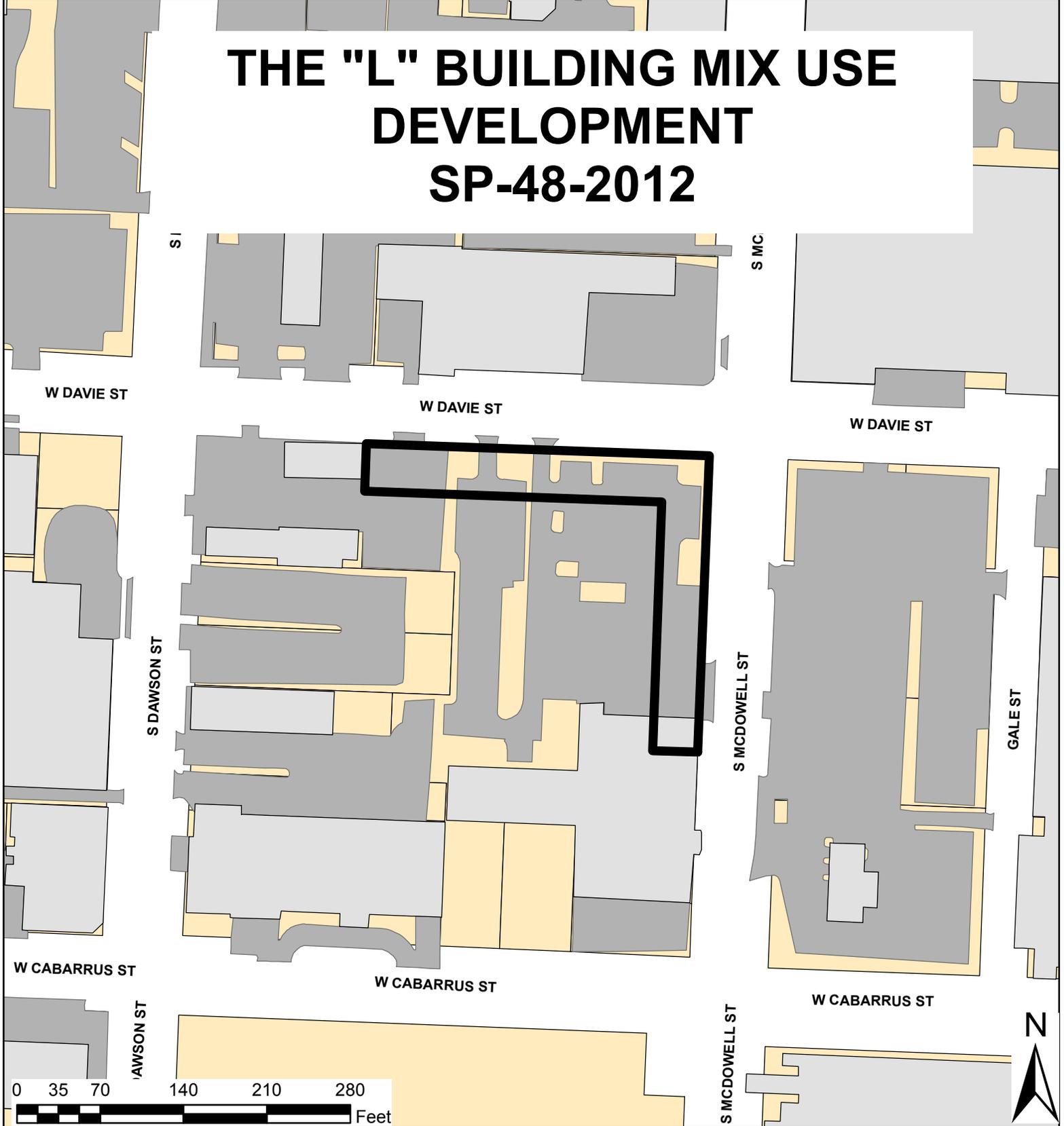


# THE "L" BUILDING MIX USE DEVELOPMENT SP-48-2012



Zoning: **BUS, IND-2 DOD**  
CAC: **Central**  
Drainage Basin: **Rocky Branch**  
Acreage: **0.45**

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

**Eric Hodge**  
**(919) 996-2639**  
**Kimley-Horn & Assoc.**  
**(919) 653-2976**



SP-418-12

# Planning & Development

**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 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  345816
* May require Planning Commission or City Council Approval		

### Section A

#### GENERAL INFORMATION

Development Name **The L Building Mixed Use Development**

Proposed Use **Mixed Use (Residential/Commercial)**

Property Address(es) **201 W. Davie Street Raleigh, NC**

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

P.I.N. **1703670364**

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.

#### 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.  
**As this Development Plan constitutes a change in use from the currently approved plan (SP-97-06; CR# 11082), Planning Commission approval is required.**

#### CLIENT (Owner or Developer)

Company **Concord-Empire Davie Street, LLC**

Name (s) **Andrew Stewart**

Address **133 Fayetteville St 6<sup>th</sup> floor Raleigh, NC**

Phone **919-459-3208**

Email **Andrew@empire1792.com**

Fax

#### CONSULTANT (Contact Person for Plans)

Company **Kimley-horn and Associates, Inc.**

Name (s) **Richard Brown, PLA**

Address **333 Fayetteville Street, Suite 600 Raleigh, NC 27601**

Phone **919-653-2976**

Email **richard.brown@kimley-horn.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 # **SP-97-06**

Zoning Information	Building Information
Zoning District(s) <b>Business District (BUS); Industrial-1 (IND1)</b>	Proposed building use(s) <b>Residential/Commercial</b>
If more than one district, provide the acreage of each <b>BUS: 0.37 Ac; IND1: 0.08</b>	Existing Building(s) sq. ft. gross <b>0 SF</b>
Overlay District: <b>Downtown Overlay District (DOD)</b>	Proposed Building(s) sq. ft. gross <b>105,000 SF</b>
Total Site Acres <b>0.45</b> Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) <b>105,000 SF</b>
Off street parking Required: <b>84 total</b> ( <i>DOD exemption for up to 30k sf retail and for the first 16 residential dwelling units.</i> ) Provided: <b>84 total</b>	Proposed height of building(s) <b>76'</b>
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) <b>N/A</b>
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage <b>95.6%</b> (site plans only)
CUD (Conditional Use District) case # Z-	

**Stormwater Information**

Existing Impervious Surface <b>18,670 SF</b> (Ref. Trans. # <b>188546 08/02/07</b> )	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface <b>18,659 SF</b>	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 plan complies with the guidelines of the Comprehensive Plan in the following ways:**

- Proposes a mix of high intensity, housing, retail in addition to existing parking uses encouraged within the DOD
- Retail space at ground level activates streets
- Residential density is within the 320 unit/ac max.
- No limitations on building heights within the CBD. Proposed height is 78'

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

1. Total # Of Townhouse Lots Detached Attached	11. Total number of Open Space (only) lots <b>0</b>
2. Total # Of Single Family Lots	12. Total number of all lots <b>1</b>
3. Total # Of Apartment Or Condominium Units <b>100</b>	13. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units	<b>If Yes, please answer the questions below:</b>  <b>a)</b> Total number of Townhouse Lots <b>b)</b> Total number of Single Family Lots <b>c)</b> Total number of Group Housing Units <b>d)</b> Total number of Open Space Lots <b>e)</b> Minimum Lot Size <b>f)</b> Total Number of Phases <b>g)</b> Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No <b>h)</b> 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 <b>85</b> 2br <b>15</b> 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 Kimley-Horn and Associates, 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  10-16-12 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. For re-submittals only – include all revision dates	<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. 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"/>				





