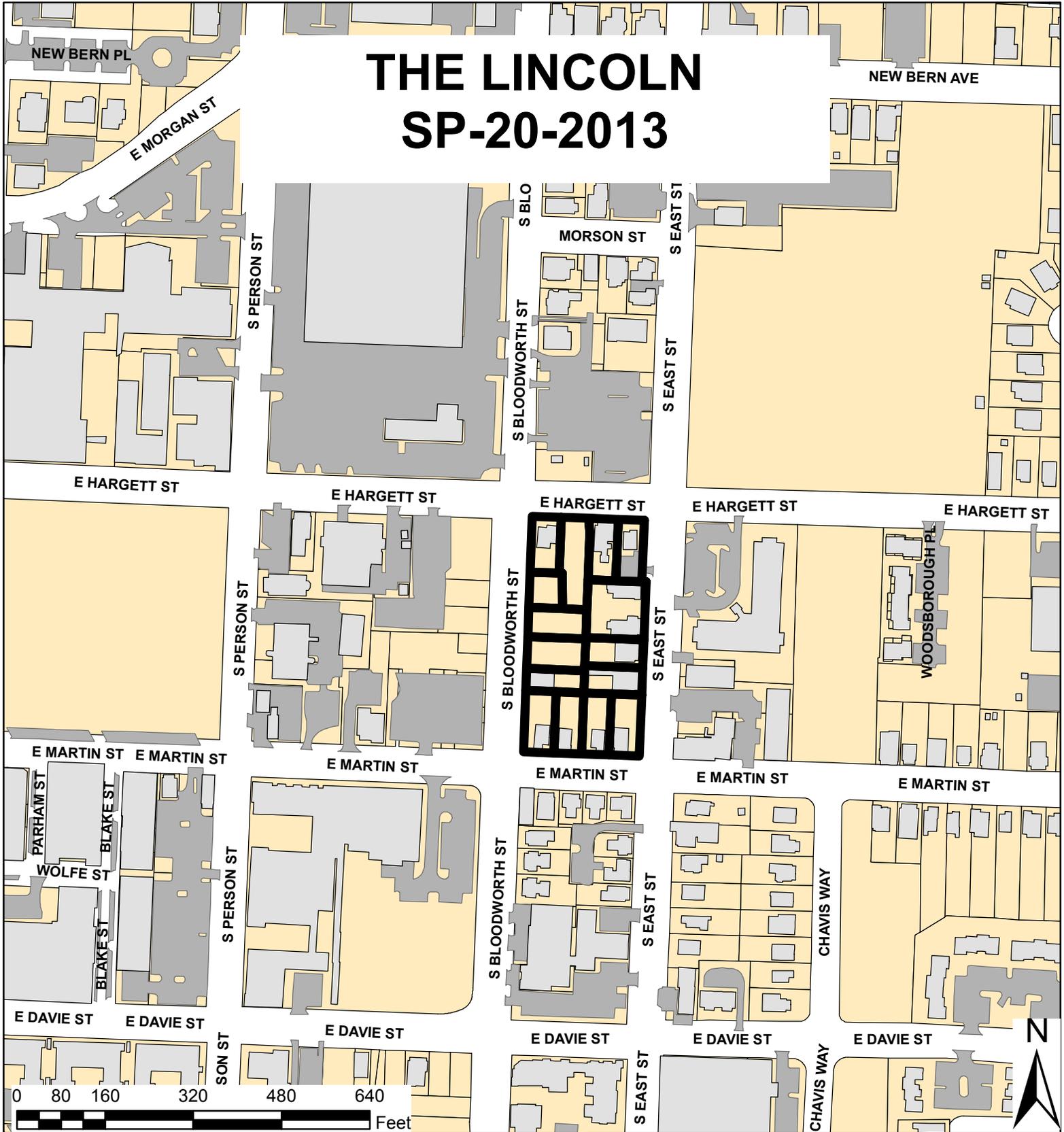


# THE LINCOLN SP-20-2013



Zoning: **O&I-1 CUD**  
CAC: **Central**  
Drainage Basin: **Walnut Creek**  
Acreage: **2.06**

Number of Units:  
Planner:  
Phone:  
Applicant Contact:  
Phone:

**224**  
**Meade Bradshaw**  
**(919) 996-2664**  
**JDavis Architects**  
**(919) 835-1500**



SP-20-13

# Planning & Development

**Customer Service Center**  
 One Exchange Plaza, Suite 400  
 Raleigh, North Carolina 27601  
 Phone 919-996-2495  
 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  <span style="font-size: 2em; color: blue;">361707</span>
* May require Planning Commission or City Council Approval		

### Section A

#### GENERAL INFORMATION

Development Name The Lincoln

Proposed Use Apartments

Property Address(es) See Attached

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

P.I.N. See Attached	P.I.N.	P.I.N.	P.I.N.
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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.
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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 requesting a density greater than the base density of 40 DU/AC
--------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

CLIENT (Owner or Developer)	Company The Florian Companies		
	Name (s) John Florian		
	Address 9405 Shadow Oak Way, Raleigh, NC 27615		
	Phone 919-880-8820	Email Jeflorian@floriancompanies.com	Fax 919-870-0353

CONSULTANT (Contact Person for Plans)	Company J Davis Architects, PPLC		
	Name (s) Kenneth Thompson		
	Address 510 Glenwood Avenue, Suite 201, Raleigh NC 27603		
	Phone 919-835-1500 x 242	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) CUD O&I-1		Proposed building use(s) Apartments	
If more than one district, provide the acreage of each n/a		Existing Building(s) sq. ft. gross zero	
Overlay District DOD		Proposed Building(s) sq. ft. gross 318,080 SF	
Total Site Acres 2.06 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Total sq. ft. gross (existing & proposed) 318,080 SF	
Off street parking Required 208 Provided 321		Proposed height of building(s) 70'	
COA (Certificate of Appropriateness) case #		FAR (floor area ratio percentage) 3.54	
BOA (Board of Adjustment) case # A-		Building Lot Coverage percentage 83.1% (site plans only)	
CUD (Conditional Use District) case # Z-19-08			
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 land use is Consistent with the Comprehensive Plan in that we are providing housing greater than 40 DU/AC within the DOD and providing compact development on a redevelopment site that reinforces the the urban pattern and is transit orientated

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

1. Total # Of Townhouse Lots n/a Detached Attached	11. Total number of Open Space (only) lots n/a
2. Total # Of Single Family Lots n/a	12. Total number of all lots one
3. Total # Of Apartment Or Condominium Units 224	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 n/a	<b>If Yes, please answer the questions below:</b> 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 n/a	
6. Total Number of Hotel Units n/a	
7. Overall Total # Of Dwelling Units (1-6 Above) 224	
8. Bedroom Units 1br 172 2br 52 3br 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 109 DU/AC	
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)**

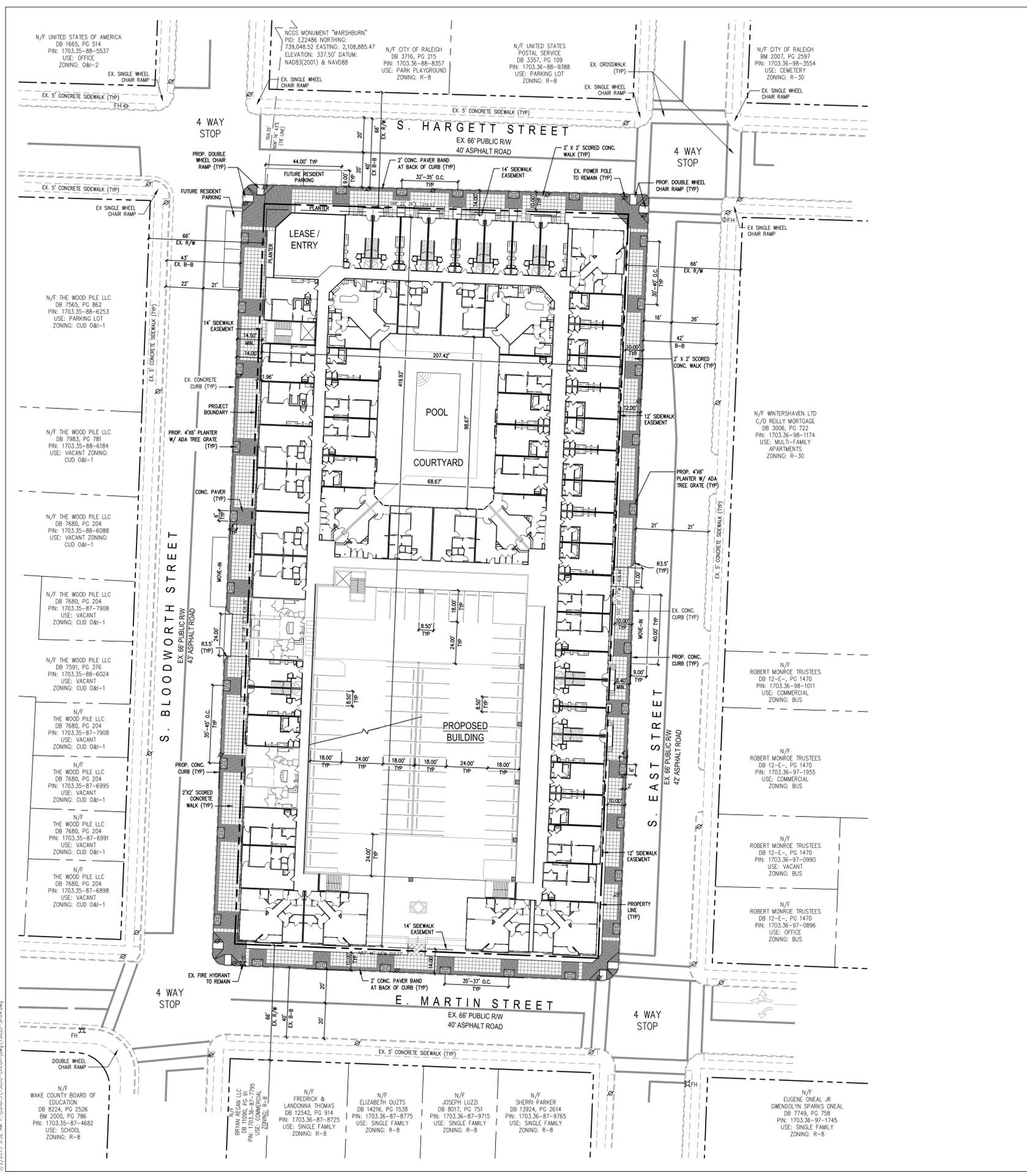
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate Kenneth Thompson \_\_\_\_\_ 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 John E. Florian Date 4/30/13  
 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 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. 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"/>			✓



**EXHIBIT C. Request for Zoning Change**

Please use this form only - form may be photocopied - please type or print. See instruction, page 8.

1) **Conditional Use Zone Requested:** Office and Institutional-C1UD (over a portion, with Residential Business to remain over a portion; see attached Exhibit C-1 for zoning boundaries), all with Downtown Overlay District.

2) **Narrative of conditions being requested:**

(a) Maximum Height: Building(s) constructed upon the subject property shall be no more than the lesser of: (i) four (4) stories in height entirely above grade (not including basement areas, rooftop architectural features, subterranean parking or internal parking garage, if applicable), or (ii) seventy (70) feet from the back of the curb. As used herein, a story is "entirely above grade" only if the entire horizontal base of the floor is above the finished floor elevation.

(b) Parking: There shall be no surface parking areas located between the front face of any multi-story building and its adjacent public street. At a minimum, the lower three (3) levels of any parking deck located on the property (exclusive of subterranean parking) shall be wrapped on all four (4) sides by an active use, except for access points for pedestrian and vehicular ingress and egress to such parking structures. Where not otherwise wrapped by an active use, any subterranean parking shall be screened from the right of way by a solid material that is architecturally compatible with the rest of the building.

(c) Development as a Single, Mixed Use Structure: In the event the property is developed to include a single building with an associated parking deck, which requires special City Council approval for higher density, then the following conditions apply:

(i) Flat roofs will be screened by decorative parapet walls;

(ii) there shall be a change in material and/or an articulation of material at the base of the building within 15' (vertically) of the pedestrian plane at areas where the base of the building is not defined by a stem or retaining wall;

(iii) the building constructed on the property shall have a base which is different in color and/or material than the rest of the building, in order to reduce the scale of the building, help define the pedestrian level and relate to the adjacent neighbors;

(iv) the combined area of windows and doors shall represent no less than fifteen percent (15%) and no greater than sixty percent (60%) of the facade of the building constructed upon the property;

(v) lighting for the subject property shall be pedestrian in scale, except for lighting associated with any parking deck located upon the property;

(vi) any parking structure located on the subject property shall contain a minimum of ninety (90) percent of all parking for uses located on the property.

**City of Raleigh zoning requirements**  
Project: The Lincoln  
Date: 06.02.13 (revised xx.xx.2013)

Overall Site Data	O & I-1 and CUD NB with PBOD
Density	
Allowed density (CUD O & I-1 with DOD) (Planning Commission approval required)	40 DU/AC
Tier 1, location block adjacent to public open space	60 DU/AC
Tier 2, Parking deck	60 DU/AC
Total	160 DU/AC
Building setbacks and height requirements	
front yard	0 FT
side yard	0 FT
aggregate side yard	0 FT
corner lot side yard	0 FT
rear yard	0 FT
aggregate front/rear yard	0 FT
allowed height	80 FT
open space required	5% of total land area
Floor area ratio	no maximum
Lot coverage	no maximum
Tract area	
Parcel 1703-88-8232	0.110 AC
Parcel 1703-88-8281	0.190 AC
Parcel 1703-88-8292	0.120 AC
Parcel 1703-88-8292	0.110 AC
Parcel 1703-88-8152	0.250 AC
Parcel 1703-88-8954	0.120 AC
Parcel 1703-87-8959	0.110 AC
Parcel 1703-87-8922	0.130 AC
Parcel 1703-87-8973	0.130 AC
Parcel 1703-87-8913	0.140 AC
Parcel 1703-87-8949	0.100 AC
Parcel 1703-88-8044	0.140 AC
Parcel 1703-88-8049	0.130 AC
Parcel 1703-88-8155	0.080 AC
less RW dedication	0.000 AC
Total tract area	2.060 AC
Proposed uses	
1 Bedroom units	172 DU
2 Bedroom units	52 DU
Total residential units	224 DU
Density	
Allowed density	160 DU / x 2.060 AC = 330 DU
Proposed density	224 DU / 2.060 AC = 109 DU/AC
Open space required	
Minimum required common outdoor space (5%)	5% x 2.060 AC = 4,487 SF
Open space provided	
Common accessible outdoor open space (courtyard)	5,671 SF
Proposed building height	
Hargett Street	70 FT
East Street	70 FT
E. Martin Street	70 FT
Bloodworth Street	70 FT
Total number of stories	4 stories
Parking required per DU unit (1st 16 units exempted)	(224-16) x 1.0 = 208 spaces
Parking Provided	
Standard spaces	313 spaces
Handicap spaces	8 spaces
Total spaces provided	321 spaces
Bicycle storage required	
1.0 space per 20 parking spaces	321 / 20.0 = 16 spaces
Spaces provided	16 spaces

**LEGEND**

NF	NOW OR FORMERLY
RW	RIGHT OF WAY
BM	BOOK OF MAPS
DB	DEED BOOK
PG	PAGE
EIP	EXISTING IRON PIPE
ST	STORM
MH	MANHOLE
SS	SANITARY SEWER
JB	STORM JUNCTION BOX
DI	STORM DROP INLET
CI	STORM CURB INLET
CB	STORM CATCH BASIN
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
TCP	TERRACOTTA CLAY PIPE
FH	FIRE HYDRANT
WM	WATER METER
OP	POWER POLE
OHU	EX OVERHEAD ELECTRIC POWER LINE
W	EX WATER LINE
SS	EX SANITARY SEWER LINE
SP	EX STORM PIPE LINE
SB	PROJECT BOUNDARY LINE
EW	EX RIGHT OF WAY LINE
---	EX CONTOUR LINE (MAJOR)
---	EX CONTOUR LINE (MINOR)
XXX	EX DENOTES PROPERTY ADDRESS

**SITE DATA:**

**SITE ADDRESS:** 402 E HARGETT ST, 408 E HARGETT ST, 412 E HARGETT ST, 416 E HARGETT ST, 212 S EAST ST, 218 S EAST ST, 220 S EAST ST, 413 E MARTIN ST, 409 E MARTIN ST, 405 E MARTIN ST, 401 E MARTIN ST, 221 S BLOODWORTH ST, 217 S BLOODWORTH ST, 215 S BLOODWORTH ST, 213 S BLOODWORTH ST

**PIN NUMBERS:** 1703-88-8232, 1703-88-8281, 1703-88-8232, 1703-88-8282, 1703-88-8152, 1703-88-8054, 1703-87-8959, 1703-87-8972, 1703-87-8922, 1703-87-8913, 1703-87-8913, 1703-87-8949, 1703-88-8044, 1703-88-8044, 1703-88-8135

**ZONING(S):** CUD, O & I-1, WITH DOWNTOWN OVERLAY DISTRICT

**ACREAGE:** 2.06 AC

**EXISTING USE:** 1703-87-9922 - SINGLE HOME  
OTHERS - VACANT

**PROPOSED USE:** APARTMENTS

**EXISTING CONDITIONS NOTES:**

- THIS SITE IS NOT LOCATED IN A DESIGNATED SPECIAL FLOOD HAZARDZARDS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE NATIONAL FLOOD INSURANCE PROGRAM

**TREE CONSERVATION NOTES:**

- THERE IS NO QUALIFIED TREE(S) FOR TREE CONSERVATION AREA(S) WITHIN THIS PROJECT SITE.
- NO TREE CONSERVATION AREA IS ON THIS SITE.

**GENERAL NOTES:**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
- ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY ADVANCED CIVIL DESIGN IN CARY, NORTH CAROLINA IN DIGITAL FORMAT IN APRIL 2013, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN APRIL 2013.
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
- TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL MATCH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
- ROOF TOP HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
- CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- SLOPE IN HANDICAP PARKING AREAS NOT TO EXCEED 2% AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 42" IN HEIGHT TO INCLUDE SAFETY/HAND RAIL.
- IN ACCORDANCE WITH THE CITY OF RALEIGH STREETS, SIDEWALKS, AND DRIVEWAY ACCESS HANDBOOK, ALL STREAM CROSSINGS THAT ARE REQUIRED BY THE PROVISIONS OF THE HANDBOOK MAY BE CONDITIONALLY APPROVED AS PART OF THE SUBDIVISION APPROVAL. ALL OTHER STREAM CROSSING SHALL BE REQUIRED TO BE APPROVED BY THE REQUIRED AGENCY PRIOR TO APPROVAL OF THE SUBDIVISION BY THE CITY OF RALEIGH.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCRUCH ON THIS MINIMUM CORNER CLEARANCE.
- WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD 800.11, WHERE SIDEWALK IS NOT REQUIRED ALONG THE PUBLIC ROW, CURB IS TO BE DERESSED AT ALL RAMP LOCATIONS SHOWN ON STD 800.11.
- ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.

**SEE LS3.1 & 3.2 FOR SITE DETAILS.**

**REFERENCE: Z-0019-08**

**XX-XX-13**

**SITE PLAN**

**811**  
Know what's Below.  
Call before you dig.

**SCALE: 1" = 30'**

**DATE**

PROJECT:	TFC-13035	05.02.2013
ISSUE:	Preliminary Plan	05.02.2013

**REVISIONS:**

NO.	DESCRIPTION	DATE

**DRAWN BY:** KT, SB  
**CHECKED BY:** KT  
**CONTENT:** SITE PLAN

**LS1.1**