

MCNEILL POINTE SP-17-2014



0 150 300 600 900 1,200 Feet

Zoning: **CUD NB**
CAC: **Five Points**
Drainage Basin: **Crabtree Basin**
Acreage: **4.35**
Square Feet: **31,646**

Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**
Applicant: **The Centre
Development
Company, LLC**
Phone: **(919) 821-8080**





Planning & Development

Development Services
 Customer Service Center
 One Exchange Plaza
 1 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 <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number 393358 Assigned Project Coordinator SHAWKLE Assigned Team Leader BRASSAW SP-17-14
* May require Planning Commission or City Council Approval ** Legacy Districts Only		
Has your project previously been through the Due Diligence process? If yes, provide the transaction # 288824 / 345500?		
GENERAL INFORMATION		
Development Name: McNeill Pointe		
Proposed Use: Office and Retail		
Property Address(es): 2305 Wake Forest Road		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. Recorded Deed 1715-01-5068	P.I.N. Recorded Deed 1715-01-3133	P.I.N. Recorded Deed
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input checked="" type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input checked="" type="checkbox"/> Shopping Center <input type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> 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	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. Project is within 400 LF of a residential property.	
CLIENT (Owner or Developer)	Company: The Centre Development Company, LLC Name (s): Dale Elmore	
	Address: 1612 Dixie Trail; Suite 100	
	Phone: 919-821-8080	Email: delmore@centreconstruction.biz Fax
CONSULTANT (Contact Person for Plans)	Company: Piedmont Land Design, LLP Name (s): David Lasley	
	Address: 8522-204 Six Forks Road, Raleigh, NC 27615	
	Phone: 919-845-7600	Email: david@piedmontlanddesign.com Fax: 919-845-7703

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information	Building Information
Zoning District(s): Office and Institutional-1 (0.88 AC.+/-) & Neighborhood Business (3.47 AC.+/-)	Proposed building use(s): Office and Retail
If more than one district, provide the acreage of each: see above	Existing Building(s) sq. ft. gross: 0 SF
Overlay District	Proposed Building(s) sq. ft. gross: 31,646 SF
Total Site Acres: 4.35 AC.+/- Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed): 31,646 SF
Off street parking Required 124 Provided 166	Proposed height of building(s) 20'-0" and 25'-10"
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) 0.16
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage 0.16 (site plans only)
CUD (Conditional Use District) case # Z-3-91 & Z-66-05	

Stormwater Information	
Existing Impervious Surface: 0.34 Acres	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface 2.30 Acres	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: No Flood Study: No FEMA Map Panel #1715J

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 site is located in future land use category Neighborhood Mixed Use. Small professional offices and pedestrian-oriented retail is a conforming use in this category. The proposed building height is less than the maximum allowed. Additionally, the applicant proposes increased parking lot setbacks with landscaped and forested strips to buffer the proposed use from adjacent properties.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots
2. Total # Of Single Family Lots	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots	b) Total number of Single Family Lots
6. Total Number of Hotel Units	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above)	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	f) Total Number of Phases
10. Total number of Open Space (only) lots	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)

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 FEDMONT LAND DESIGN, LLP 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 [Signature] Date 4-10-14

