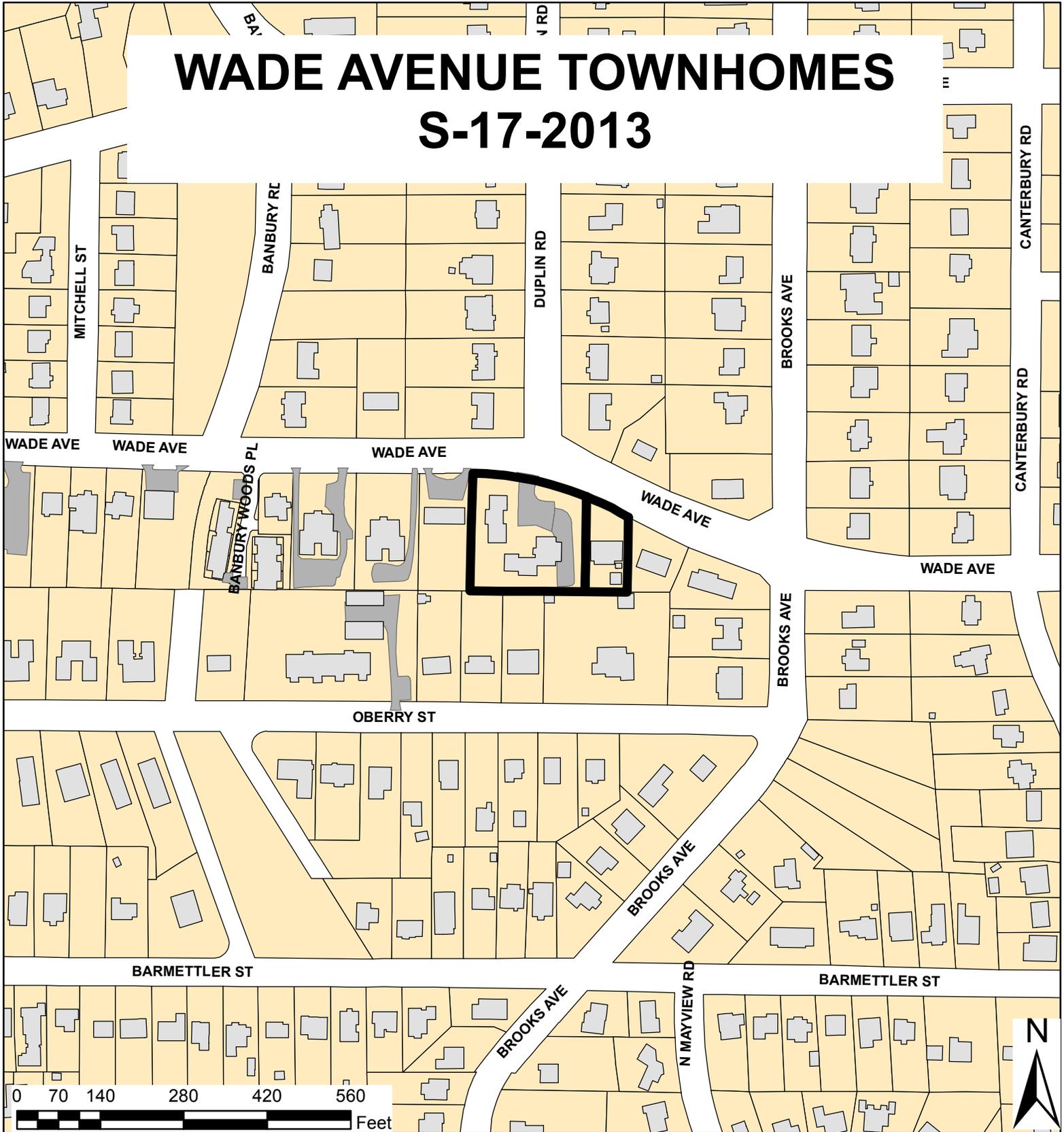


WADE AVENUE TOWNHOMES

S-17-2013



Zoning: **R-10, SP RES**
 CAC: **PRKING**
 Drainage: **Wade**
 Basin: **Beaver Southwest**
 Acreage: **1.05**

Number of Lots: **10**
 Planner: **Stan Wingo**
 Phone: **(919) 996-2663**
 Applicant Contact: **DHM Design**
 Phone: **(919) 805-3586**



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 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 checked="" 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>359536</i>
* May require Planning Commission or City Council Approval		

Section A

S-17-13

GENERAL INFORMATION

Development Name **Wade Avenue Townhomes**

Proposed Use **Townhomes – 10 units**

Property Address(es) **2708 and 2719 Wade Avenue**

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

P.I.N. 0794-76-1436	P.I.N. 0794-76-2465	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 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.
 Section 10-2132.2 (b)(12) states that that Planning Commission must review all Townhome developments on residential properties of less than 2 acres in size.

CLIENT (Owner or Developer)

Company **Reedy Creek Properties, LLC**

Name (s) **Mary Walton**

Address **3434 Churchill Road, Raleigh, NC 27607**

Phone **919.337.5185**

Email **mhwg@bellsouth.net**

Fax

CONSULTANT (Contact Person for Plans)

Company **DHM Design**

Name (s) **Graham Smith**

Address **600 Wade Avenue, Raleigh, NC 27605**

Phone **919.805.3586**

Email **gsmith@dhmraleigh.com**

Fax **919.832.7901**

*Map. 0794.11 Wade CAC
 Sp. Res DK Overlay R-10 Zoning
 Beaver SW Drainage*

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) R-10	Proposed building use(s) 3
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 6,235 floor plates and 9,340 s.f. heated floor space (TO BE DEMOLISHED)
Overlay District Special Residential Parking Overlay	Proposed Building(s) sq. ft. gross 10,211 floor plate and 16,265 s.f. heated floor space
Total Site Acres 1.05 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 16446 floor plates and 25,605 heated s.f. (but we are not keeping existing)
Off street parking Required 20 Provided 21	Proposed height of building(s) 37' max
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) 0.36
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage 0.22 (site plans only)
CUD (Conditional Use District) case # Z-	

Stormwater Information

Existing Impervious Surface 0.45/19,574 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 0.59/25,790 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

Regarding policies put forth within the Comprehensive Plan, we believe that this plan reinforces the following policies:

H1.1 – Mixed Income Neighborhoods (along Transit Corridors); H1.4 – Assisted Housing Design (blending with context of neighborhood emphasizing quality design and appearance); H1.5-Scattered Site Infill (small, scattered rental developments as these some of these units may be held for rental); H1.8 – Zoning for Housing (variety of housing types); H4.3 – Universal Design and Lifecycle Housing (by providing two accessible units); PU1.1 – Linking Growth and Infrastructure (by utilizing existing utility infrastructure); PU 2.5 Water and Sanitary Sewer Access (by providing services to all lots); PU3.1 Potable Water Delivery (by providing safe and efficient delivery of water); PU 3.3 –Water Supply as a Planning Consideration (by rebuilding 10 dwelling units on a property that currently has 10 units); PU 4.2 –Wastewater Service Adequacy (by replacing 10 dwelling units with 10 units); PU 5.1 – Sustainable Stormwater Management (by incorporating surface drainage swales, an underground sand filter, and a surface treatment area); PU5.4 – Discharge Control Methods (by slowing stormwater runoff down to applicable standards); PU6.3 – Visual Impacts of utility Infrastructure (by moving back the three existing power poles along Wade Avenue to future right of way width); UD1.2 – Architectural Features (by creating quality architectural design using many of the elements noted); UD1.3 – Creating Attractive Facades; UD 1.8 – Tree Planting and Preservation (by planting street trees along Wade); UD 3.1 –Gateway Corridor Design Quality (by contributing to the overall visual quality along Wade); UD5.1 – Contextual Design (to enhance or create distinctive character that relates well to surrounding area); UD6.4 – Appropriate Street Tree Selection (by complying with Raleigh's Master Street Tree Plan); UD 7.1 – Economic Value of Quality Design (by quality infill redevelopment); UD 7.2 –Promoting Quality Design; LU2.2 – Compact Development (by using compact land use plan); LU8.1 – Housing Variety; ED1.1 – Corridor Redevelopment (by redeveloping along Wade Avenue); and ED 2.5 – Blight Abatement (by replacing the current rental units with this redeveloped property);

The site is located on a portion of Wade Avenue that is labeled as Major Thoroughfare. The property is currently zoned as R-10. However within the 2030 Future Land Use Plan, the properties are shown to be Low Density Residential with 1-6 units per acre. However that is not the current use (there are 10 rental units on the property), nor is it the current zoning (R10). There is some nearby Medium Density Residential in the Future Land Use plan.

Given that our project is replacing the dwelling units count that is currently on the site and fits within the current zoning, we feel strongly that the Future Land Use map is in error and does not properly reflect this site. It is also stated within Policy LU1.3 that 'The Future Land Use Map shall not be used to review development applications which do not include a zoning map or text amendment'. Our project does neither, therefore the Future Land Use Map should not be evaluated with this map.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots 10 Detached Attached 10	11. Total number of Open Space (only) lots 0
2. Total # Of Single Family Lots	12. Total number of all lots 11
3. Total # Of Apartment Or Condominium Units	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	If Yes, please answer the questions below:
5. Total # Of Mobile Home Lots	

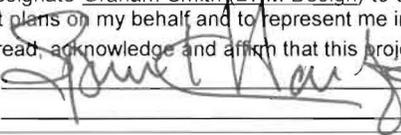
6. Total Number of Hotel Units	a) Total number of Townhouse Lots 10
7. Overall Total # Of Dwelling Units (1-6 Above) 10	b) Total number of Single Family Lots
8. Bedroom Units 1br 2br 10 3br 4br or more	c) Total number of Group Housing Units
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 10/9.5 density	d) Total number of Open Space Lots 0
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	e) Minimum Lot Size
	f) Total Number of Phases 1
	g) Perimeter Protective Yard Provided <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	h) Must provide open space quotient per City Code 10-3071 (5)

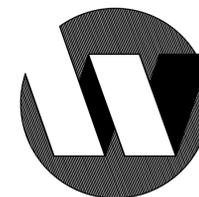
SIGNATURE BLOCK (Applicable to all developments)

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 Graham Smith (DHM Design) 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  Date 4/10/13
 Signed _____ Date _____



**WINSTEAD
WILKINSON
ARCHITECTS
P L L C**

600 Wade Avenue
Raleigh, NC 27605
T. 919-832-2878
F. 919-832-7901
info@wwa.us.com



DEVELOPMENT SUMMARY:

SITE SUMMARY

GROSS LAND AREA:
BEFORE DEVELOPMENT: 45,738 SF / 1.05 AC
AFTER DEVELOPMENT: 42,113 SF / 0.97 AC (AFTER RIGHT-OF-WAY DEDICATION)
LIMITS OF DISTURBANCE: 1.05 AC
EXISTING ZONING: R10
EXISTING USE: MULTI-FAMILY RESIDENTIAL
WATERSHED: CRABTREE CREEK
RIVER BASIN: NEUSE
CITY LIMIT: INSIDE

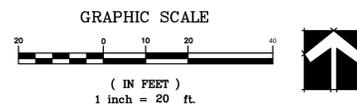
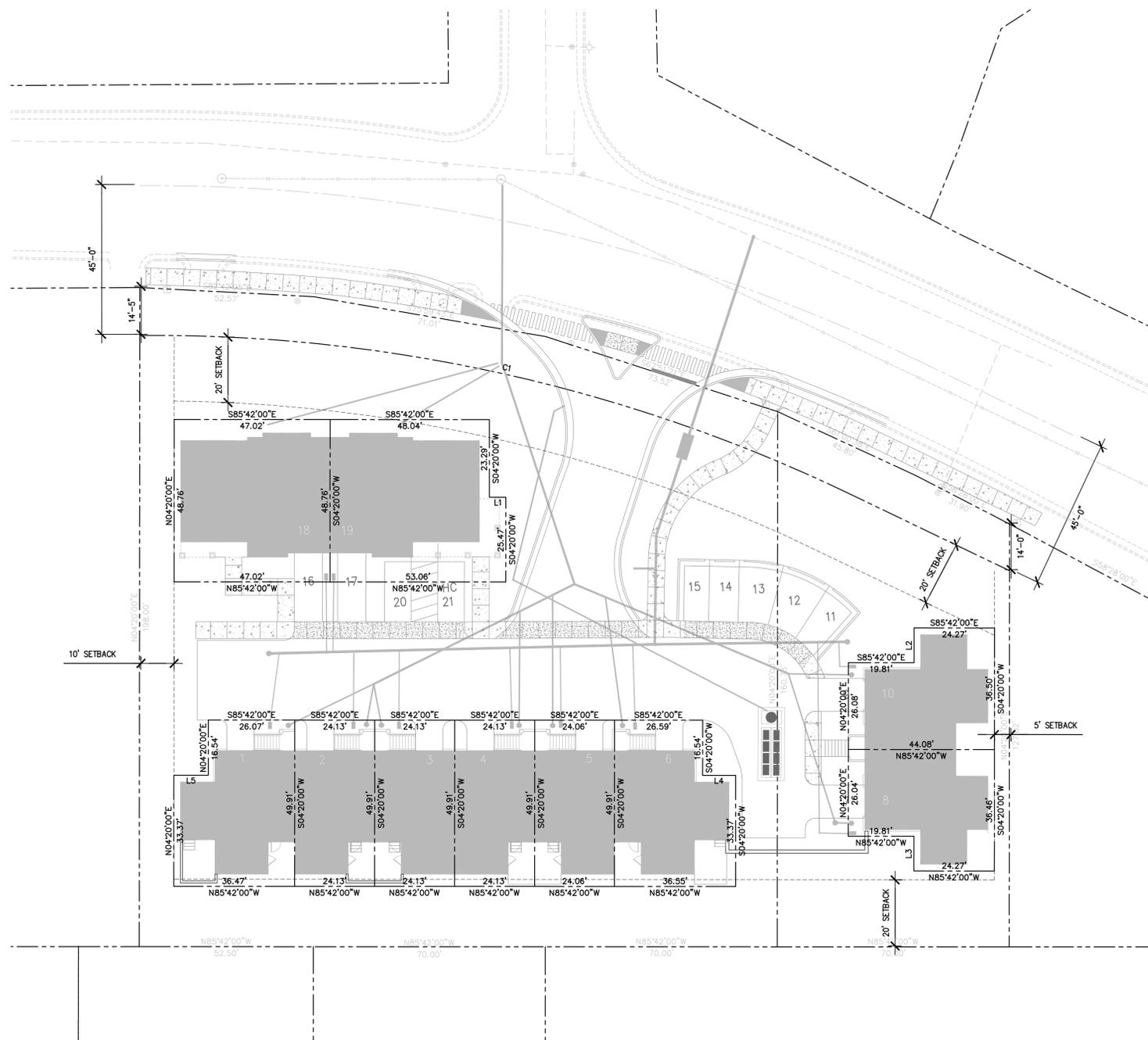
IMPERVIOUS SUMMARY

TOTAL AREA: 45,738 SF (1.05 AC)
TOTAL EXISTING IMPERVIOUS AREA: 19,574 SF (0.45)
TOTAL PROPOSED IMPERVIOUS AREA: 25,790 SF (0.59)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	221.41'	485.74'	026°07'02"	219.50'	N73°11'17"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	5.01'	N85°42'00"W
L2	10.42'	N04°20'00"E
L3	10.42'	N04°20'00"E
L4	9.97'	N85°42'00"W
L5	10.40'	N85°42'00"W

NOTE: FOR ALL OTHER LINES REFER TO PLAN ON THIS SHEET.



WADE AVENUE TOWNHOMES
RALEIGH, NORTH CAROLINA

PROJECT NUMBER
212115
DATE
5 APRIL 2013
REVISIONS

SUBDIVISION
PLAN