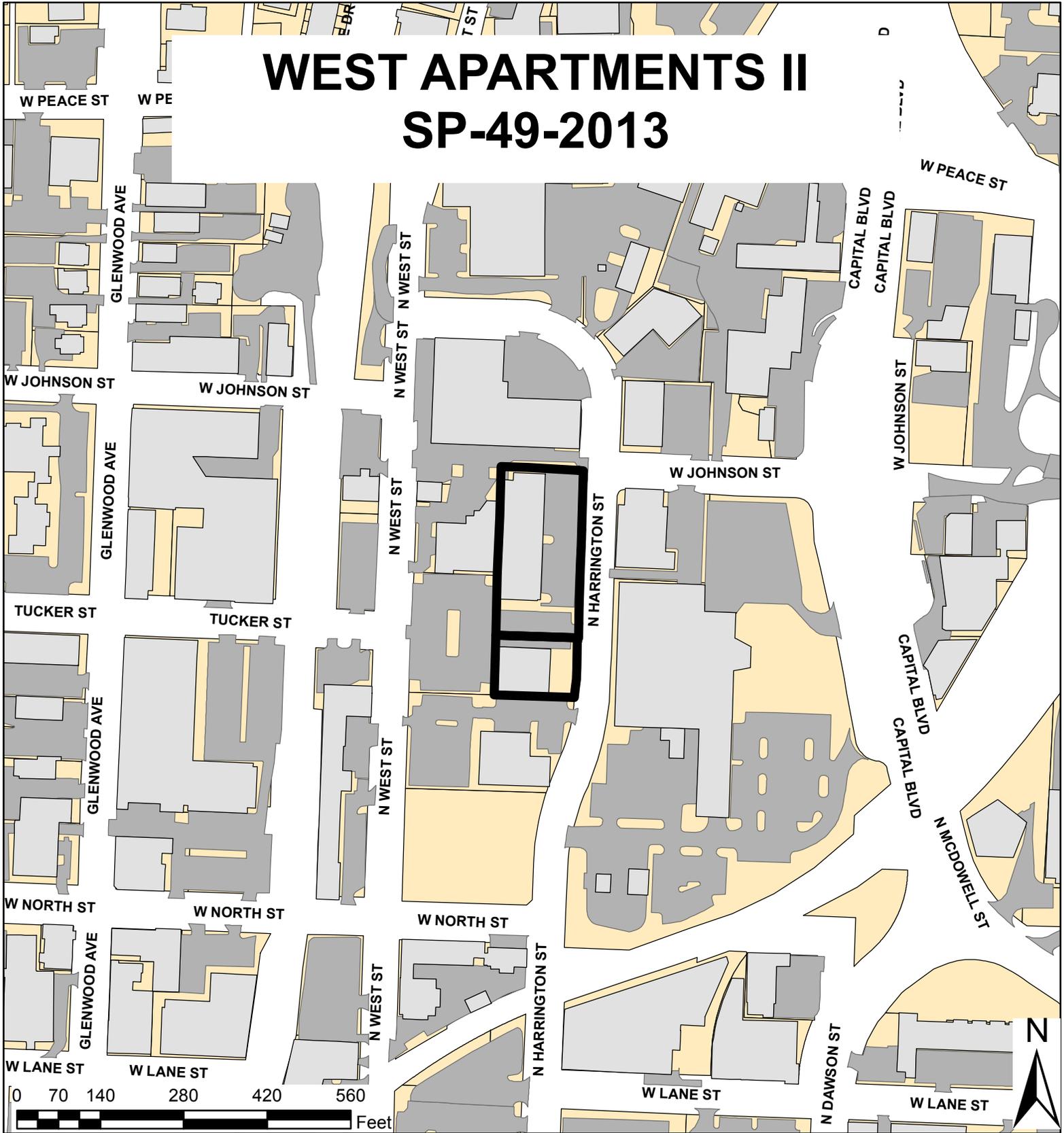


WEST APARTMENTS II SP-49-2013



Zoning: **IND-2 DOD**
CAC: **North Central**
Drainage Basin: **Pigeon House**
Acreage: **1.22**

Number of Units: **177**
Planner: **Eric Hodge**
Phone: **(919) 996-2639**
Applicant Contact: **JDavis Architects**
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

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 <div style="font-size: 2em; color: blue;">373728</div>
* May require Planning Commission or City Council Approval		

Section A SP-49-13

GENERAL INFORMATION

Development Name: West Apartments II

Proposed Use : APARTMENTS

Property Address(es) : 441 and 437 N. Harrington Street, Raleigh, NC 27603

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

P.I.N. 1704513430	P.I.N. 1704513220	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 I-2 with DOD overlay and we are requesting a density greater than the base density of 40 DU/AC
---	---

CLIENT (Owner or Developer)	Company: Harrington Street Partners, 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 Avenue, Suite 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) : IND-2	Proposed building use(s) : Apartments
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross +/- 20,981SF to be Demolished
Overlay District Downtown Overlay District	Proposed Building(s) sq. ft. gross +/- 286,480 SF
Total Site Acres : 1.22AC (0.90 ac+ 0.32 ac) Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) +/- 286,480 SF
Off street parking Required 161 Provided 226	Proposed height of building(s) +/- 99 FT
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) +/- 5.4 FAR
BOA (Board of Adjustment) case # A- N/A	Building Lot Coverage percentage (site plans only) +/- 88%
CUD (Conditional Use District) case # N/A	
Stormwater Information	
Existing Impervious Surface : 1.133 AC	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface: 1.157 AC	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 CBD and providing compact development on a redevelopment site that reinforces the urban pattern and is transit orientated by being with in a block of existing CAT routes and a 1/4 mile of a proposed rail stop.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

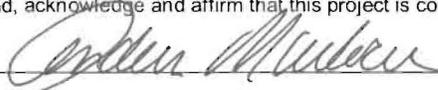
1. Total # Of Townhouse Lots 0 Detached 0 Attached 0	11. Total number of Open Space (only) lots N/A
2. Total # Of Single Family Lots 0	12. Total number of all lots 1
3. Total # Of Apartment Or Condominium Units 177	13. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units 0	<p>If Yes, please answer the questions below:</p> <p>a) Total number of Townhouse Lots</p> <p>b) Total number of Single Family Lots</p> <p>c) Total number of Group Housing Units</p> <p>d) Total number of Open Space Lots</p> <p>e) Minimum Lot Size</p> <p>f) Total Number of Phases</p> <p>g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>h) Must provide open space quotient per City Code 10-3071 (5)</p>
5. Total # Of Mobile Home Lots 0	
6. Total Number of Hotel Units 0	
7. Overall Total # Of Dwelling Units (1-6 Above) 177	
8. Bedroom Units 1br/studio 118 2br 59 3br zero 4br or more zero	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 145.1	
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)

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 **Ken Thompson/JDavis Architects and Cameron Rice/Advanced Civil Design** 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  8/23/13 Date

Signed _____ Date

