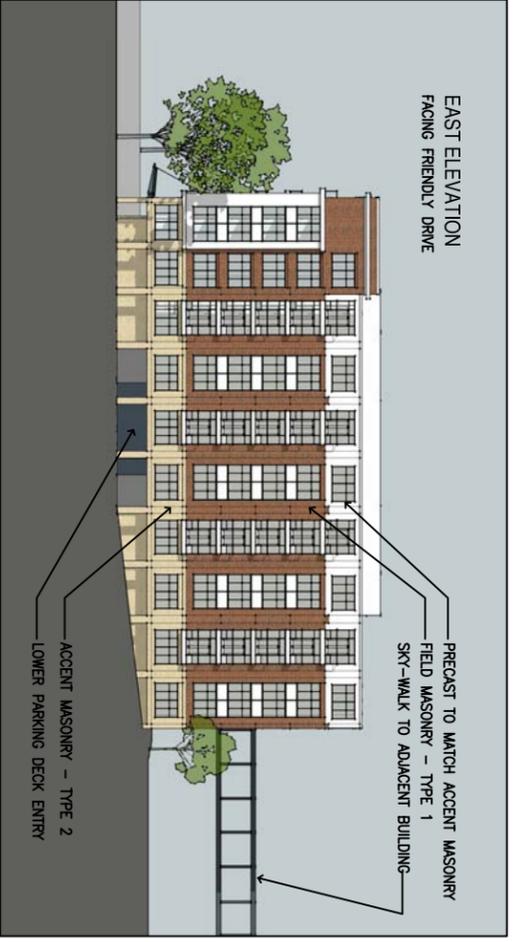
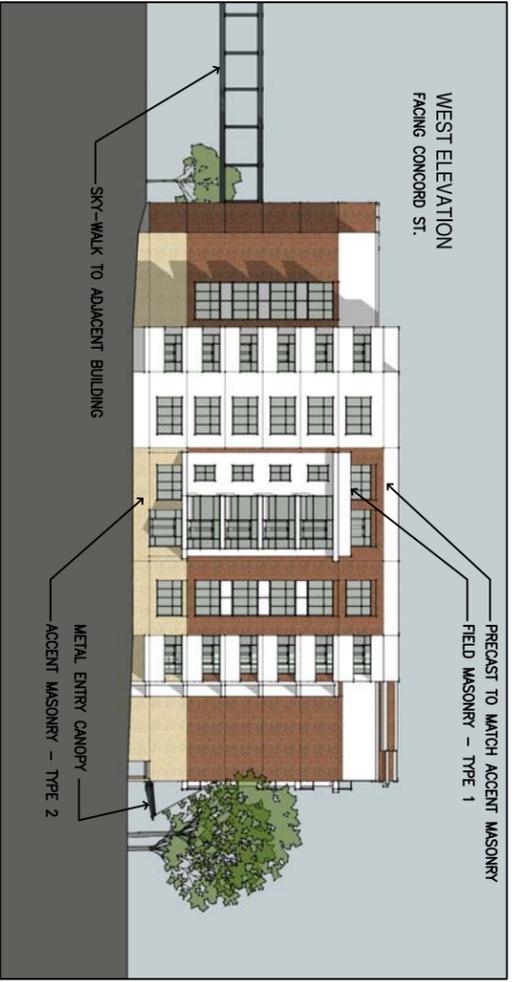
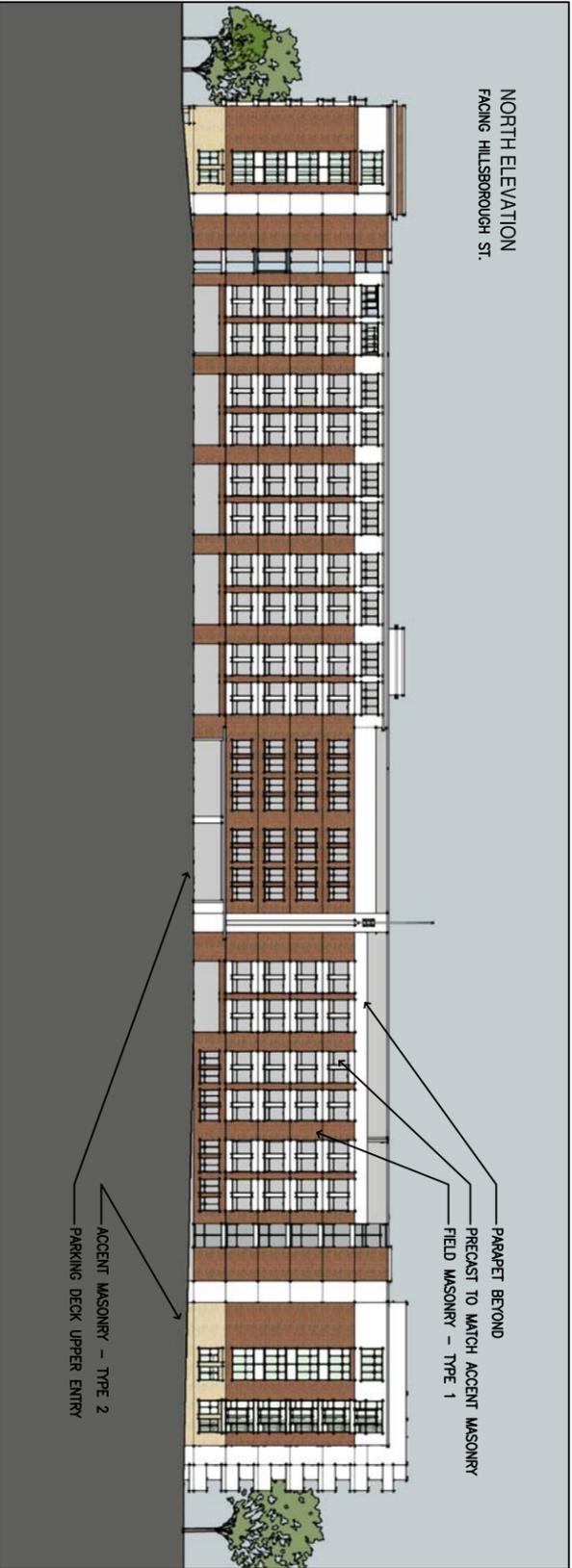
I hereby designate Ed Scofnienza, P.E.; The Site Group, PLLC \_\_\_\_\_ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

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

Signed \_\_\_\_\_ Date 9/14/11  
 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. <b>Preliminary Development Plan Application</b> completed and signed by the property owner	<input checked="" type="checkbox"/>		✓		
3. Client must complete and print page 1 and 2 of the <b>Preliminary Development Plan Application</b> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
4. I have referenced the <b>Preliminary Development Plan Checklist</b> 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 type="checkbox"/>	<input checked="" 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 plan and elevations, if applicable. 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 ½" 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"/>		✓	





TYPE-1: FIELD MASONRY (BRICK-1) TO MATCH PANTONE #7522  
 TYPE-2: ACCENT MASONRY (BRICK-2) TO MATCH PANTONE #482 C  
 TYPE-3: ALL MORTAR - BUFF COLOR TO MATCH PANTONE #482 C



1111 Oberlin Road  
 Raleigh, NC 27605  
 Tel: 919.832.6658  
 Fax: 919.839.2255  
 www.id-cep.com



PRELIMINARY PLAN  
**STANHOPE CENTER**  
 HILLSBOROUGH ST., CONCORD ST. & FRIENDLY DR.  
 RALEIGH, NORTH CAROLINA

DWG BY: RCL  
 CHK BY: JTY  
 DATE: 14 SEP 2011

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 Dwg scaled for 36x24 plots

DECK  
 ELEVATION  
 WITH  
 RESIDENTIAL  
 JOB CODE: VVSHVX10  
 DRAWING NUMBER

**ELEV**  
**101**