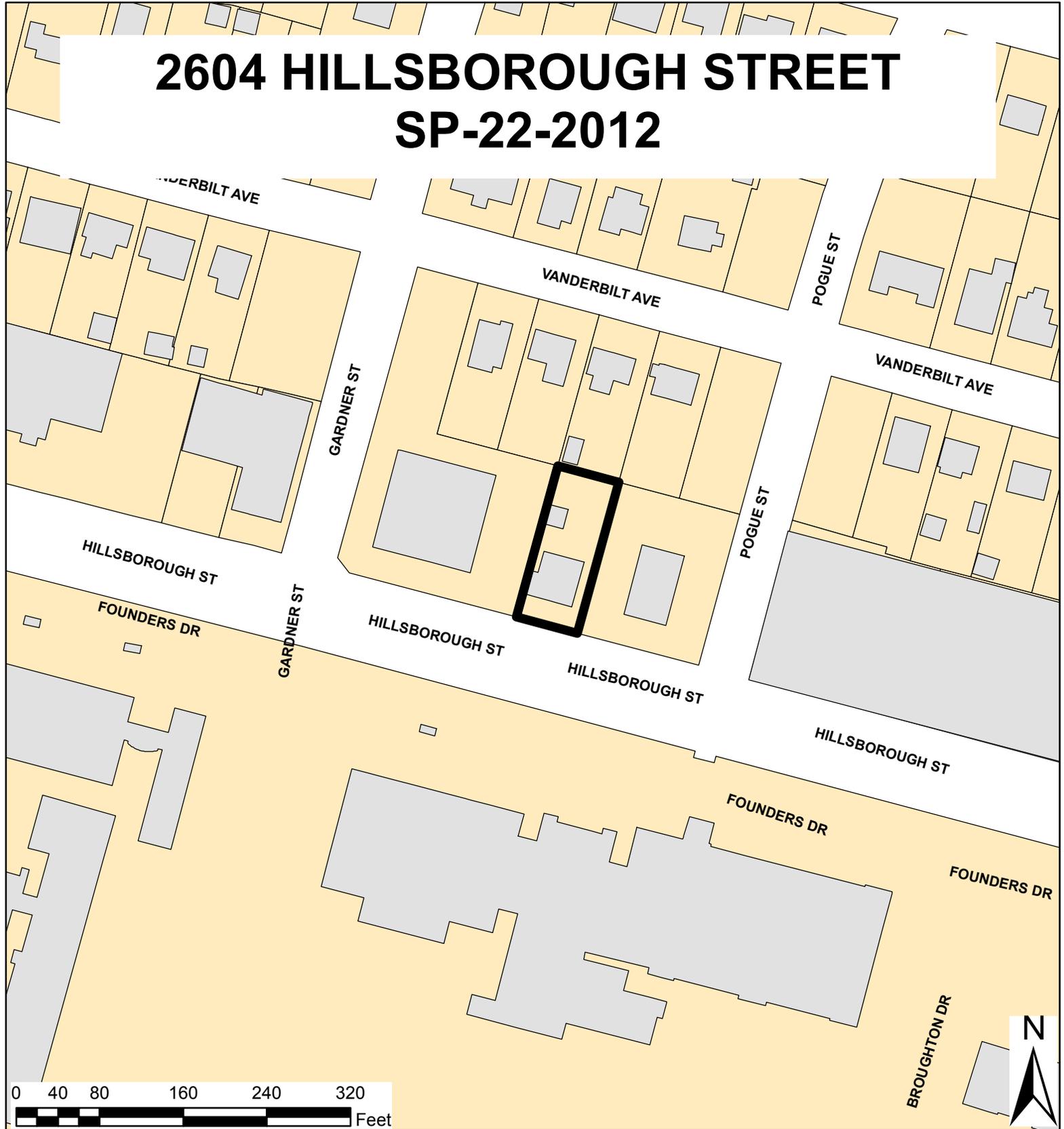


# 2604 HILLSBOROUGH STREET SP-22-2012



Zoning: **NB**  
CAC: **WADE**  
Drainage: **ROCKY BRANCH**  
Basin:  
Acreage: **0.21**

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

**0**  
**ERIC HODGE**  
**(919) 516-2639**  
**BAKER ENGINEERING**  
**(919) 417-3484**



# Planning & Development

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

SP-22-2012

## 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  334532
* May require Planning Commission or City Council Approval		

### Section A

#### GENERAL INFORMATION

Development Name 2604 Hillsborough Street			
Proposed Use Mixed Use			
Property Address(es) 2604 Hillsborough Street			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
P.I.N. 0794728039	P.I.N.	P.I.N.	P.I.N.
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input checked="" type="checkbox"/> Other: If other, please describe: Mixed Use – Retail and Apartments			
PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> 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. Site Plan approval per 10-2055 (PBOD) and per 10-2051(d) for increased residential density and net lot area.		
CLIENT (Owner or Developer)	Company FMW Real Estate		
	Name (s) Jim Zanoni		
	Address 132 Brevard Court, Charlotte, NC 28202		
	Phone 704-334-7211	Email jim@fmwrealestate.com	Fax
CONSULTANT (Contact Person for Plans)	Company Baker Engineering Consultants, Inc.		
	Name (s) Rick Baker		
	Address 605 Adams Street, Raleigh NC 27605		
	Phone 919-417-3484	Email rbaker@bakerenginc.com	Fax

**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)	NB	Proposed building use(s) mixed use – retail and apartments	
If more than one district, provide the acreage of each		Existing Building(s) sq. ft. gross 2,780 sf+/-	
Overlay District	PBOD	Proposed Building(s) sq. ft. gross 18,500 sf	
Total Site Acres	0.21 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 18,500 sf	
Off street parking Required 0 Provided 0		Proposed height of building(s) 42' 10.5"	
COA (Certificate of Appropriateness) case #		FAR (floor area ratio percentage) 2.06	
BOA (Board of Adjustment) case # A-		Building Lot Coverage percentage 51.6% (site plans only)	
CUD (Conditional Use District) case # Z-			
Stormwater Information			
Existing Impervious Surface 3,416 sf acres/square feet		Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Impervious Surface 6,175 SF 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  
 Future Land Use is for Neighborhood Retail Mixed Use which supports Mixed Use with upper story residential.

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

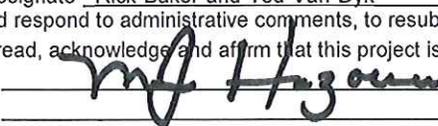
1. Total # Of Townhouse Lots Detached Attached	11. Total number of Open Space (only) lots
2. Total # Of Single Family Lots	12. Total number of all lots
3. Total # Of Apartment Or Condominium Units	13. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No
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 Rick Baker and Ted Van Dyk 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  6-12-12 Date

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)	x		✓		
2. <u>Preliminary Development Plan Application</u> completed and signed by the property owner	x		✓		
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)	x	<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	x				
5. Provide the following plan sheets:	x				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	x				
b) Existing Conditions Sheet	x	<input type="checkbox"/>	✓		
c) Proposed Site, Subdivision Plan, or Recombination Plan	x		✓		
d) Proposed Grading and Stormwater Plan	x	<input type="checkbox"/>	✓		
e) Proposed Utility Plan, including Fire	x	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	x		✓	
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	x	<input type="checkbox"/>	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	x	<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>	x		✓		
7. Plan size 18"x24" or 24"x36"	x		✓		
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	x		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	x		✓		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	x		✓		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	x		✓	
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	x		✓	
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"/>	x		✓	

# SITE PLAN

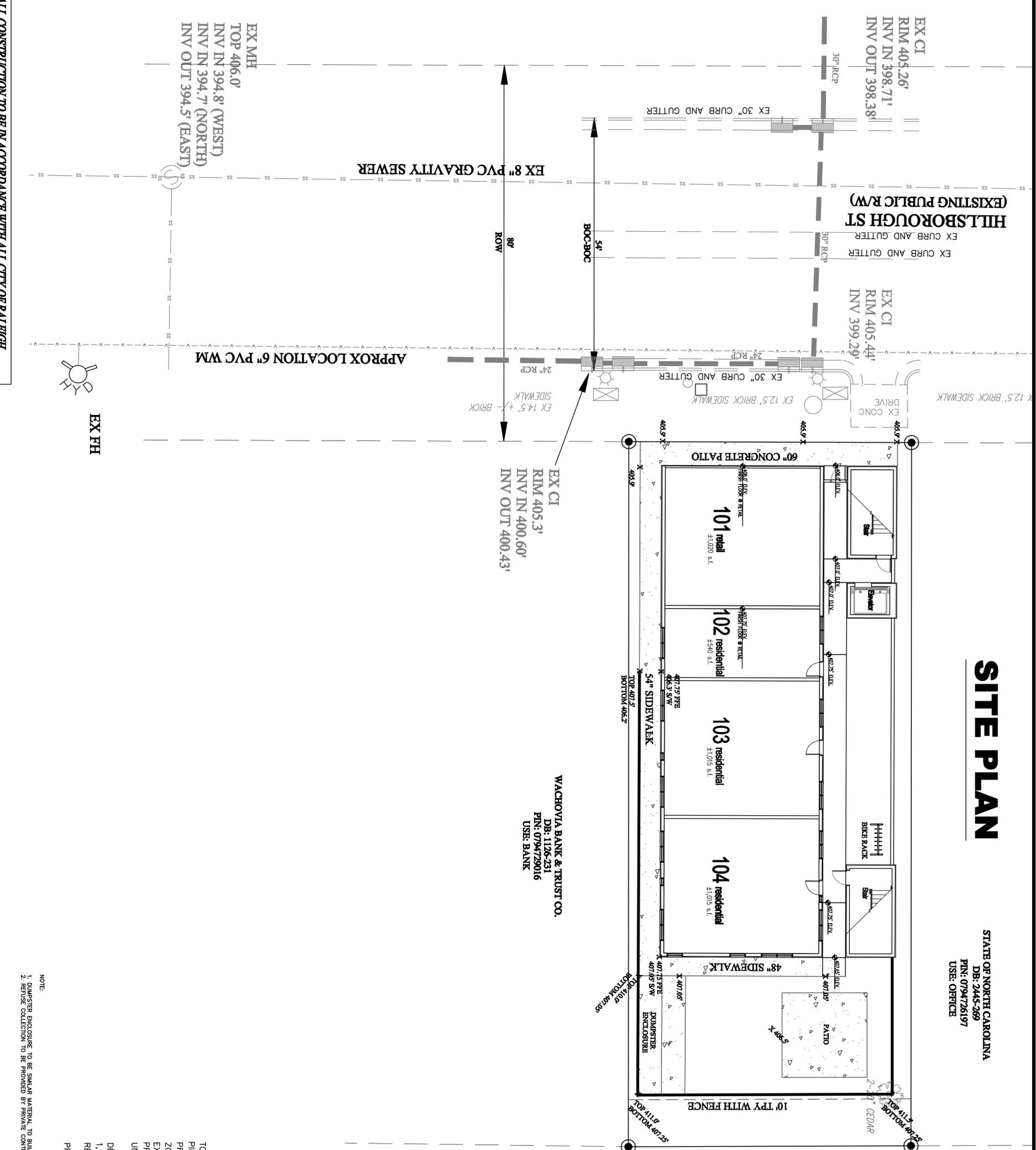
STATE OF NORTH CAROLINA  
 DB: 2445-269  
 PIN: 0794726197  
 USE: OFFICE

ROBERT E. TROXLER  
 DB: 8922-564  
 PIN: 0794728215  
 USE: SINGLE FAMILY



VANDAN, LLC  
 DB: 14202-314  
 BOM: 1926-8  
 PIN: 0794728263  
 USE: SINGLE FAMILY

VANDERBILT AVENUE, LLC  
 DB: 13829-1690  
 PIN: 0794729232  
 USE: TWO FAMILY



SITE DATA TABLE:

TOTAL TRACT AREA	0.21 AC.
PIN#	0794728039
PROJECT ADDRESS	2604 HILLSBOROUGH STREET
ZONING	NB-PBOD
EX USE	OFFICE
PROPOSED USE	RETAIL AND APARTMENT
UNIT MIX:	4 - 1 BEDROOM 11 - 3 BEDROOM
DENSITY:	15 UNITS/0.21 AC. = 71.4 UNITS/AC.
1,000 SF RETAIL =	66.6 SF RETAIL/UNIT
REQUIRED PARKING	0 SPACES
* PER PARC 10-2055.4.1.6	
PROPOSED PARKING	0 SPACES



NOTE:  
 1. DIMENSIONS ENCLOSURE TO BE SIMILAR MATERIAL TO BUILDING.  
 2. REMOVE COLLECTION TO BE PROVIDED BY PRIVATE CONTRACTOR.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS, SPECIFICATIONS, AND DETAILS.

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

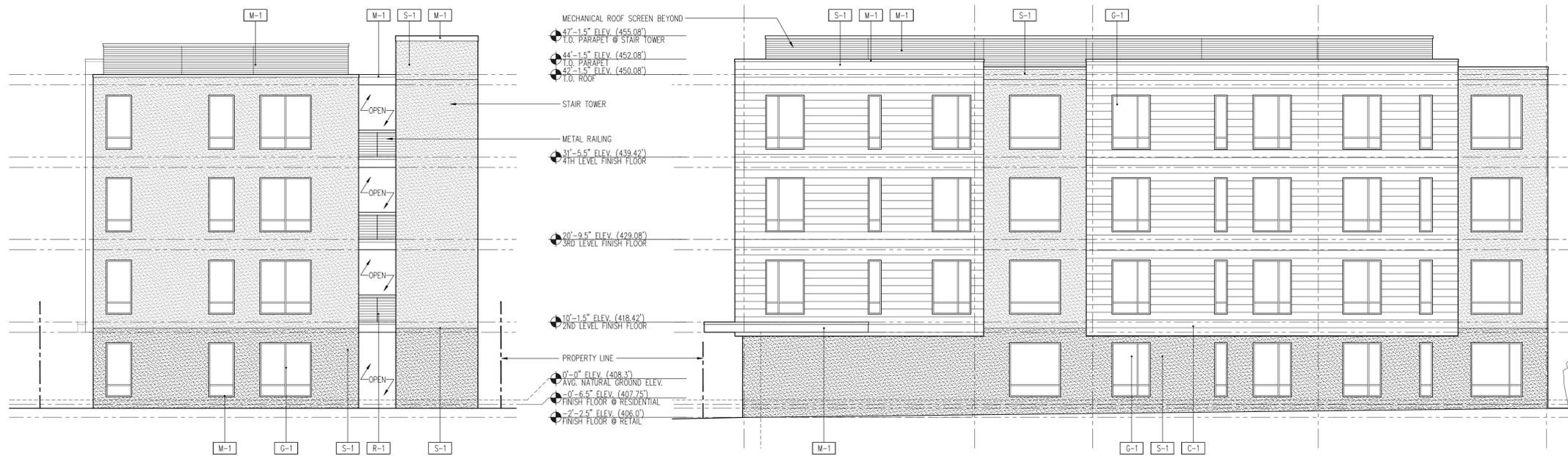
NO.	REVISION	DATE
1		
2		
3		

EXISTING CONDITIONS  
 2604 HILLSBOROUGH STREET  
 RALEIGH, NC



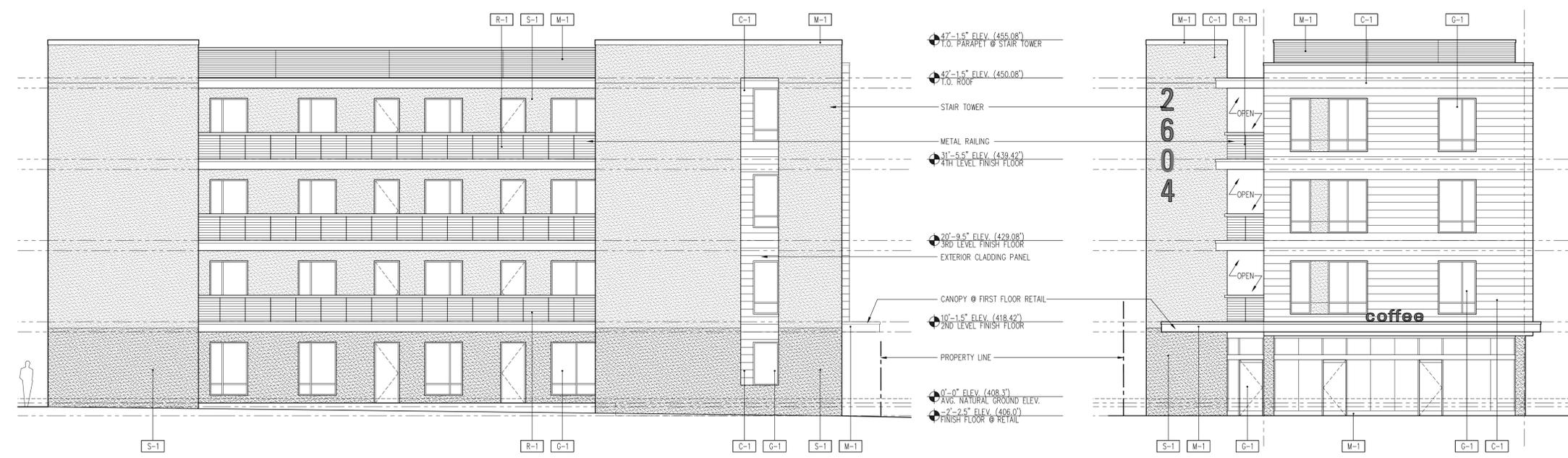
**BAKER ENGINEERING CONSULTANTS, INC.**  
*Consulting Engineers*  
 605 ADAMS STREET  
 RALEIGH, NORTH CAROLINA 27605  
 TELEPHONE: (919) 417-3484

DATE: 06/06/12  
 DRAWN: RWB  
 SHEET: C3.0



2 Exterior Elevation  
A201 SCALE: 1/8"=1'-0"

4 Exterior Elevation  
A201 SCALE: 1/8"=1'-0"



1 Exterior Elevation  
A201 SCALE: 1/8"=1'-0"

3 Exterior Elevation  
A201 SCALE: 1/8"=1'-0"

Finish Schedule:	
Exterior Materials	
S-1	TYPE: MANUFACTURER: STUCCO COLOR: - LOCATION: BUILDING FIELD NOTE: -
C-1	TYPE: MANUFACTURER: EXTERIOR CLADDING COLOR: - LOCATION: - NOTE: -
M-1	TYPE: MANUFACTURER: BRUSHED ALUMINUM FINISH COLOR: - LOCATION: STOREFRONT FRAMES, CANOPY, COPING, MECHANICAL SCREEN NOTE: -
G-1	TYPE: LOCATION: STOREFRONT CLAZING ALL GLASS NOTE: -
R-1	TYPE: LOCATION: METAL RAILING NOTE: -

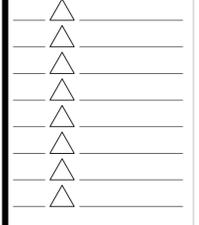
1304 HILLSBOROUGH ST.  
RALEIGH, NC 27605  
919.831.1308  
FAX 919.831.9737



8 June 2011

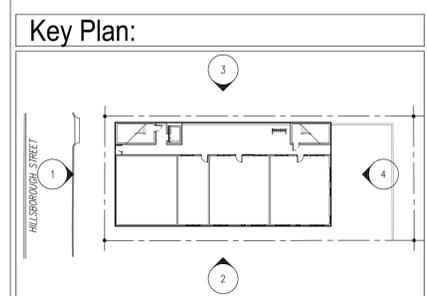
NOT FOR CONSTRUCTION

- PROGRESS PRINT
- HEALTH DEPT. PLAN CHECK
- BUILDING DEPT. PLAN CHECK
- BID SET
- CONSTRUCTION SET
- 6/8/12  SUBMITTAL DOCUMENT

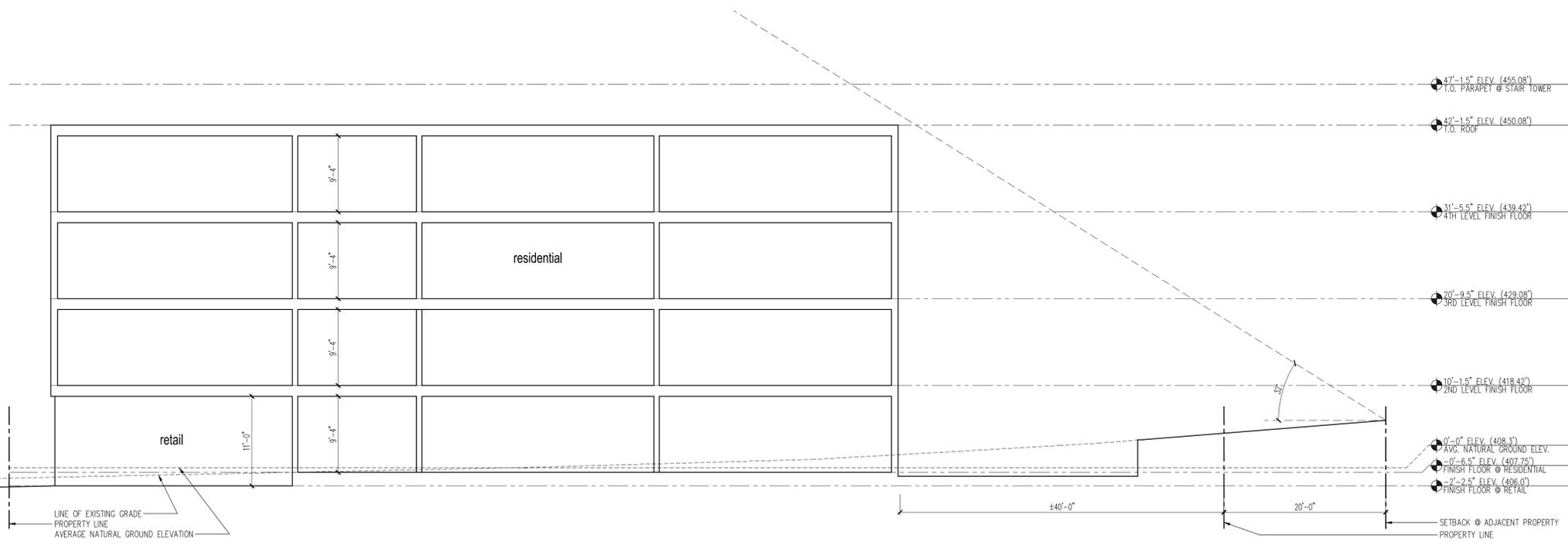


THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED, THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING BY THE ARCHITECT.

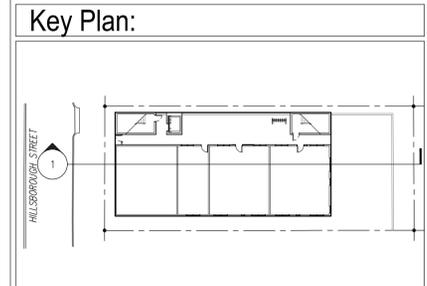
REAL ESTATE  
2604 Hillsborough Street  
Raleigh, North Carolina 27605  
SITE PLAN APPROVAL



DESIGNER : -  
DRAWN : -  
CHECKED : -  
SCALE : AS SHOWN  
JOB NUMBER : 7341  
SHEET TITLE  
Exterior Elevations  
SHEET NUMBER  
A201



**1** Building Section  
A301 SCALE: 1/8"=1'-0"



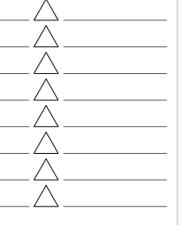
1304 HILLSBOROUGH ST.  
RALEIGH, NC 27605  
919.831.1308  
FAX 919.831.9737



8 June 2011

**NOT FOR CONSTRUCTION**

- PROGRESS PRINT
- HEALTH DEPT. PLAN CHECK
- BUILDING DEPT. PLAN CHECK
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**REAL ESTATE**  
2604 Hillsborough Street  
Raleigh, North Carolina 27605  
**SITE PLAN APPROVAL**

DESIGNER : --  
DRAWN : --  
CHECKED : --  
SCALE : AS SHOWN  
JOB NUMBER : 7341  
SHEET TITLE

Building Section  
SHEET NUMBER  
**A301**