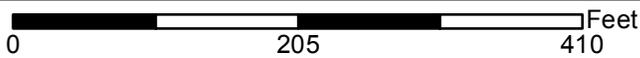
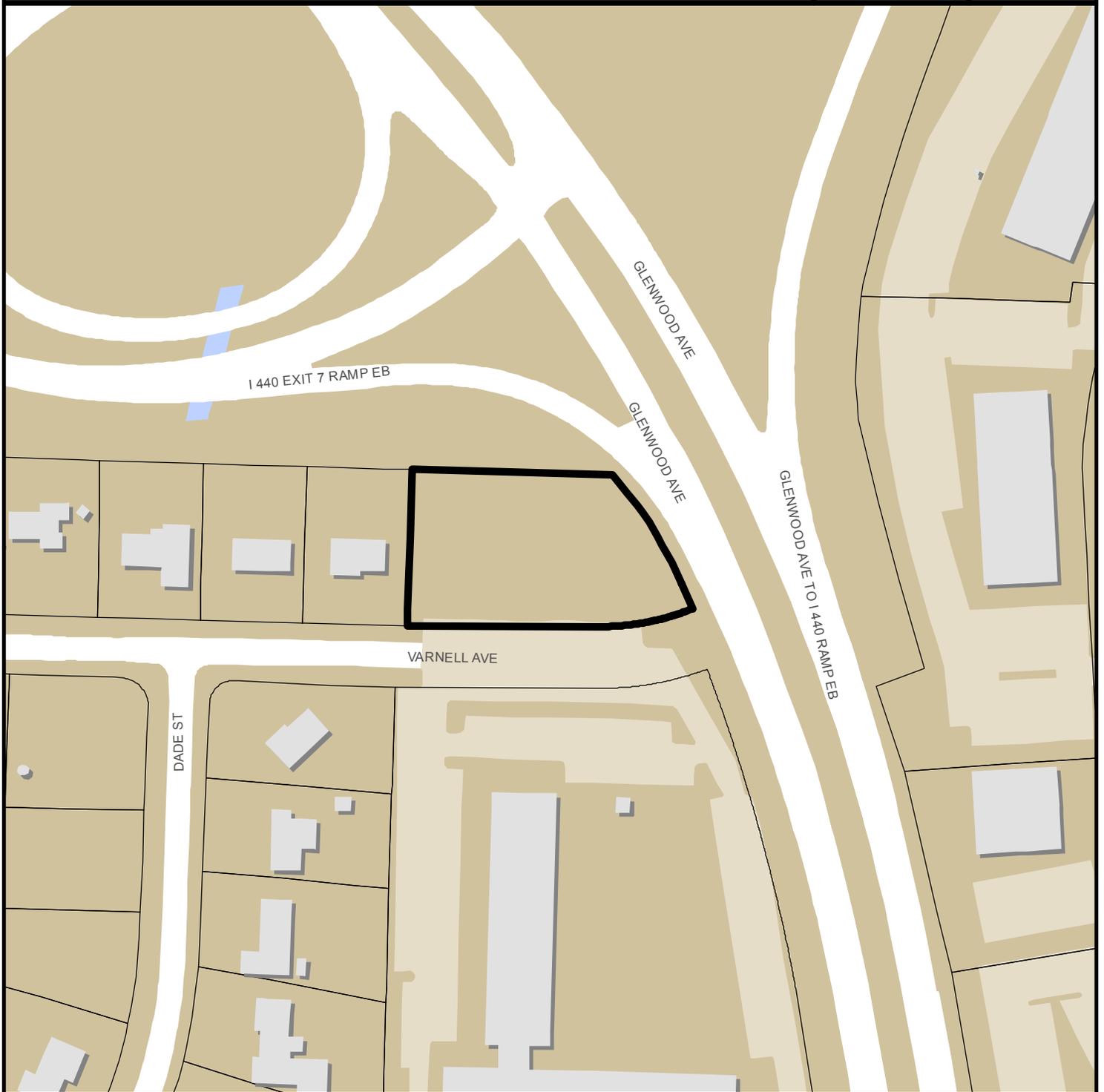


STERLING GLENWOOD PHASE II APARTMENTS SP-30-2015



Zoning: **O&I-I, SHOD-1**
CAC: **Glenwood**
Drainage Basin: **Crabtree Creek**
Acreage: **0.87**
Square Feet: **58,925**

Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**
Applicant: **Glenwood Raleigh
Apartments**
Phone: **(704) 971-4822**





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.

8-30-15

Preliminary Approvals		FOR OFFICE USE ONLY
<input type="checkbox"/> Site Plans for Planning Commission <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input checked="" 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 <i>431320</i> Assigned Project Coordinator Assigned Team Leader
* 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 **Sterling Glenwood Phase II Apartments**

Proposed Use **Residential, Multifamily Apartments**

Property Address(es) **Varnell Avenue**

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
<i>✓</i> 0795882475			

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

Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.
 Per 10-2132.2(b)(18), Residential Developments which exceed 15 dwelling units per acre withing O&I-1 require Planning Commission of City Council Approval. This project is proposing 23 dwelling units per acre as per 10-2035(d)(1)b.

CLIENT (Owner or Developer)

Company Glenwood Raleigh Apartments, LLC	Name (s) Jack Olin	
Address 4601 Park Road, Suite 450, Charlotte, NC 28209		
Phone 704.971.4822	Email jolin@grubbproperties.com	Fax 704.372.9882

CONSULTANT (Contact Person for Plans)

Company Cline Design Associates, PA	Name (s) Elliot Buff	
Address 125 N Harrington Street, Raleigh, NC 27603		
Phone 919.833.6413	Email elliottb@clinedesignassoc.com	Fax na

*Drainage - Crabtree .07 acres
 CAC Glenwood Shod 1*

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

Zoning Information	Building Information
Zoning District(s) O&I-1	Proposed building use(s) Residential
If more than one district, provide the acreage of each na	Existing Building(s) sq. ft. gross 0 sf
Overlay District SHOD-1	Proposed Building(s) sq. ft. gross 58,925 sf
Total Site Acres 0.86 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 58,925 sf
Off street parking Required 42 Provided 42	Proposed height of building(s) 49'-6"-68'-6"
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) na
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage na (site plans only)
CUD (Conditional Use District) case # Z-	

Stormwater Information

Existing Impervious Surface acres/square feet 2,037sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet 21,446sf	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input 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.

The future land use for the property is 'High Density Residential'. The existing zoning of the property allows for 25 units per acre. Without rezoning, this project is attempted to maximize the number of units per acre to get as close to this future land use as possible. To conform with buffering requirements from the adjacent single family residential, the setback of the building has been increased. This in turn allows for an increase in building heights giving the project the height needed to reach its maximum density. To reduce the amount of land devoted to parking, the project proposes to have a majority of the parking spaces below the first floor of the building. Parking most of the residents under the building allows for a minimum of surface spaces on site. Existing vegetation within the SHOD buffer between Glenwood Ave and the project is preserved to maintain the existing tree canopy. Full cutoff lights are used to minimize light intrusion on the adjacent properties and night sky lighting. LED lighting is proposed in order to be as energy efficient as possible.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached na Attached na	11. Total number of all lots na
2. Total # Of Single Family Lots na	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units 20	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units na	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots na	b) Total number of Single Family Lots
6. Total Number of Hotel Units na	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) 20	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br <input checked="" type="checkbox"/> 3br <input checked="" type="checkbox"/> 4br or more	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 23 units/acre	f) Total Number of Phases
10. Total number of Open Space (only) lots na	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 Elliot Buff 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 5/5/15

Signed _____ Date _____

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	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)	<input checked="" type="checkbox"/>				
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>		✓		
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)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
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	<input checked="" type="checkbox"/>		✓		
5. Provide the following plan sheets:	<input type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
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	<input checked="" type="checkbox"/>		✓		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		✓		
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	<input checked="" type="checkbox"/>		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
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	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
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"/>	<input checked="" type="checkbox"/>			✓

OWNER	GLENWOOD RALEIGH APARTMENTS, LLC 4601 PARK ROAD, SUITE 450 CHARLOTTE, NC 28209
DEVELOPER	GLENWOOD RALEIGH APARTMENTS, LLC 4601 PARK ROAD, SUITE 450 CHARLOTTE, NC 28209
PIN	0795882475
TOTAL ACREAGE	0.86
ZONING	O&I-1
EXISTING USE	VACANT
PROPOSED BUILDINGS	1 BUILDING
PROPOSED USE	MULTIFAMILY RESIDENTIAL
MAXIMUM DENSITY ALLOWED	21 UNITS
<i>OVERALL DENSITY NOT TO EXCEED 25 UNITS/ACRE 0.86 ACRES X 25 = 21.5 UNITS</i>	
PROPOSED DENSITY	20 UNITS (23 UNITS/ACRE)
MAX. BLDG HEIGHT ALLOWED	40' (* 1' ADD. SETBACK PER 1' HGT. ABOVE 40') OR (* 2' ADD. SETBACK PER 1' HGT. ABOVE 40' WHEN ADJACENT TO RESIDENTIAL ZONING DISTRICT)
MAX. BLDG HEIGHT (PROPOSED)	49'-6" - 68'-6" (SEE A2.00A AND A2.00B FOR CALCULATIONS AND BUILDING ENVELOPE)
REQUIRED MIN. BUILDING SETBACKS	FRONT 30' SIDE 5' REAR 20'

OPEN SPACE
(SEC. 10-2103(d))

REQUIRED 435.6 SF/DU X 20 UNITS)	8,712 SF
PROPOSED AREA	8,725 SF

REQUIRED PARKING

DWELLING UNITS	34
(17) 2-BED DU X 2 SPACES:	34
(3) 3-BED DU X 2.5 SPACES:	7.5
DWELLING UNITS SUBTOTAL:	41.5 SPACES
TOTAL PARKING SPACES REQUIRED	42 SPACES

PROPOSED PARKING

SURFACE PARKING:	18 SPACES
GROUND LEVEL PARKING UNDER BUILDING:	24 SPACES
PROPOSED PARKING TOTAL:	42 SPACES
TOTAL PARKING SPACES PROPOSED	42 SPACES

REQUIRED ACCESSIBLE PARKING

(1) TYPE A UNITS X 1.0 SPACES =	1
(2) TOTAL PARKING SPACES X 5% =	2.1
TOTAL REQUIRED ACCESSIBLE PARKING=	2 SPACES

PROPOSED ACCESSIBLE PARKING

PARKING AREA	SPACES
SURFACE	1
GROUND LEVEL	1
TOTAL	2 SPACES (1 VAN + 1 STANDARD)

TREE CONSERVATION
EXISTING SITE ACREAGE LESS THAN 2 ACRES.
NO TREE CONSERVATION REQUIRED.

WASTE MANAGEMENT
WASTE MANAGEMENT TO BE HANDLED THROUGH PRIVATE COMPANY AND COLLECTED IN ROLL
OUT BINS STORED AT THE LOWER LEVEL OF THE BUILDING

SEC. 10-2082.4(b) LANDSCAPING ALTERNATE METHODS OF COMPLIANCE
THIRTY (30%) PER CENT LOT COVERAGE LIMIT TO LANDSCAPING

EXISTING LOT AREA	37461.6 SF (0.86 ACRES)
REQUIRED AREA FOR LANDSCAPING	23,115.44 SF (0.53 ACRES)
16,533.59 SF SHOD-1 BUFFERS	
3,599.25 SF STREET PROTECTIVE YARD	
2883.8 SF TRANSITIONAL PROTECTIVE YARD	
REQUIRED LOT COVERAGE FOR LANDSCAPING	61.6% COVERAGE (0.53 ACRES/0.86 ACRES)
PROPOSED AREA FOR LANDSCAPING	12,002.05 SF (0.276 ACRES)
8711.12 SF SHOD-1 BUFFERS	
1799.03 SF STREET PROTECTIVE YARD	
1491.90 SF TRANSITIONAL PROTECTIVE YARD	
PROPOSED LOT COVERAGE FOR LANDSCAPING (30% MIN)	32% COVERAGE (0.276 ACRES/0.86 ACRES)

LANDSCAPE CALCULATIONS
SHOD BUFFER (SEC 10-2058): GLENWOOD AVENUE AND I440: 50 FT

REQUIRED (SHOD-1)	16,533.59 SF (50 FT)
PROPOSED (50% WIDTH REDUCTION)	8,711.12 SF (25 FT)
(NO SHOD BUFFER TO BE LESS THAN 20' PER SEC 10-2082.4(b))	

STREET PROTECTIVE YARD (SEC. 10-2082.5): VARNELL AVENUE: 239.87 LF
(283.96' ROW - 27.19' DRIVEWAY - 16.6' ACCESSIBLE WALK INTO SITE)

REQUIRED (239.87 LF X 15')	3,598.05 SF
PROPOSED (50% REDUCTION)	1,799.03 SF
	7.5 FT (MIN AND 25 FT (MAX))

TRANSITIONAL PROTECTIVE YARD (SEC. 10-2082.9): WEST PROPERTY LINE: 148.14 LF, TYPE C YARD
ADJOINING USE: LOW RESIDENTIAL DENSITY
PROPOSED USE: HIGH RESIDENTIAL DENSITY

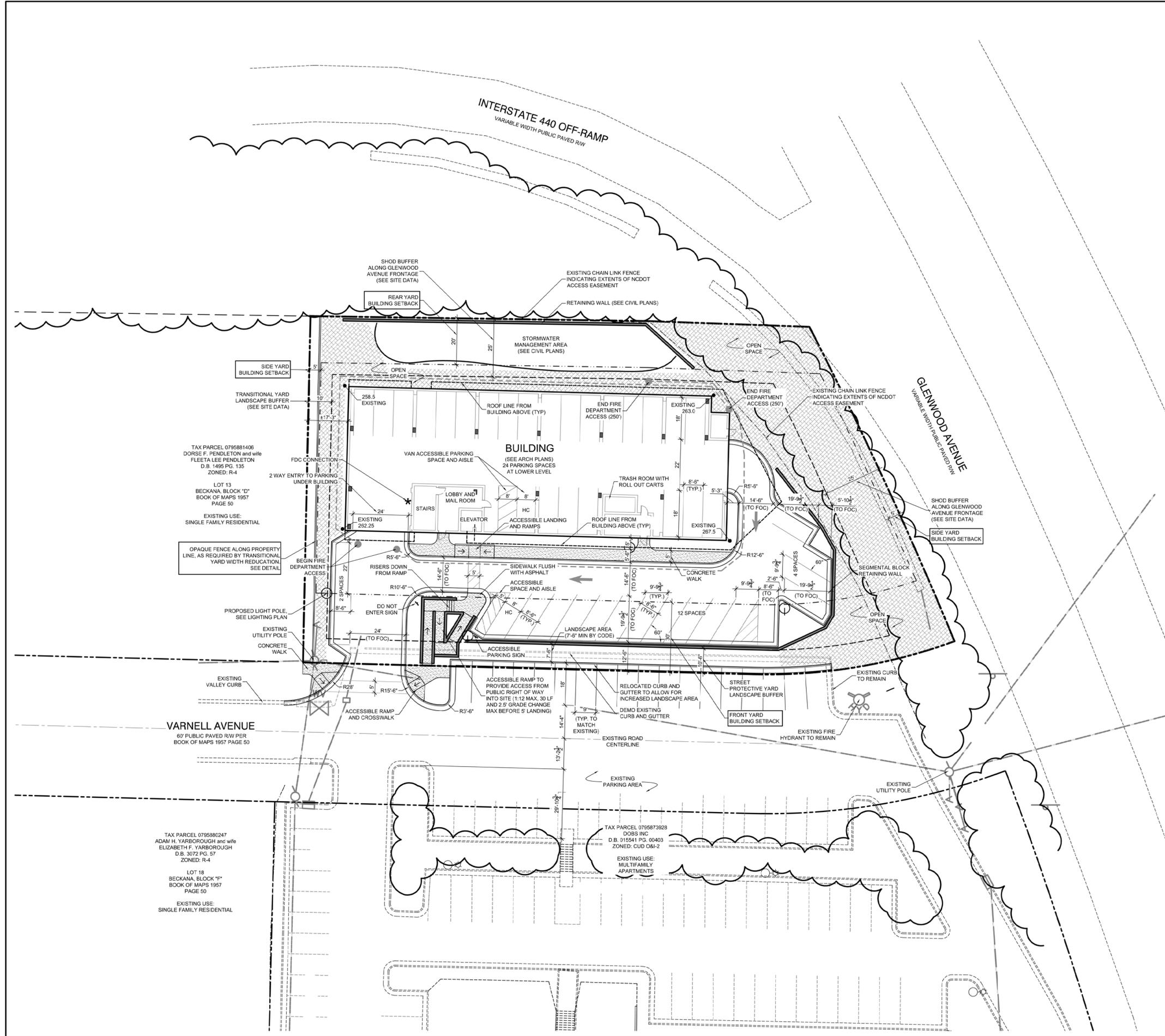
REQUIRED (149.19' X 20' TYPE C)	2983.8 SF (20 FT)
PROPOSED (50% REDUCTION)	1491.90 SF (10 FT)
	10 FT (MIN) WITH CLOSED FENCE ALONG PROPERTY LINE

PROJECT: 014119
DATE: 05.04.2015

REVISIONS:	DATE
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DRAWN BY:	EB
CHECKED BY:	ML

Preliminary Site
Layout Plan



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