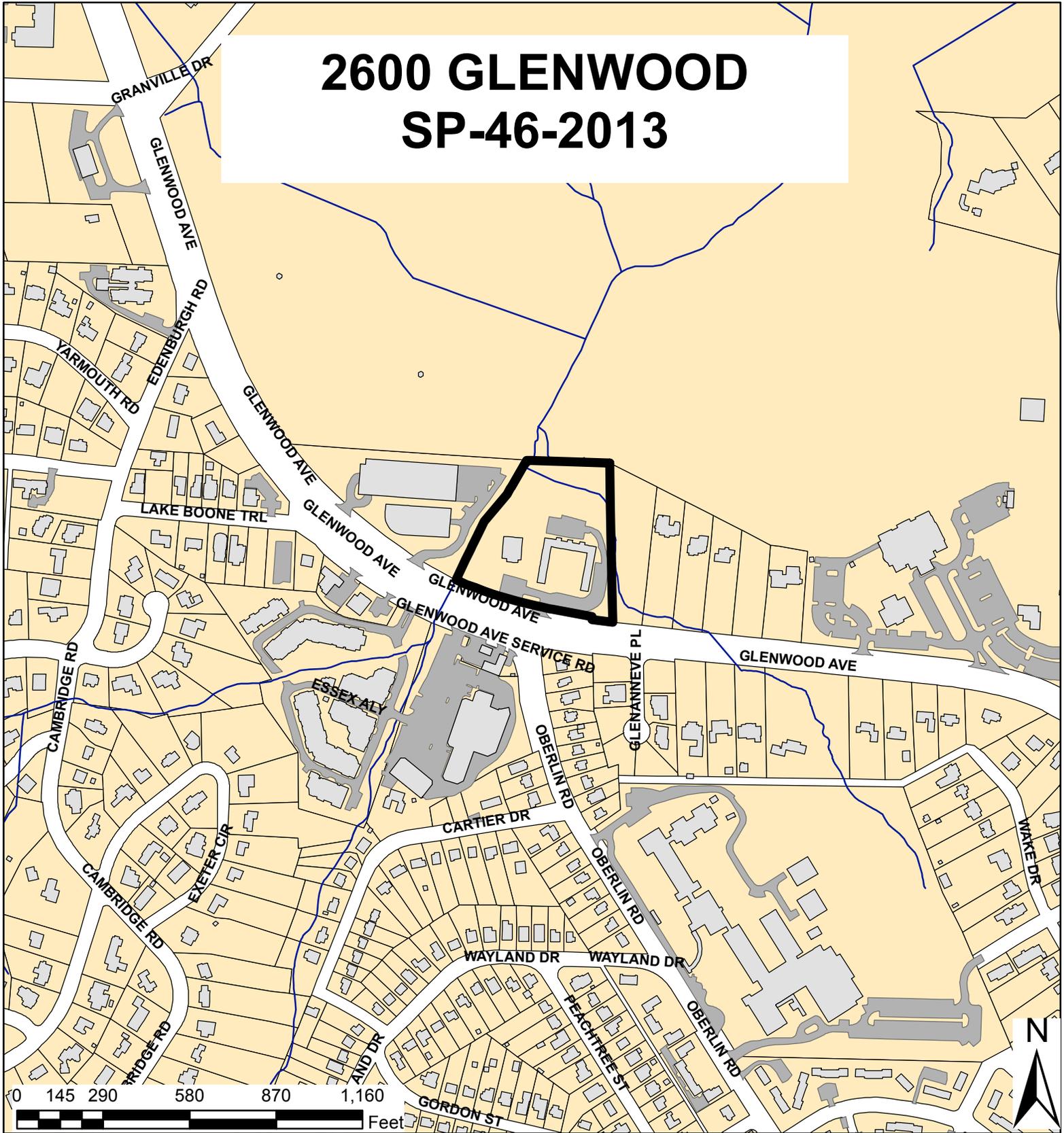


2600 GLENWOOD SP-46-2013



Zoning: **O&I-2**
CAC: **Glenwood**
Drainage Basin: **Beaver-Southwest**
Acreage: **4.90**

Number of Units: **191**
Planner: **Eric Hodge**
Phone: **(919) 96-2639**
Applicant Contact: **JDavis Architects, PLLC**
Phone: **(919) 835-1500**



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

SP46.13

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 <i>373017</i>
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name: 2600 GLENWOOD

Proposed Use : Apartments

Property Address(es) : 2600 Glenwood Avenue, Raleigh, NC 27608

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

P.I.N. 1705-12-9318 <i>1705-02-9420</i>	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. **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. This project requires approval by the Planning Commission as the proposed density is greater than 20 DU/Acre.

CLIENT (Owner or Developer)
 Company: Grubb Ventures
 Name (s) : Anne Stoddard
 Address: 3700 Glenwood Avenue, Suite 510; Raleigh, NC 27612
 Phone: 919-786-9905 Email : astoddard@grubbventures.com Fax : 919-786-9961

CONSULTANT (Contact Person for Plans)
 Company : JDavis Architects, PLLC
 Name (s) : David Brown
 Address: 510 Glenwood Avenue, Suite 201, Raleigh, NC 27603
 Phone : 919-835-1500 Email : davidb@jdavisarchitects.com Fax : 919-835-1510

*Map-1705.17 CAC 4.9 ac.
 Drainage Beaver SW, Glenwood CAC
 Zoning O&I 2*

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) : O&I-2	Proposed building use(s) : APARTMENTS
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross +/-26,900 SF TO BE DEMOLISHED
Overlay District: N/A	Proposed Building(s) sq. ft. gross +/- 258,450 SF
Total Site Acres : 4.78 AC Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) +/- 258,450 SF
Off street parking Required: 313 Provided: 316	Proposed height of building(s) +/-75'
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) +/- 124%
BOA (Board of Adjustment) case # A- N/A	Building Lot Coverage percentage (site plans only) +/- 23%
CUD (Conditional Use District) case # Z- N/A	
Stormwater Information	
Existing Impervious Surface : 1.37 AC/59,678 SQ. FT.	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface: 2.55 AC/111,078 SQ. FT.	If Yes, please provide: F.I.R.M. 370243 Panel 1705 J
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input 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: If approved, the proposed project provides additional residential density (net increase of 163 dwellings) on a parcel designated on the Future Land Use Map as "Office & Residential Mixed Use". The proposed use is consistent with the Future Land Use Map as there are substantial residential support services across the street and within 1/2 mile walking distance of the subject property – all readily accessed by walking. This site is located on a thoroughfare currently served by bus transit.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots N/A Detached N/A Attached N/A	11. Total number of Open Space (only) lots N/A
2. Total # Of Single Family Lots N/A	12. Total number of all lots 1
3. Total # Of Apartment Or Condominium Units 191	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	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 N/A	
6. Total Number of Hotel Units N/A	
7. Overall Total # Of Dwelling Units (1-6 Above) 191	
8. Bedroom Units studio 10 1br 75 2br 82 3br 24 4br N/A	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 40 DU/ACRE	
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 **David Brown/JDavis Architects and Tommy Craven/Priest, Craven & Assoc.** to serve as my agents 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 *Anne E. Spalding* Date *August 19, 2013*
 Signed *R. Jordan Durr* Date *August 19, 2013*

Section B

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
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"/>		<input checked="" type="checkbox"/>		
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
3. Client must complete and print page 1 and 2 of the Preliminary Development Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. I have referenced the Preliminary Development Plan Checklist 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"/>		<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed Site, Subdivision Plan, or Recombination Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<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"/>	<input checked="" 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"/>	<input checked="" 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"/>		<input checked="" type="checkbox"/>		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		<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"/>		<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"/>		<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"/>		<input checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>			<input checked="" type="checkbox"/>

8/21/2013 12:51 PM P:\3\proj\3\doc_kip\el\Exterior_Scheme_2_with_trees.dwg



SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

3



EAST ELEVATION
SCALE: 1/16" = 1'-0"

2



J DAVIS ARCHITECTS
 510 Glenwood Ave., Suite 201 | Raleigh, NC 27603 | Tel 919.835.1000 | Fax 919.835.5100

Grubb Ventures
2600 GLENWOOD
 2600 Glenwood Avenue
 Raleigh, North Carolina 27608

PROJECT:	12028	DATE
ISSUE:	PRELIMINARY SITE	08.21.2013
REVISIONS:		
DRAWN BY:	PB	
CHECKED BY:		
CONTENT:		

A3.01

©2013 J DAVIS ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF J DAVIS ARCHITECTS, PLLC

8/21/2013 12:52 PM P:\13pm\1300_Kipbel\Exhibitors\1300_Kipbel- Elevations_Scheme 2_with Trees.dwg



NORTH ELEVATION
SCALE: 1/16" = 1'-0"

1



WEST ELEVATION
SCALE: 1/16" = 1'-0"

1



510 Glenwood Ave., Suite 207 | Raleigh, NC 27603 | Tel 919.835.1000 | Fax 919.835.1010

Grubb Ventures
2600 GLENWOOD
2600 Glenwood Avenue
Raleigh, North Carolina 27608

PROJECT:	12028	DATE
ISSUE:	PRELIMINARY SITE	08.21.2013
REVISIONS:		
DRAWN BY:	PB	
CHECKED BY:		
CONTENT:		

A3.02

©2013 J. DAVIS ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF J. DAVIS ARCHITECTS, PLLC.