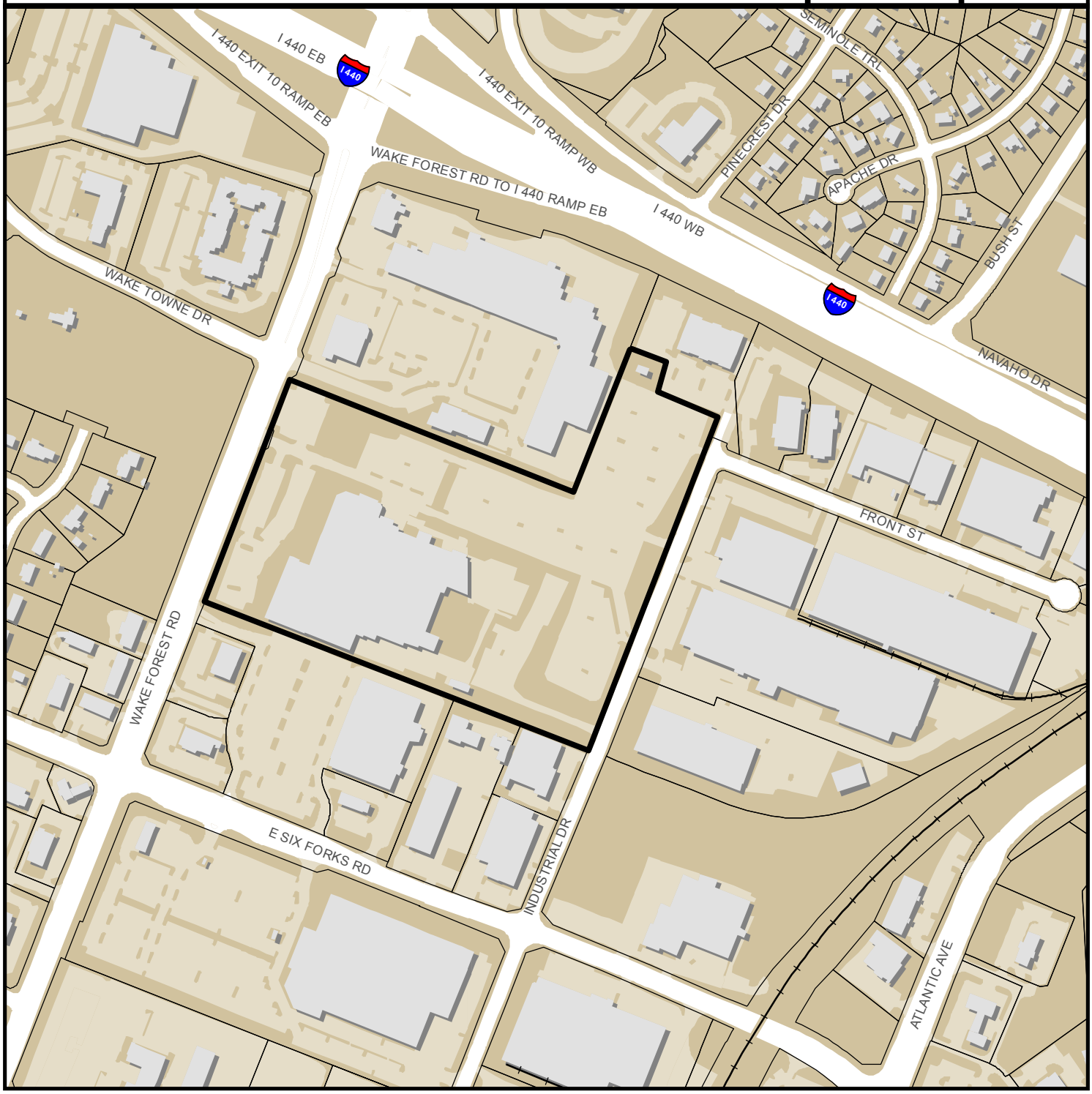
WAKE FOREST MIXED USE
SP-11-2016



Feet
0 300 600 1,200

Zoning: **IND-1**
CAC: **Atlantic**
Drainage Basin: **Crabtree Basin**
Acreage: **20.3**
Square Feet: **271,500**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**

Applicant: **ITB Holdings LLC**
Phone: **(919) 810-4410**

SP-11-16

Planning & Development

SP-11-16

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
☑ Site Plans for Planning Commission	☐ Subdivision*	Transaction Number 462143
☐ Preliminary Administrative Site Plans	☐ Cluster Subdivision**	Assigned Project Coordinator Chip
☐ Group Housing **	☐ Infill Subdivision**	Assigned Team Leader Justin
☐ Multifamily (Infill)**	☐ Expedited Subdivision Review	
	☐ Conventional Subdivision	
	☐ Compact Development	
	☐ Conservation Subdivision	
* 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 #

GENERAL INFORMATION

Development Name: Wake Forest Mixed Use

Proposed Use: Shopping Center (Retail & Hotel)

Property Address(es): 2912 Wake Forest Road

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 1715241148

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed

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

Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. Requires PC / CC approval as per code sec. 10-2132.2 (b)(1), Exceeds 130,000 sf in floor area gross

CLIENT (Owner or Developer)

Company	Name (s)	
ITB Holdings LLC	Kevin Benedict	
Address: PO Box 2152, Chapel Hill NC 27515		
Phone: 919-810-4410	Email: kwbenedict@gmail.com	Fax

CONSULTANT (Contact Person for Plans)

Company	Name (s)	
McAdams Company	Andy Padiak	
Address: 2905 Meridian Parkway, Durham, North Carolina 27713		
Phone: (919) 475-5514	Email: padiak@mcadamsco.com	Fax: 919-361-2269

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

Zoning Information	Building Information
Zoning District(s) IND-1	Proposed building use(s) Retail and Hotel
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 0
Overlay District N/A	Proposed Building(s) sq. ft. gross 195,500 (Retail-Lot 1) 76,000 (Hotel-Lot 2)
Total Site Acres 20.3 (Lots 1 & 2) Inside City Limits ■ Yes ☐ No	Total sq. ft. gross (existing & proposed) 271,500
Off street parking Required - Provided See Table	Proposed height of building(s) 62
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) 0.25 (Retail-Lot 1) 0.61 (Hotel-Lot 2)
BOA (Board of Adjustment) case # A- N/A	Building Lot Coverage percentage 0.25 (Retail-Lot 1) 0.12 (Hotel-Lot 2)
CUD (Conditional Use District) case # Z- N/A	LOT 1= 17.48 AC / LOT 2= 2.82 AC
Stormwater Information	
Existing Impervious Surface acres/square feet 15.40 AC	Flood Hazard Area ☐ Yes ■ No
Proposed Impervious Surface acres/square feet 17.95 AC	**If Yes, please provide**
Neuse River Buffer ■ Yes ☐ No Wetlands ☐ Yes ☒ 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 property has a Community Mixed-Use Designation on the Future Land Use Plan and is also within a City Growth Center as per the Urban Form Map. Accordingly, the uses and intensity of the proposed development are consistent with the primary provisions of the 2030 Comprehensive Plan.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached 0 Attached 0	11. Total number of all lots 2
2. Total # Of Single Family Lots 0	12. Is your project a cluster unit development? ☐ Yes ■ No
3. Total # Of Apartment Or Condominium Units 0	**If Yes, please answer the questions below:**
4. Total # Of Congregate Care Or Life Care Dwelling Units 0	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots 0	b) Total number of Single Family Lots
6. Total Number of Hotel Units 154 rooms	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) 154 rooms	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 0	g) Perimeter Protective Yard Provided ☐ Yes ☐ 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 Andrew Padiak - McAdams 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 Robert Padiak, Manager Date 2/9/2016

Signed _____ Date _____

TO BE COMPLETED BY APPLICANT	YES	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)	☒		✓		
2. **Preliminary Development Plan Application** completed and signed by the property owner	☒		✓		
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)	☒	☐	✓		
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	☒		✓		
5. Provide the following plan sheets:	☒				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	☒		✓		
b) Existing Conditions Sheet	☒	☐	✓		
c) Proposed Site or Subdivision Plan	☒		✓		
d) Proposed Grading and Stormwater Plan	☒	☐	✓		
e) Proposed Utility Plan, including Fire	☒	☐	✓		
f) Proposed Tree Conservation Plan	☒	☐	✓		
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	☒	☐	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	☐	☒	✓		
i) Transportation Plan	☐	☒		✓	
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. For re-submittals only – include all revision dates	☒		✓		
7. Plan size 18"x24" or 24"x36"	☒		✓		
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	☒		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	☒		✓		
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	☒		✓		
11. Wake County School Form, if dwelling units are proposed	☐	☒			✓
12. Preliminary stormwater quantity and quality summary and calculations package	☒	☐	✓		
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	☒	☐	✓		

CMP I RALEIGH OWNER LLC
D.B. 15804, PG. 1245
PIN: 1715157164
4.45 AC.

EXISTING
72" CMP

HOLLY PARK PROPERTY LLC
D.B. 15548, PG. 2469
PIN: 1715242768
13.93 AC.

EXISTING
TRADER
JOE'S

EXISTING
WAKE TOWNE DRIVE
(AVENUE 2 LANE, UNDIVIDED)
SEE SHEET C-2

EXISTING
24" RCP

EXISTING
BURGERFI

EXISTING
18" RCP

EXISTING
ADVANCED
AUTO PARTS

EXISTING
18" RCP

SBJ GROWTH LP THE
D.B. 8523, PG. 504
PIN: 1715342707
2.26 AC.

NORTHSIDE COMPANY THE
D.B. 6105, PG. 779
PIN: 1715344640
1.76 AC.

EXISTING
FRONT STREET
(VARIABLE WIDTH PUBLIC R/W)

ASPHALT PAVEMENT

EXISTING
24" RCP

NORTHSIDE COMPANY THE
D.B. 6105, PG. 776
PIN: 1715344749
10.39 AC.

EXISTING 12"
DIP W/L

EXISTING 12"
DIP W/L

EXISTING
72" CMP

ASPHALT PAVEMENT

EXISTING
HYDRANT

EXISTING
WAKE FOREST ROAD
(AVENUE 6 LANE, DIVIDED)
SEE SHEET C-2

ITB HOLDINGS LLC
D.B. 10319, PG. 1967
PIN: 1715241148
23.12 AC.

EXISTING
72" CMP

EXISTING
INDUSTRIAL DRIVE
(AVENUE 2 LANE, UNDIVIDED)
SEE SHEET C-2

EXISTING 8" VCP
SANITARY SEWER

EXISTING
SANITARY
SEWER

CONCRETE SLAB

ASPHALT PAVEMENT

NORTHSIDE COMPANY THE
D.B. 6105, PG. 776
PIN: 1715332585
4.47 AC.

AVR DAVIS RALEIGH LLC
D.B. 15513, PG. 1172
PIN: 1715144630
10.03 AC.

EXISTING
HYDRANT

EXISTING WATER METER
TO BE REMOVED AT
MAIN PER C.O.R.
STANDARDS

EXISTING
72" CMP

EXISTING
72" CMP

ASPHALT PAVEMENT

EXISTING
60" CMP

EXISTING
18" RCP

EXISTING 17"x11"
ELLIPTICAL CMP

3 EXISTING
24" RCP

SEARS ROEBUCK & CO
D.B. 2124, PG. 682
PIN: 1715331126
9.87 AC.

EXISTING
72" CMP

JONES SEBY B CHAR LEAD TRUST
D.B. 6963, PG. 106
PIN: 1715137821
1.05 AC.

JONES SEBY B CHAR LEAD TRUST
D.B. 6963, PG. 106
PIN: 1715230377
6.26 AC.

RURAL PLUMBING & HEATING INC
D.B. 3835, PG. 809
PIN: 1715234326
2.57 AC.

CM & DM PROPERTIES INC
D.B. 14255, PG. 1955
PIN: 1715237419
1.08 AC.

EXISTING
RCP

GRAPHIC SCALE
60 0 30 60 120
1 inch = 60 ft.

PRELIMINARY DRAWING – NOT RELEASED FOR CONSTRUCTION

THE JOHN R. McADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
(800) 733-5646 • McAdamsCo.com

McADAMS

REVISIONS:

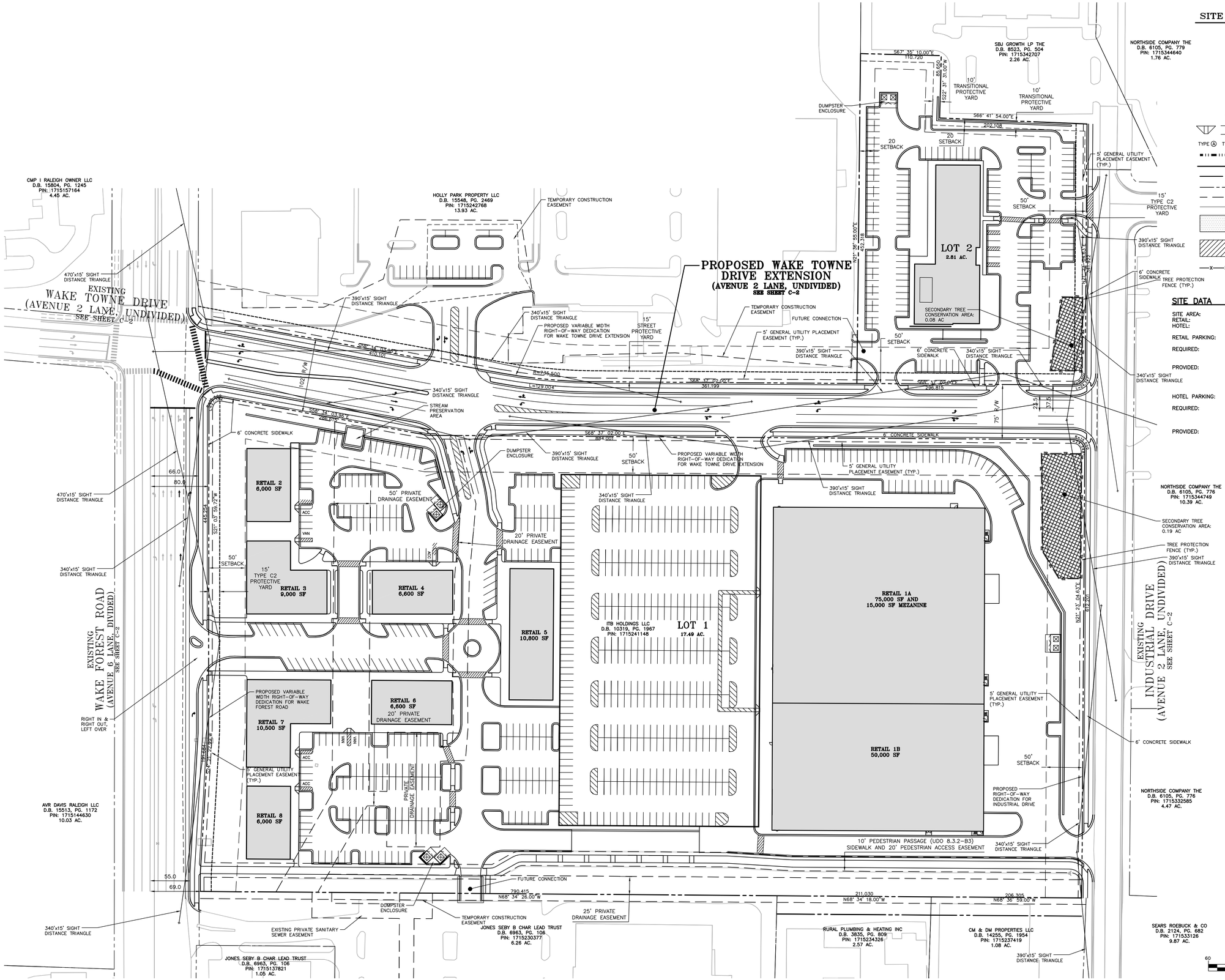
OWNER:
ITB HOLDINGS LLC
PO BOX 2152
CHAPEL HILL, NORTH CAROLINA
27515

WAKE FOREST MIXED USE
PRELIMINARY SITE PLAN
RALEIGH, NORTH CAROLINA

EXISTING CONDITIONS

PROJECT NO.	ITB-15020
FILENAME:	ITB15020-XC1
CHECKED BY:	XXX
DRAWN BY:	LRS
SCALE:	1"=60'
DATE:	02-10-16
SHEET NO.	C-1

McADAMS



SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- TYPE A, TYPE B, TYPE C — ACCESSIBLE RAMPS
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- CONCRETE
- PAINT STRIPING
- FENCE

SITE DATA

SITE AREA:	20.30 AC
RETAIL:	195,500 SF
HOTEL:	154 ROOMS 76,000 SF
RETAIL PARKING:	
REQUIRED:	1 SPACE PER 250 SF 195,500 SF / 250 SF = 782 SPACES
PROVIDED:	307 SURFACE SPACES 354 SPACES UPPER LEVEL PARKING DECK 415 SPACES LOWER LEVEL PARKING DECK 1,076 SPACES
HOTEL PARKING:	
REQUIRED:	1 SPACE PER ROOM = 154 SPACES 10% LANDSCAPING REDUCTION – 15 SPACES TOTAL REQUIRED = 139 SPACES
PROVIDED:	= 139 SPACES

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McADAMS

REVISIONS:

OWNER:
ITB HOLDINGS LLC
PO BOX 2152
CHAPEL HILL, NORTH CAROLINA
27515

WAKE FOREST MIXED USE
PRELIMINARY SITE PLAN
RALEIGH, NORTH CAROLINA

OVERALL SITE PLAN

PROJECT NO.	ITB-15020
FILENAME:	ITB15020-OAS1
CHECKED BY:	XXX
DRAWN BY:	LRS
SCALE:	1"=60'
DATE:	02-10-16
SHEET NO.	C-4

McADAMS