

Preliminary Subdivision Application

Planning and Development

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

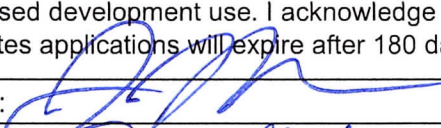
DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="radio"/> Conventional Subdivision	<input type="radio"/> Compact Development	<input type="radio"/> Conservation Development	<input type="radio"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s): SCOPE-0079-2020			
Development name (subject to approval): Garner Rd. Townhomes			
Property Address(es): 1109 & 1111 Garner Rd.			
Recorded Deed PIN(s): 1703945012, 1703935917			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: Concept 8 Holdings, LLC	Owner/Developer Name and Title: Shawn Donovan, Member Manager
Address: 307 S. Salem Street Apex, NC 27502	
Phone #: 919-601-5087	Email: shawn@concepteight.com
APPLICANT INFORMATION	
Company: RDU Consulting, PLLC	Contact Name and Title: Jason G. Meadows, P.E.
Address: P.O. Box 418 Clayton, NC 27528	
Phone #: 919-889-2614	Email: jason@rduconsulting.com

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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.885 AC	
Zoning districts (if more than one, provide acreage of each): R-10	
Overlay district: N/A	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.096 AC Square Feet: 4,182 SF	Proposed Impervious Surface: Acres: 0.585 AC Square Feet: 25,482 SF
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots: 12	Detached Attached 2
Total # of single-family lots: 12	
Proposed density for each zoning district (UDO 1.5.2.F): 13.8 UNITS/AC	
Total # of open space and/or common area lots: 1	
Total # of requested lots: 13	

SIGNATURE BLOCK	
<p>The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.</p> <p>I, <u>Jason Meadows</u> will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.</p> <p>I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.</p>	
Signature: 	Date: 5/9/2022
Printed Name: Jason Meadows	
Signature:	Date:
Printed Name:	

Please email your completed application to SiteReview@raleighnc.gov.



MAY 9, 2022
REVISED: 7/25/2022
REVISED: 9/16/2022
REVISED: 10/11/2022

CONCEPT 8 HOLDINGS, LLC
307 S. Salem St. Suite 200
Apex, NC 27502
919-601-5078
shawn@concepteight.com

NC LICENSE P-2425

PHONE: 919-889-2614

EMAIL: JASON@RDUCONSULTING.COM

P.O. BOX 418

CLAYTON, NC 27528

SITE DATA	
PROPERTY OWNER/DEVELOPER:	CONCEPT 8 HOLDINGS, LLC 307 S. SALEM ST. SUITE 200 APEX, NC 27502
SITE ADDRESS:	1109 & 1111 GARNER RD
SITE AREA:	GROSS: 38,558 SF, 0.885 AC, R/W DEDICATION: 768 SF, <u>0.017 AC.</u> NET: 37,790 SF, 0.867 AC.
WAKE COUNTY PIN #:	1703945012, 1703935917
ZONING DISTRICT:	R-10
EXISTING USE:	DETACHED SINGLE FAMILY
PROPOSED USE:	TOWNHOME BUILDING TYPE
REQUIRED SITE AREA:	3,000 SF NET SITE AREA PER UNIT: 12@3,000 SF = 36,000 SF
STREET CLASSIFICATION:	GARNER RD.: AVENUE 2-LANE DIVIDED
STREETSCAPE REQUIRED:	6' TREE LAWN 6' SIDEWALK *EX. 6' SIDEWALK AT BACK-OF-CURB - EX. POWER POLE CONFLICT)
BICYCLE PARKING REQUIRED:	4 SPACES (SHORT TERM: 1 SPACE PER 20 UNITS, MINIMUM 4)
PROVIDED:	4 SPACES
AMENITY AREA REQUIRED:	TOTAL: 3,779 SF (10%)
PROVIDED:	TOTAL: 5,030 SF (13.3%)

UDO SEC. 8.3.2.A BLOCK PERIMETER
THE LEAST RESTRICTIVE ZONING WITHIN THE BLOCK IS R-10 RESIDENTIAL. THEREFORE, IN ACCORDANCE WITH UDO 8.3.2.A.2.b, BLOCK PERIMETER IS NOT APPLICABLE DUE TO THE SITE AREA BEING 0.89 ACRES WHICH IS LESS THAN THE MIN. SITE AREA APPLICABILITY FOR R-10 ZONING.


UDO SEC. 8.3.5.D CROSS ACCESS
IN ACCORDANCE WITH UDO 8.3.5.D CROSS ACCESS REQUIREMENTS ARE NOT APPLICABLE TO THE PROPOSED DEVELOPMENT. THE PROPERTIES TO THE SOUTH CONTAIN DETACHED BUILDING TYPES. THE ADJACENT LOT TO THE NORTH CONTAINS EXISTING IMPROVEMENTS THAT EXCEED THE LAND VALUE PER TAX RECORDS.

CE-1	EXISTING CONDITIONS & DEMOLITION PLAN
CE-2.0	LOT AND EASEMENT PLAN
CE-2.1	SITE LAYOUT PLAN
CE-2.2	SIGHT DISTANCE EXHIBIT
CE-3.0	UTILITY PLAN
CE-3.1	SANITARY SEWER AND GREENWAY PHASING PLAN
CE-4.0	GRADING AND DRAINAGE PLAN
CE-4.1	STORMWATER MANAGEMENT PLAN
LA-1	LANDSCAPE PLAN
LA-2	TREE IMPACT PLAN

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Square Feet: 4,192 SF	Square Feet: 25,492 SF
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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Signature: <u>Sason Meadows</u>	Date: 5/1/2022
Printed Name: Sason Meadows	
Signature: _____	Date: _____
Printed Name: _____	

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Revisions		
Number	Description	Date
1	CITY OF RALEIGH COMMENTS	7/25/22
2	CITY OF RALEIGH COMMENTS	9/16/22
3	CITY OF RALEIGH COMMENTS	10/11/22

