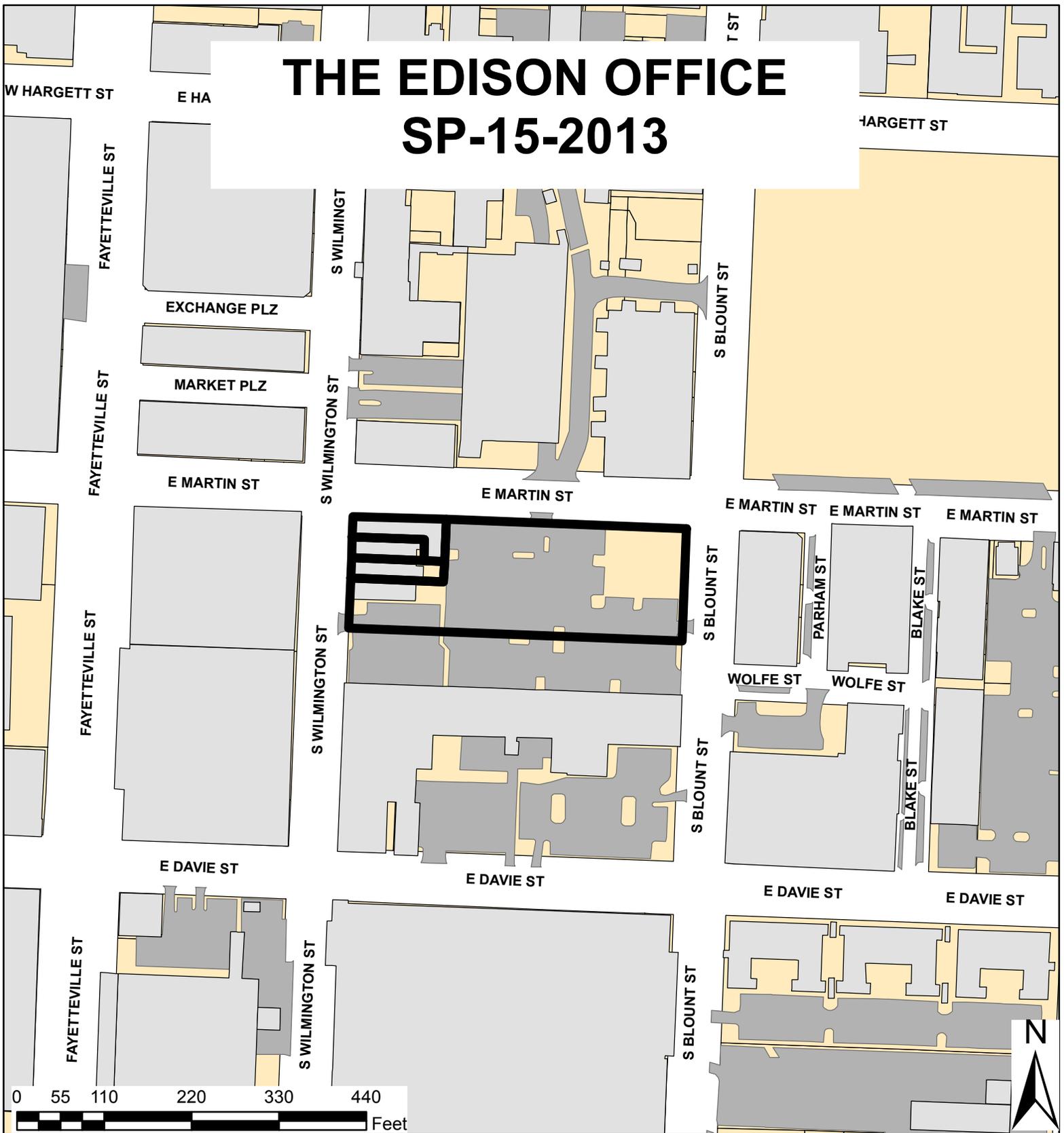


THE EDISON OFFICE SP-15-2013



Zoning: **BUS**
CAC: **Central**
Drainage Basin: **Walnut Creek**
Acreage: **1.37**

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

Eric Hodge
(919) 996-2639
JDavis Architects
(919) 835-1500



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 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 360267 SP-15-2013
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name Edison Office

Proposed Use Office with ground floor retail

Property Address(es) 313 S. Wilmington St., Raleigh, NC 27603

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

P.I.N. 1703775756 ✓ P.I.N. 1703773883 ✓ P.I.N. 1703773860 ✓ P.I.N. 1703773777 ✓

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 <u>not</u> 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. The site is zoned Business with DOD overlay and we are proposing more than 10,000 SF of office use and a building height greater than 80'		
CLIENT (Owner or Developer)	Company Edison Land, LLC c/o Kilpatrick Townsend attn: Susan Barden		
	Name (s) Gregg Sandreuter		
	Address 4208 Six Forks Road: Suite 1400, Raleigh, NC 28709		
	Phone 919.420.1700	Email SBarden@KilpatrickStockton.com	Fax 919.420.1800
CONSULTANT (Contact Person for Plans)	Company JDavis Architects, PLLC		
	Name (s) Ken Thompson		
	Address 510 Glenwood Ave, Ste 201, Raleigh, NC 27603		
	Phone 919.835.1500	Email kent@jdavisarchitects.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) Business with DOD overlay	Proposed building use(s) office and retail
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross zero
Overlay District Downtown Overlay District	Proposed Building(s) sq. ft. gross 314,775 SF
Total Site Acres 1.37 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 314,775 SF
Off street parking Required 740 Provided 592	Proposed height of building(s) 225'
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) 5.28
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage 40.78% (site plans only)
CUD (Conditional Use District) case # Z-	
Stormwater Information	
Existing Impervious Surface 1.14 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 1.14 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 land use is Consistent with the Comprehensive Plan in that we are providing an office use that will generate employment oppurtunities within the CBD and providing compact developemnt on a redevelopment site that reinforces the the urban pattern and is transit orientated by being with in a block of existing CAT and R-Lines routes.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots 0 Detached 0 Attached 0	11. Total number of Open Space (only) lots 0
2. Total # Of Single Family Lots 0	12. Total number of all lots 1
3. Total # Of Apartment Or Condominium Units 0	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 0	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 0	
6. Total Number of Hotel Units 0	
7. Overall Total # Of Dwelling Units (1-6 Above) 0	
8. Bedroom Units 1br 0 2br 0 3br 0 4br or more 0	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) n/a	
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	

