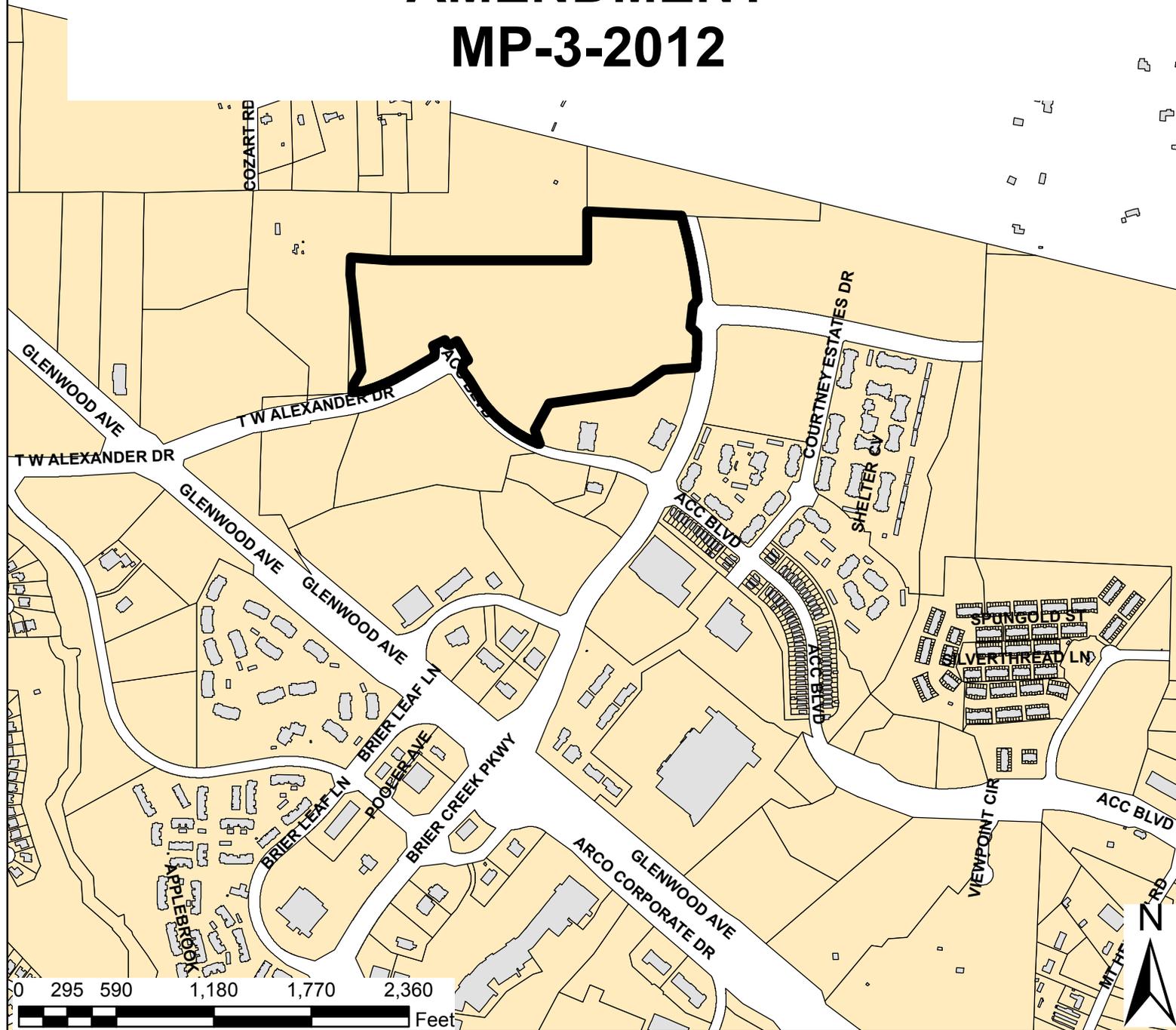


# RD

# GLENWOOD AVENUE-T.W. ALEXANDER DRIVE MASTER PLAN AMENDMENT MP-3-2012



Zoning: **TD, CUD W/PDD**  
 CAC: **Northwest**  
 Drainage **Little Briar**  
 Basin:  
 Acreage: **8.05**

Number of Lots: **0**  
 Planner: **James Marapoti**  
 Phone: **(919) 516-2642**  
 Applicant Contact: **Eden Land Corp.**  
 Phone: **(919) 706-0550**

MP-3-12

City of Raleigh, NC  
Development Plans Review Center

P. O. Box 590, Raleigh, N. C. 27602  
One Exchange Plaza 3<sup>rd</sup> Floor  
Telephone: (919) 516-2626 FAX: (919) 516-2684  
<http://www.raleighnc.gov/>

**MASTER PLAN APPLICATION**  
PLANNED DEVELOPMENT OVERLAY DISTRICT

**Section A.**  
SUBMITTAL CHECKLIST

**AT THE TIME YOU SUBMIT, A PLANNING DEPARTMENT STAFF MEMBER WILL CHECK YOUR APPLICATION MATERIALS FOR COMPLETION. IF ANY OF THE FOLLOWING SUBMITTAL MATERIALS ARE MISSING OR INCOMPLETE, WE WILL ASK YOU TO COMPLETE THE PACKAGE AND RE-SUBMIT for the appropriate deadline date.** This is an important step to ensure that your plan can be reviewed in a timely manner, so please plan on spending a few minutes with us when you submit. Please DO NOT simply leave your application materials with the receptionist.

**PLANS SHALL BE SUBMITTED TO THE DEVELOPMENT PLANS REVIEW CENTER, ONE EXCHANGE PLAZA 3<sup>RD</sup> FLOOR WITH OTHER REQUIRED DOCUMENTATION FOR ZONING CASES BY THE DEADLINE DATE.**

**PLEASE INCLUDE ALL OF THE FOLLOWING (CHECK OFF).** If any information is missing from the application package, you will be asked to complete the application and re-submit the petition, so please check the list below carefully before you submit: Insufficient information may result in a change in your schedule of review.

- FILING FEE.** This represents approval filing fee and re-zoning fee. Checks may be made out to the City of Raleigh. Payments may be made by cash, check, Visa or Master Card.

Refer to the Development Fee Schedule for current fees:  
Master Plans associated with a Planned Development District  
Revisions to approved master plans

- COMPLETED RE-ZONING APPLICATION.** Available for download or pick up from 3<sup>rd</sup> floor, One Exchange Plaza.
- THIS APPLICATION FORM** completed and signed by the **property owner** (agent cannot sign for owner).
- USING "IMAPS", PLEASE SUBMIT A HIGHLIGHTED COPY OF YOUR PARCEL WITH YOUR PIN # AND A MOST RECENT AERIAL PHOTO OF THE PARCEL.**
- TWELVE (12) COPIES OF THE MASTER PLAN DOCUMENTS.** You may chose to include illustrative site plans, text, drawings, charts or illustrations necessary to explain the concepts and details of the master plan. See Section C of this application for necessary information to be included in a master plan submittal. See accompanying template provided.
- THREE (3) COPIES OF THE TRAFFIC IMPACT ANALYSIS** including the volumes generated by each use.
- A DIGITAL COPY OF ONLY THE SITE PLAN AND ELEVATIONS.**  
The purpose of this image is to illustrate the basic character of the preliminary plan. It should contain only such basic information as: building outline, landscaping, parking and drives, stormwater facilities, lot boundary. The

digital image should be provided in the form of pdf on a CD. If the plan was not digitally created, provide an 8 1/2" x 11" reduction of the plan.

**Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review.**

**NOTE!!! A FINAL DIGITAL OR REDUCED COPY OF THE PLAN IS TO BE SUBMITTED TO THE COORDINATING PLANNER ONCE ALL STAFF REVIEW COMMENTS HAVE BEEN APPROVED.** It should contain only such basic information as: building outline, landscaping, parking and drives, stormwater facilities, lot boundary. The digital image should be saved in any of the following formats, listed in order of preference: .jpg, .gif, .pdf, on a CD. If the plan was not digitally created, provide an 8 1/2" x 11" reduction of the plan.

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**PLANNED DEVELOPMENT APPROVAL PROCESS:**

The master plan will be reviewed by administrative staff, and comments will be sent to the applicant. At the point at which the Planning Director determines that the master plan submittal requirements are complete and adequate to properly review the proposal, a public hearing will be authorized on the request for re-zoning to Planned Development Overlay District. After the public hearing, the Master Plan and re-zoning request are referred to Planning Commission for a recommendation, and on to City Council for final consideration.

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**Section B.**

**SUMMARY INFORMATION - (SHOW ON MASTER PLAN)**

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**ALL PLANS REQUIRE THE FOLLOWING INFORMATION ON THE FRONT COVER OF THE DRAWING SETS:**  
**DEVELOPMENT NAME:** Glenwood Avenue-T.W. Alexander Drive Master Plan Amendment

**LOCATION:** T.W. Alexander Drive/ACC Blvd.

**WAKE COUNTY PROPERTY IDENTIFICATION # (PIN) with property map** \_\_\_\_\_  
0768498705

**EXISTING ZONING DISTRICT(s):** CUD TD, PDD Overlay  
**PROPOSED ZONING DISTRICT(s):** CUD TD, PDD Overlay (Amended)  
**INSIDE CITY LIMITS? Yes** \_\_\_\_\_

**CLIENT (Owner or Developer):**

Name(s) SLF Ruby Jones, LLC

Address: 5949 Sherry Lane, Suite 1750 Dallas, Texas 75225  
Telephone: N/A \_\_\_\_\_ FAX: N/A  
E-Mail Address: [pwiggins@stratfordland.com](mailto:pwiggins@stratfordland.com)

**CONSULTANT (Person to contact regarding questions or revisions to the plan):**

Name(s) Edens Land Corp  
Attn.- Jarrod Edens, P.E.  
Address: 2144 Page Road Suite 204 Durham, N.C. 27703  
Telephone: (919) 706-0550 FAX: N/A  
E-Mail Address: [jarrod.edens@edensland.com](mailto:jarrod.edens@edensland.com)  
**TOTAL SITE ACRES:** 8.05

**RESIDENTIAL ACRES:** \_\_\_\_\_  
Total residential units \_\_\_\_\_  
Single-family lots \_\_\_\_\_  
Multi-family units \_\_\_\_\_  
Group housing units \_\_\_\_\_  
Condominium units \_\_\_\_\_

Congregate Care equivalent dwelling units \_\_\_\_\_  
Average residential density \_\_\_\_\_  
Maximum residential density \_\_\_\_\_  
Proposed minimum lot size for detached single family residential if requesting lots less than 5000 sq. ft. \_\_\_\_\_  
provide findings in accordance with 10-2057

INSTITUTIONAL ACRES: \_\_\_\_\_

Building Sq. Ft. \_\_\_\_\_

OFFICE ACRES: \_\_\_\_\_

Building Sq. Ft. \_\_\_\_\_

INDUSTRIAL ACRES: \_\_\_\_\_

Building Sq. Ft. \_\_\_\_\_

RETAIL ACRES: 8.05

Building Sq. Ft. 90,000

% OF SITE THIS CONSTITUTES RECREATION ACRES: \_\_\_\_\_

Building Sq. ft. \_\_\_\_\_

OPEN SPACE ACRES: \_\_\_\_\_

Not-for-profit common area: \_\_\_\_\_

% OF SITE IT CONSTITUTES TREE CONSERVATION ACRES: \_\_\_\_\_

Greenway (dedicated sq. ft.) \_\_\_\_\_

% OF SITE IT CONSTITUTES \_\_\_\_\_

acreage \_\_\_\_\_

Other public open space \_\_\_\_\_

**OWNER'S SIGNATURE:**

*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 master plan as approved by the City.*

I hereby designate JARROD EDENS - EDENS LAND CORP  
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.

Date: 7-19-2012

Signed: [Signature]

Printed Owner name Phillip F. Wiggins

**Section C.**

**DATA FOR MASTER PLAN DOCUMENTS**

**PLEASE INCLUDE ALL OF THE FOLLOWING (CHECK OFF)**

(a) Sheet size.

- (1) Plan-view drawings for the master plan shall be drawn on one of three (3) standard sheet sizes. These are:
  - eighteen (18) by twenty-four (24) inches;
  - twenty-four (24) by thirty-six (36) inches;
  - thirty (30) by forty-two (42) inches;
- (2) Other supporting documentation may be submitted on 8 1/2" x 11" sheets, 11" x 17" sheets or 8 1/2" x 14" sheets.

(b) Key Information.

- (1) A vicinity sketch or key map at a scale of not more than one thousand (1000) feet 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 remainder of the preliminary subdivision plan;
- (2) True north arrow, with north being at the top of the map;
- (3) Scale of the map using engineer's scale (1"=10', 1"=50', etc.) and date of preparation, including all revision dates;

(c) Summary Information.

- (1) The name of the development, name of the owner and agent, name, address and telephone number and fax number of the designer who prepared the plan;
- (2) All information included in Section B. of this application;
- (3) For properties in a conditional use zoning district, list of zoning conditions should appear on the plan;
- (4) Proposed heights and setbacks.

(d) Property Information.

- (1) Boundary lines of the proposed development;
- (2) Existing easements including width dimensions and book and page references;
- (3) Property to be dedicated for public use, such as proposed easements, rights-of-way, or greenway, including acres, square feet and dimensions;
- (4) Street right-of-way lines and other property lines, drawn to scale;
- (5) Zoning district boundary lines;
- (6) Adjoining properties, land uses and owners names;
- (7) Existing wooded areas, streams and lakes;

•  (e) Transportation Information. - N/A; SEE APPROVED CASE # MP-1-00 DOCUMENTS

- (1) Preliminary circulation plan showing existing and proposed driveway and access point limitations, existing and proposed major streets, new and widened rights-of-way within and adjacent to the site;
- (2) Traffic Impact Analysis including volumes generated and impact on surrounding intersections;
- (3) Information on how the layout of land uses and facilities encourages transit and pedestrian access;
- (4) Cross-sections of proposed streets to serve the property covered by the Master Plan, including specifications for all cross-sections that involve alternative designs not included in the City's current development regulations;

(f) Land Use / Phasing / Open Space Information. SEE ALSO APPROVED CASE # MP-1-00 DOCUMENTS

- (1) Proposed uses including locations and amounts, and a detailed list of uses allowed within each land use category specified. This plan should show a mixture of uses to provide convenient arrangements of complementary land uses, such as office, day care and residential;
- (2) Existing and proposed greenways, parks and open space, including designs for screening and buffering of conflicting land uses;
- (3) Maximum scale, floor area ratio, building lot coverage, impervious surface limitations or other proposed limitations on area and bulk;
- (4) Phasing of development, including covenants, assessments and other applicable restrictions, showing a generalized subdivision scheme;
- (5) Mechanisms for monitoring the construction of the land uses shown on the master plan, in order to assure that community facilities are completed and land use requirements are met;
- (6) Mechanisms for providing a unified approach to landscaping parking, driveways, drainage, sedimentation control and pedestrian circulation;
- (7) Maximum heights of buildings by land use category and a schedule of minimum yard setbacks by land use area in the Master Plan;
- (8) Location of outdoor uses such as display areas, landfills, cemeteries, quarries, mines, outdoor storage yards, chemical or petroleum refineries, "ready-mixed" concrete production, asphalt plants, community water and wastewater treatments tanks and facilities;

•  (g) Alternative Designs and Revisions. - N/A; SEE APPROVED CASE # MP-1-00 DOCUMENTS

- (1) Information to support any requested alternative design
  - parking reductions
  - street cross sections
  - SIGNAGE
  - LANDSCAPING
  - LOT SIZES 10-2057.
- (2) The proposed type, nature and extent of revisions that will be approved by the City staff subsequent to the approval of the Master Plan;

•  (h) Utility / Stormwater Information. - N/A; SEE APPROVED CASE # MP-1-00 DOCUMENTS

- (1) Water and sewer plan for all uses proposed in the Master Plan, including location of existing and proposed sewer and water mains. Include estimate of average daily sewage flow demand for each phase;
- (2) Proposed stormwater management scheme, showing general methods of retaining or conveying stormwater throughout the site, and any adjoining off-site facilities, as well as proposed drainage easements in their general location;
- (3) Regulatory floodprone area elevations;

(i) **Special Information.** - N/A ; SEE APPROVED MASTER PLAN CASE # MP-1-00 DOCUMENTS

- (1) In all Special Highway Overlay Districts, protective yard areas along major access corridors and principal arterials, and distance from interchange if along a side street;
- (2) In Reservoir Watershed Protection Areas, watercourse buffer areas as required in §10-3052(b), square foot amount of existing and proposed impervious surface area per lot, estimated amount of impervious surface area of proposed public and private streets and public improvements, the location of and areas served by facilities used to retain the first one-half (1/2) inch of storm water as required in §10-3052(a), the allocation of impervious surface limitations to lots;
- (3) In cluster unit developments, calculations for density transfers among different phases and from rights-of-way, building envelopes and maintenance easements when the development is to be approved with minimum setback less than five (5) feet;
- (5) In Metro Park Protection Overlay Districts, watercourse buffer areas, impervious surface calculations, tree inventory if impervious surface area exceeds 30%, park buffer yards;
- (6) Phasing plan, if the construction of public improvements and/or the recording of lots is to be phased;
- (7) In Mobile Home zoning districts, an evacuation plan is to be filed with the Wake County Office of Emergency Preparedness for all mobile home parks located within floodprone areas;
- (8) Any other information that may be requested by the reviewing authority.

(j) **Tree Conservation Plan, if applicable, (Refer to TC-07-04 Tree Conservation Ordinance) - N/A ; SEE APPROVED MASTER PLAN CASE # MP-1-00 DOCUMENTS.**

- (1) (Sheet 1) Requires a separate Tree Conservation Map with all proposed tree conservation areas (TCA's), see Section 10-2082.14);
- (2) Label Primary and Secondary Tree Conservation Areas utilizing the "Standardized Designation For Tree Conservation Areas" list.
- (3) (Sheet 2) Show existing and proposed grades, combining an accurate location of tree protection fence, also show acreage calculations of tree conservation areas as listed in Tree Conservation Data Sheet.
- (4) Completed Tree Conservation Data Sheet;
- (5) (Sheet(s) 3+) For the Secondary Tree Conservation Areas include the following;
  - a. Photo panoramic panel of proposed secondary TCA's. Each photo to represent 50 linear feet of tree conservation area. Include **(2 copies)**.
  - b. Certified tree cover report with description of each 50' of TCA. **(2 copies)**.
  - c. Most recent aerial photo.

(k) **Urban Design Guidelines for Mixed-Use Neighborhood and Village Centers checklist (NEW)**  
 Indicates the guidelines and principles that will be adhered to and the extent to which specified apply to the "key elements" described in the Urban Design Guidelines for Mixed-Use Neighborhood and Village Centers. Use accompanying checklist provided. - N/A

(l) **Below, provide a description of how your plan conforms to the guidelines of the Comprehensive Plan, including information such as Planning District, Small Area Plan, Corridor Plan, oversized focus area, PBOD, focus area and recommended use(s) for the property.**

This is an amendment to the approved Glenwood Ave./T.W. Alexander Drive Master Plan PDD overlay case# MP-1-00 and the current CUD TD zoning district. The rezoning district classification is also not changing but is adding 2 conditions to the parcel tract to be developed. The plan conforms to the guidelines of the Comprehensive Plan and its recommended uses.

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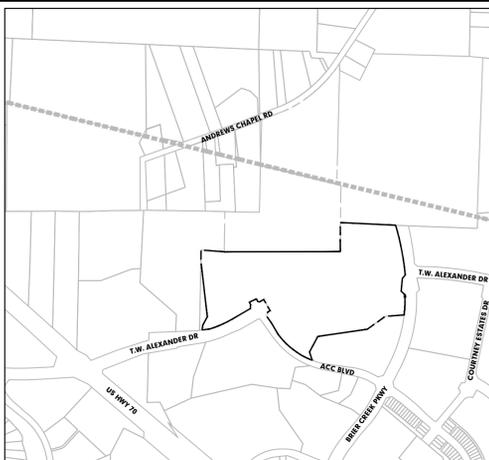
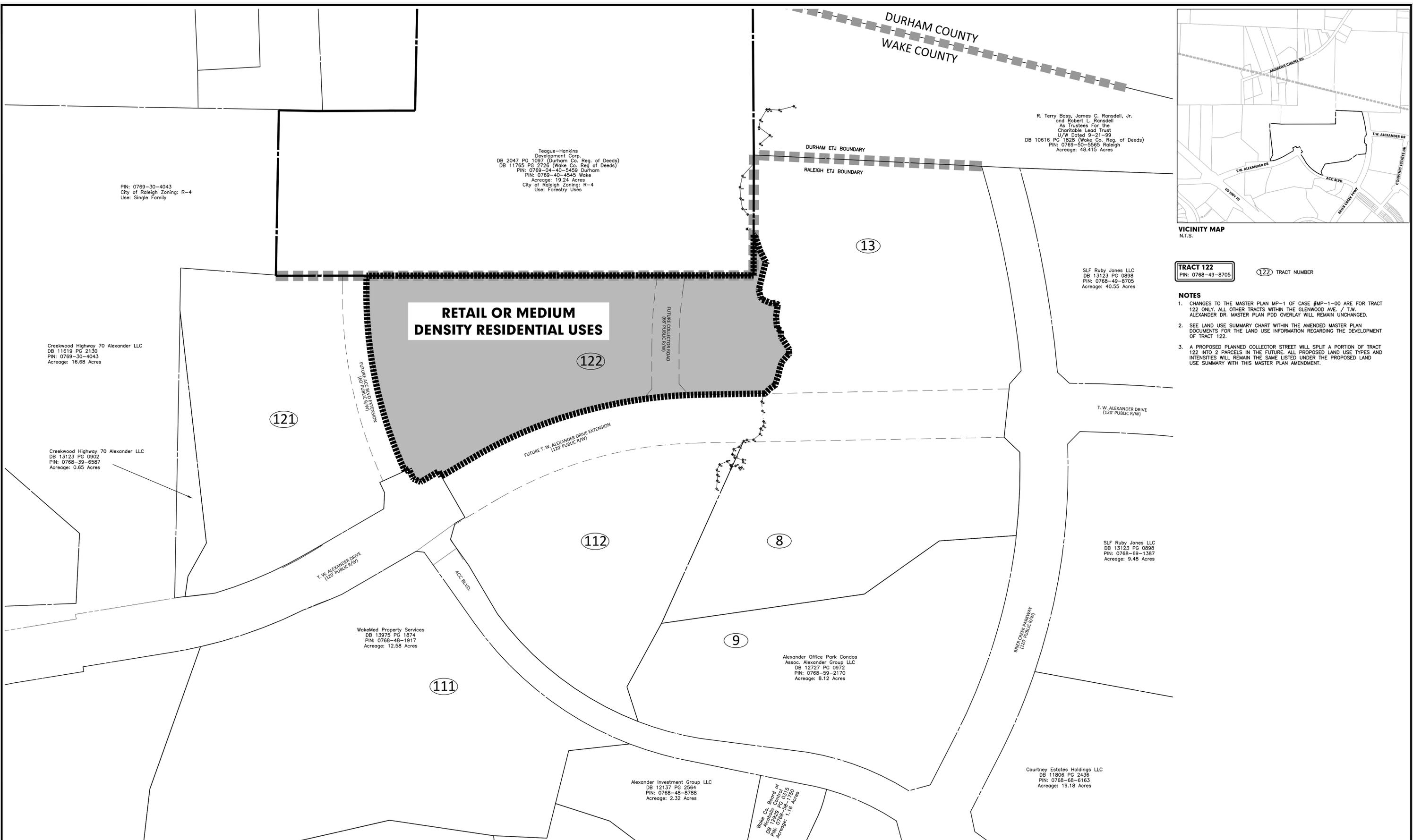
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LAND USE SUMMARY								
PDD								
TRACT	LAND USE CLASSIFICATION	ACREAGE	OPEN SPACE, BUFFERS, FLOOD PLAIN & WETLANDS	NET USABLE ACREAGE	NUMBER OF ROOMS/UNITS	SQUARE FOOTAGE	BUILDING HEIGHT	DENSITY (DU/AC)
	<b>RESIDENTIAL</b>							
62	HIGH DENSITY RESIDENTIAL	38.51	4.04	34.47	630		100 FT	18.36
9	HIGH DENSITY RESIDENTIAL/OFFICE	8.36	1.45	6.91	160	(100,000 ALT.)	300 FT	19.14
63	MATURE LIVING/CONGREGATE CARE	8.00	0.66	7.34	226		200 FT	28.25
		54.87	6.15	48.72	1016			
122**	MEDIUM DENSITY RESIDENTIAL	(8.54)	(0.47)	(8.07)	(112)		(45 FT)	(13.88)
		(63.41)	(6.62)	(56.79)	(1128)			
	<b>INSTITUTION/CIVIC</b>							
55	DAYCARE	5.17	2.77	2.40		9,800	75 FT	
56	DAYCARE	7.13	3.17	3.96		16,000	75 FT	
		12.30	5.94	6.36		25,800		
	<b>OFFICE</b>							
51	OFFICE	8.22	2.25	6.97		84,750	100 FT	
52	OFFICE	2.19	1.05	1.14		20,250	75 FT	
53	OFFICE	7.17	1.74	5.43		59,000	100 FT	
54	OFFICE	4.21	1.28	2.93		18,500	75 FT	
7	OFFICE	28.10	4.82	23.28	(420 ALT.)	315,000	300 FT	
8	OFFICE	6.45	1.90	4.55		73,000	300 FT	
111	OFFICE (HOSPITAL)	12.28	3.87	8.41		133,000	300 FT	
112	OFFICE	6.21	1.24	4.97		110,000	300 FT	
121	OFFICE OR BUSINESS HOTEL	7.64	3.09	4.55	(150 ALT.)	46,200	300 FT	
13	OFFICE	7.74	0.70	7.04		101,000	300 FT	
		90.21	21.94	70.27		1,075,700		
	<b>COMMERCIAL</b>							
1	RETAIL	6.65	3.16	3.49	150		75 FT	
10*	HOTEL/RETAIL	14.03	3.22	10.81		22,000	60FT	
14	VILLAGE RETAIL	9.71	0.00	9.71		84,800	60 FT	
122**	RETAIL	8.54	0.47	8.07		90,000	60 FT	
		38.93	6.85	32.08		196,800		
<b>SC CUD</b>								
	<b>COMMERCIAL</b>							
2	RETAIL	18.84	3.21	15.63		110,600	75 FT	
3	HOTEL/RETAIL	8.02	0.00	8.02	100	47,500	75 FT	
4	COMMERCIAL	46.95	3.11	43.84		524,000	75 FT	
61	TOWNHOMES	6.19	0.00	6.19	45		50 FT	
		80.00	6.32	73.68	145	682,100		7.27
<b>PROJECT</b>								
	PDD TOTALS	196.31	40.88	155.43				
	SC CUD TOTALS	80.00	6.32	73.68				
	STREET RIGHTS-OF-WAY	32.03						
	GROSS PROJECT AREA	308.34						

\*NOTES: 1) PARCEL 10 MAY BE A MIXED USE ITE AND BE DEVELOPED WITH 12,000 SF RETAIL AND 72 DWELLING UNITS OR DEVELOPED WITH 12,000 SF RETAIL AND 32,000 SF OFFICE. 2) PARCEL 122 MAY BE DEVELOPED AS MEDIUM DENSITY RESIDENTIAL USES OR AS RETAIL USES. THE SUMMARY CHART REFLECTS THE TOTAL FOR EACH TYPE OF USE ON TRACT 122 DEPENDING ON THE OPTION SELECTED BY THE DEVELOPER.



**VICINITY MAP**  
N.T.S.

**TRACT 122**  
PIN: 0768-49-8705

122 TRACT NUMBER

**NOTES**

1. CHANGES TO THE MASTER PLAN MP-1 OF CASE #MP-1-00 ARE FOR TRACT 122 ONLY. ALL OTHER TRACTS WITHIN THE GLENWOOD AVE. / T.W. ALEXANDER DR. MASTER PLAN PDD OVERLAY WILL REMAIN UNCHANGED.
2. SEE LAND USE SUMMARY CHART WITHIN THE AMENDED MASTER PLAN DOCUMENTS FOR THE LAND USE INFORMATION REGARDING THE DEVELOPMENT OF TRACT 122.
3. A PROPOSED PLANNED COLLECTOR STREET WILL SPLIT A PORTION OF TRACT 122 INTO 2 PARCELS IN THE FUTURE. ALL PROPOSED LAND USE TYPES AND INTENSITIES WILL REMAIN THE SAME LISTED UNDER THE PROPOSED LAND USE SUMMARY WITH THIS MASTER PLAN AMENDMENT.

**TRACT 122 - MASTER PLAN**

7700 BRIER CREEK PARKWAY  
RALEIGH, NORTH CAROLINA  
JULY 20, 2012

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