

# 2811 HILLSBOROUGH SP-21-2014



0 150 300 600 Feet

Zoning: **BC, PBOD,  
SRPOD**

CAC: **Wade**

Drainage Basin: **Rocky Branch**

Acreage: **0.58**

Square Feet: **30,585**

Planner: **Justin Rametta**

Phone: **(919) 996-2665**

Applicant: **FMW at 2811**

**Hillsborough, LLC**

Phone: **(704) 906-6706**





# Planning & Development

SP-21-14

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 <b>394598</b> Assigned Project Coordinator <b>JACK N.</b> Assigned Team Leader  <b>J. Rametta</b> <b>(2)</b>
* 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 # ~~390477~~ **389661**

### GENERAL INFORMATION

Development Name	2811 Hillsborough			
Proposed Use	Mixed Use (Apt and Retail)			
Property Address(es)	2811 and 2813 Hillsborough Street, 1 Friendly Drive			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:				
P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	
0794624243 DB15560 PG1509	0794623284 DB15560 PG1509	0794624114 DB15560 PG1509		
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 type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input checked="" type="checkbox"/> Other: If other, please describe:      Mixed Use (Apt and Retail)				
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. <b>N/A</b>			
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. Site Plan approval per 10-2055 (PBOD) and per 10-2051(d) for increased residential density and net lot area.			
CLIENT (Owner or Developer)	Company	FMW at 2811 Hillsborough LLC	Name (s)	Jim Zanoni
	Address	132 Brevard Court, Charlotte, NC 28202		
	Phone	704-906-6706	Email	jim@fmwrealestate.com
CONSULTANT (Contact Person for Plans)	Company	Baker Eng consultants, Inc	Name (s)	Rick Baker
	Address	605 Adams Street, Raleigh NC 27605		
	Phone	919-417-3484	Email	rbaker@bakerenginc.com

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

Zoning Information	Building Information
Zoning District(s) <b>BC</b>	Proposed building use(s) <b>Mixed Use (Apt and Retail)</b>
If more than one district, provide the acreage of each <b>N/A</b>	Existing Building(s) sq. ft. gross <b>3,139 sq ft (to be removed)</b>
Overlay District <b>PBOD, SRPDD</b>	Proposed Building(s) sq. ft. gross <b>30,585 sq ft</b>
Total Site Acres <b>0.575</b> Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) <b>30,585 sq ft</b>
Off street parking Required <b>14</b> Provided <b>21</b>	Proposed height of building(s) <b>45' 0"</b>
COA (Certificate of Appropriateness) case # <b>N/A</b>	FAR (floor area ratio percentage) <b>1.22</b>
BOA (Board of Adjustment) case # A- <b>N/A</b>	Building Lot Coverage percentage (site plans only) <b>21.6%</b>
CUD (Conditional Use District) case # Z- <b>N/A</b>	

**Stormwater Information**

Existing Impervious Surface acres/square feet <b>20,674 sq ft</b>	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet <b>20,566 sq ft</b>	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.

*This site is shown as Neighborhood Mixed Use and is part of the Stonehenge Village Area Plan which calls for predominantly residential on upper floors of mixed use bldgs with relatively continuous bldg frontage.*

**FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY**

1. Total # Of Townhouse Lots <input type="checkbox"/> Detached <input type="checkbox"/> Attached	11. Total number of all lots <b>1</b>
2. Total # Of Single Family Lots <b>0</b>	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units <b>30</b>	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units <b>0</b>	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots <b>0</b>	b) Total number of Single Family Lots
6. Total Number of Hotel Units <b>0</b>	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) <b>30</b>	d) Total number of Open Space Lots
8. Bedroom Units 1br <input checked="" type="checkbox"/> 2br <input type="checkbox"/> 3br <input checked="" type="checkbox"/> 4br or more <input type="checkbox"/>	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) <b>52.2</b>	f) Total Number of Phases
10. Total number of Open Space (only) lots <b>0</b>	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 \_\_\_\_\_ 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 **EMW at 2811 HILLSBOROUGH LLC** Date **4.8.2014**  
 Signed **By: James M. Zannoni** Date \_\_\_\_\_

*James M. Zannoni, Manager*

	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)	X		✓		
2. <b>Preliminary Development Plan Application</b> completed and signed by the property owner	X		✓		
3. Client must complete and print page 1 and 2 of the <b>Preliminary Development Plan Application</b> to the plan cover sheet (not applicable for infill recombination)	X	<input type="checkbox"/>	✓		
4. I have referenced the <b>Preliminary Development Plan Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	X		✓		
5. Provide the following plan sheets:	X				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	X		✓		
b) Existing Conditions Sheet	X	<input type="checkbox"/>	✓		
c) Proposed Site or Subdivision Plan	X		✓		
d) Proposed Grading and Stormwater Plan	X	<input type="checkbox"/>	✓		
e) Proposed Utility Plan, including Fire	X	<input type="checkbox"/>	✓		✓
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	X			✓
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	X	<input type="checkbox"/>	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	X	<input type="checkbox"/>	✓		
i) Transportation Plan	X	<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>	X		✓		
7. Plan size 18"x24" or 24"x36"	X		✓		
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	X		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	X		✓		
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	X		✓		
11. Wake County School Form, if dwelling units are proposed	X	<input type="checkbox"/>	✓		✓
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	X			✓
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"/>	X			✓

# SITE PLAN



PIN# 0794624441  
HAMMON, KATHLEEN C.  
USE: SERVICE GARAGE

PIN# 0794625441  
MOSELEY, CHARLES  
DB 7054 PG 794  
USE: MULTI TENANT

PIN# 0794622276  
CAPETANOS HOLDINGS, LLC  
DB 10187 PG 1733  
USE: FAST FOOD

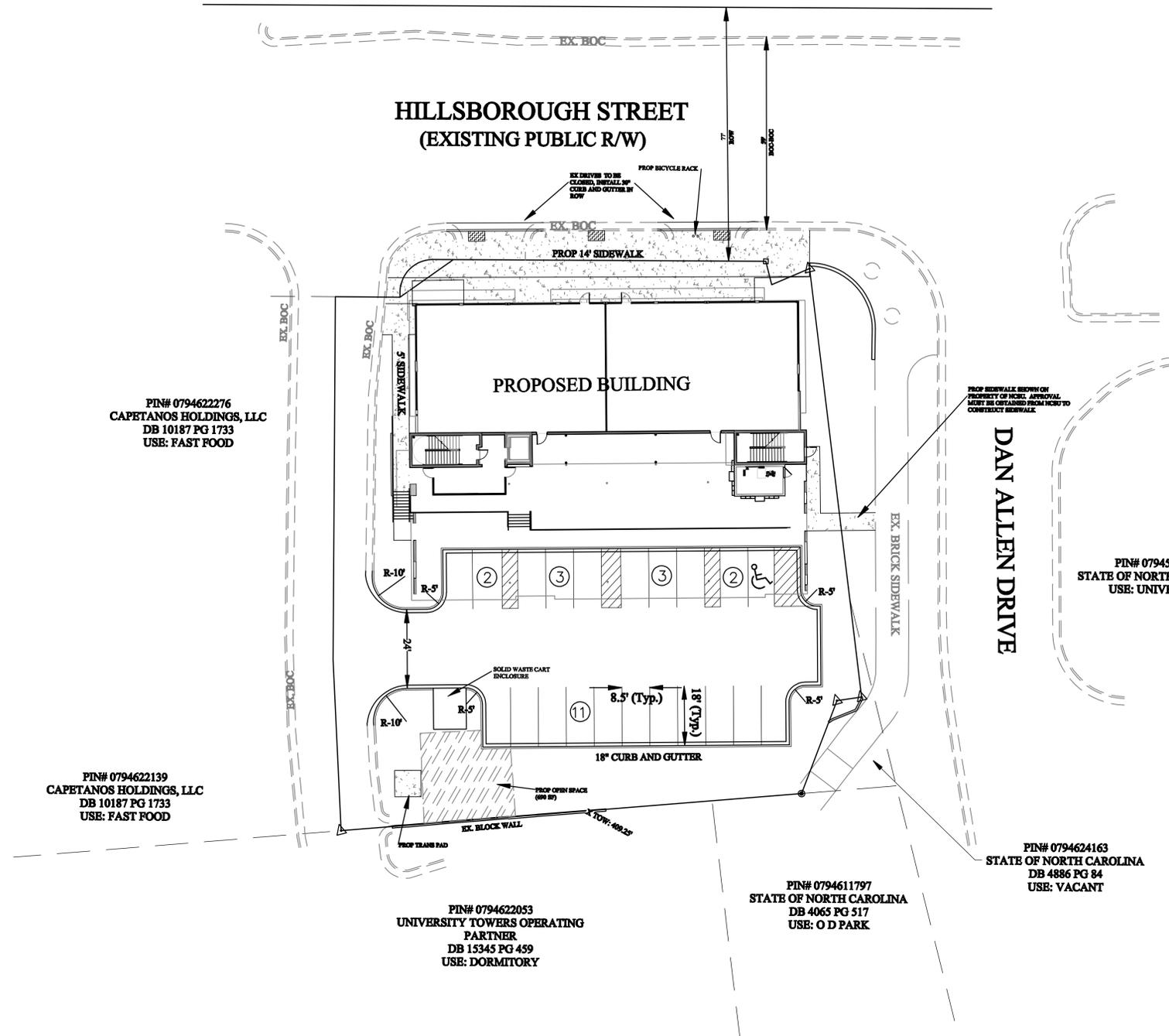
PIN# 0794622139  
CAPETANOS HOLDINGS, LLC  
DB 10187 PG 1733  
USE: FAST FOOD

PIN# 0794622053  
UNIVERSITY TOWERS OPERATING  
PARTNER  
DB 15345 PG 459  
USE: DORMITORY

PIN# 0794611797  
STATE OF NORTH CAROLINA  
DB 4065 PG 517  
USE: O D PARK

PIN# 0794624163  
STATE OF NORTH CAROLINA  
DB 4886 PG 84  
USE: VACANT

PIN# 0794507874  
STATE OF NORTH CAROLINA  
USE: UNIVERSITY



### LEGEND

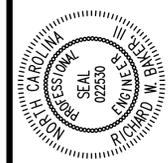
- ⊙ \_\_\_\_\_ PROPERTY CORNER (EIP)
- △ \_\_\_\_\_ NAIL
- ⊕ \_\_\_\_\_ POWER POLE
- ⊙ \_\_\_\_\_ SEWER MANHOLE
- ⊕ \_\_\_\_\_ WATER VALVE
- ⊕ \_\_\_\_\_ FIRE HYDRANT
- ⊕ \_\_\_\_\_ WELL
- ⊕ \_\_\_\_\_ CURB INLET
- ⊕ \_\_\_\_\_ STORM MANHOLE
- ⊕ \_\_\_\_\_ LIGHT POLE

### SITE DATA TABLE:

TOTAL TRACT AREA	25,045 SF = 0.575 AC.
PIN#:	0794623284
	0794624243
	0794624114
PROJECT ADDRESS	2811 HILLSBOROUGH STREET
ZONING	BC, PBOB, SRPOD
EX USE	RESTAURANT
PROPOSED USE	MIXED USE
UNIT MIX:	12 - 1 BEDROOM
	18 - 3 BEDROOM
DENSITY:	30 UNITS/0.57 AC. = 52.6 UNITS/AC.
	4,742 SF RETAIL
REQUIRED PARKING	14 SPACES
PROPOSED PARKING	21 SPACES
OPEN SPACE REQUIRED (5%)	1,253 SF
OPEN SPACE PROVIDED	1,254 SF
	14' SIDEWALK OUTSIDE ROW = 564 SF
	AREA OF OPEN SPACE (RECREATION AREA) = 690 SF

NO.	REVISION	DATE
1		
2		
3		

**SITE PLAN**  
2811 HILLSBOROUGH  
RALEIGH, NC



**BAKER ENGINEERING CONSULTANTS, INC.**  
*Consulting Engineers*  
605 ADAMS STREET  
RALEIGH, NORTH CAROLINA 27605  
TELEPHONE: (919) 417-3484

DATE: 04/21/14  
DRAWN: RWB  
SHEET:

**C3.0**

- GENERAL NOTES:**
- SOLID WASTE TO BE COLLECTED BY PRIVATE CONTRACTOR. ROLL CARTS TO BE USED AND LOCATED AS SHOWN ON PLANS.
  - PER UNIVERSITY VILLAGE STREETScape PLAN, 14' SIDEWALK TO BE CONSTRUCTED ALONG FRONTAGE OF HILLSBOROUGH STREET.
  - STREET YARDS WITHIN HILLSBOROUGH VILLAGE PROD ARE O' PER 10-2005 C (4), PROD YARDS GOVERN OVER UNDERLYING ZONING WITHIN PBOB'S.



**ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS, SPECIFICATIONS, AND DETAILS.**

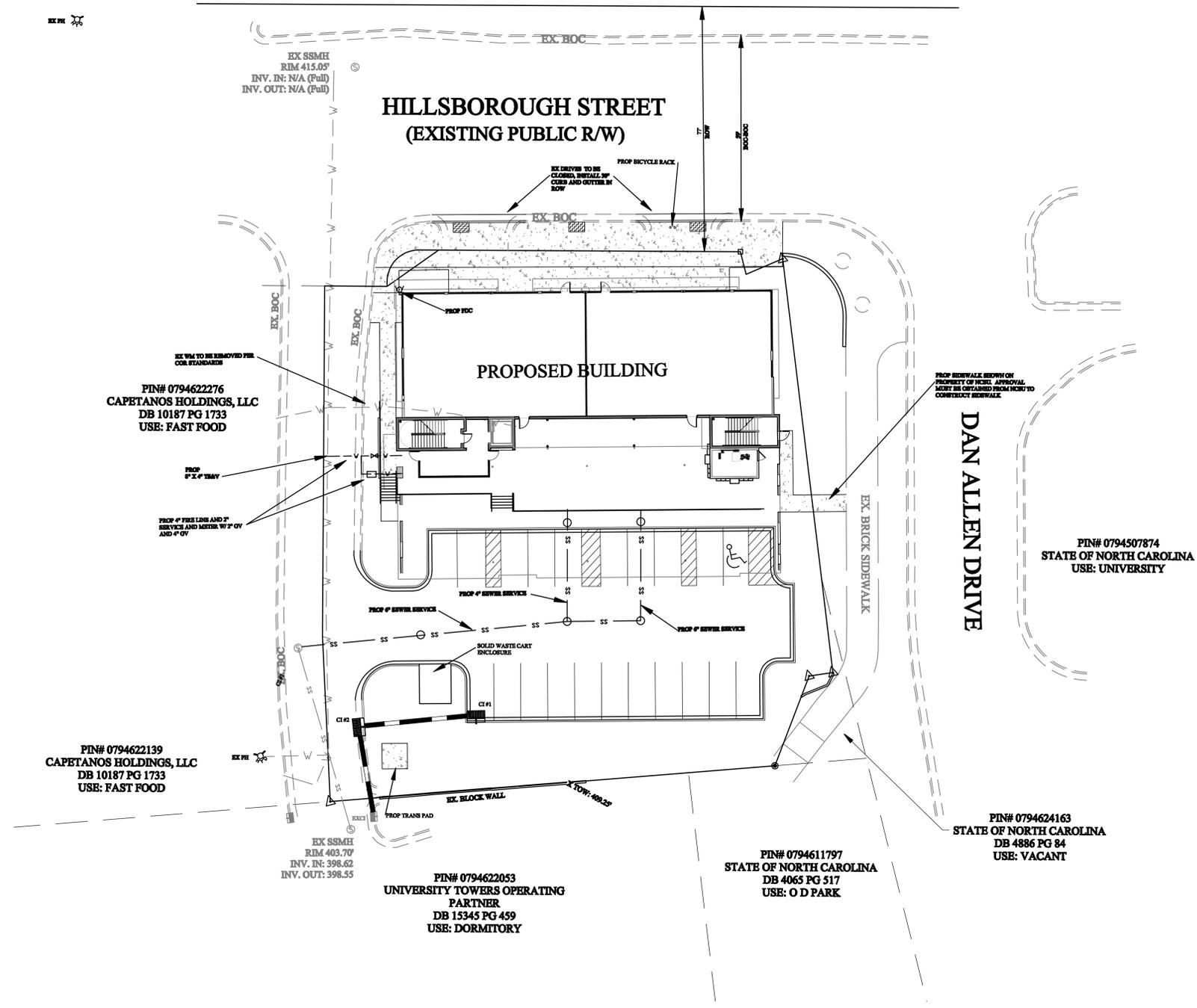
**PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION**



# UTILITY PLAN

PIN# 0794624441  
HAMMON, KATHLEEN C.  
USE: SERVICE GARAGE

PIN# 0794625441  
MOSELEY, CHARLES  
DB 7054 PG 794  
USE: MULTI TENANT

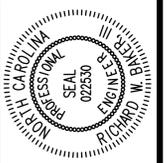


ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS, SPECIFICATIONS, AND DETAILS.

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

NO.	REVISION	DATE
1		
2		
3		

UTILITY PLAN  
2811 HILLSBOROUGH  
RALEIGH, NC



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*Consulting Engineers*  
 605 ADAMS STREET  
 RALEIGH, NORTH CAROLINA 27605  
 TELEPHONE: (919) 417-3484

DATE: 04/21/14  
DRAWN: RWB

SHEET:  
**C6.0**

- Landscape Notes:
1. All trees and shrubs have been located with respect to existing and proposed facilities.
  2. Verification of total quantities shown on plans and plant list shall be the responsibility of the landscape contractor.
  3. All trees, shrubs and other plant material shall conform to standards set by the American Association of Nurserymen. All planting basins shall be soaked with water and mulch shall be installed immediately.
  4. All newly installed trees and shrubs shall be planted slightly above proposed finished grade.
  5. All container grown plant material shall have their rootballs scarified prior to planting.
  6. Mulch plant beds with 3" of specified mulch.
  7. Any changes to plans or specifications must be approved by the owner AND the governing approval agency.

# LANDSCAPE PLAN

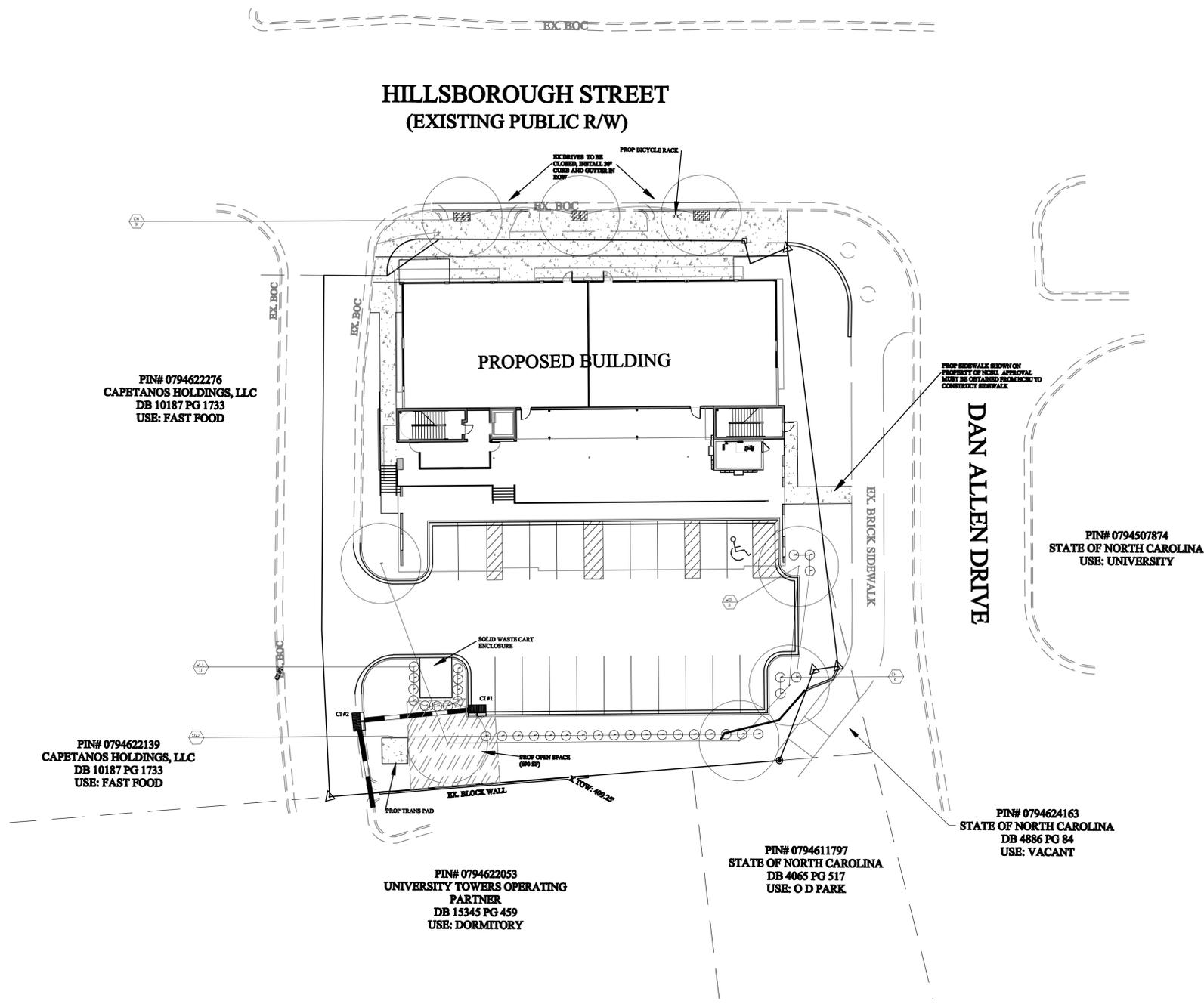
LANDSCAPE PLANTING LIST										
NO.	SYMBOL	COMMON NAME	QUANTITY	SIZE	PLANT	PLANT	PLANT	PLANT	PLANT	PLANT
1		AMERICAN BIRCH	1	12"	12"	12"	12"	12"	12"	12"
2		DOGWOOD	1	12"	12"	12"	12"	12"	12"	12"
3		DOGWOOD	1	12"	12"	12"	12"	12"	12"	12"
4		DOGWOOD	1	12"	12"	12"	12"	12"	12"	12"
5		DOGWOOD	1	12"	12"	12"	12"	12"	12"	12"
6		DOGWOOD	1	12"	12"	12"	12"	12"	12"	12"
7		DOGWOOD	1	12"	12"	12"	12"	12"	12"	12"
8		DOGWOOD	1	12"	12"	12"	12"	12"	12"	12"
9		DOGWOOD	1	12"	12"	12"	12"	12"	12"	12"
10		DOGWOOD	1	12"	12"	12"	12"	12"	12"	12"

PIN# 0794624441  
HAMMON, KATHLEEN C.  
USE: SERVICE GARAGE

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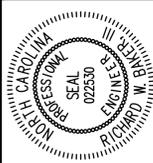
LANDSCAPE CALCULATIONS:  
VEHICULAR SURFACE AREA:  
1 TREE PER 2,000 SF  
1 SHRUB PER 500 SF.  
TOTAL VSA = 9,122 sf.  
TOTAL TREES REQUIRED = 5  
TOTAL TREES PROVIDED = 5  
TOTAL SHRUBS REQUIRED = 19  
TOTAL SHRUBS PROVIDED = 19

HILLSBOROUGH MORGAN STREETSCAPE:  
STREET YARD 2.5' CAL TREE / 25' OC.



NO.	REVISION	DATE
1		
2		
3		

LANDSCAPE PLAN  
2811 HILLSBOROUGH  
RALEIGH, NC

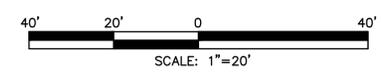


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TELEPHONE: (919) 417-3484

DATE: 04/21/14  
DRAWN: RWB

SHEET:  
**L1.0**

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PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION