

Ordinance No. (2013) 167ZC686
Effective: 4/2/13

Z-16-13/MP-1-13 – E. Davie Street, 500 block, south side, and extending south along S. East Street and Chavis Way. Approximately 2.02 acres are to be rezoned from Neighborhood Business, Residential Business, & Residential-20 partially with Planned Development District to new Planned Development District; underlying districts unchanged.

Conditions Dated: 03/26/13

Narrative of conditions being requested:

1. No development shall take place on the subject properties except in general accordance with the accompanying Master Plan, and amendments thereto approved by the City Council.

MASTER PLAN for the Stone's Warehouse Area

Planned Development Conditional Use Overlay District

Applicant & Property Owner

City of Raleigh
222 W. Hargett Street
Raleigh, NC 27601

Submitted: December 31, 2012
Amended: March 26, 2013

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A. INTRODUCTION

1. Overview

This document and the accompanying exhibits referenced herein for the Stone's Warehouse Area Master Plan (the "Master Plan") have been prepared in conjunction with the zoning of this area as a Planned Development Conditional Use Overlay District ("PDD") for the unified redevelopment of three parcels 500/510 E Davie Street (DB 09881, PG 1321); 512 East Davie Street (DB 06114, PG 0257); and 419 South East Street (DB 05574, PG 0321), collectively known as the Stone's Warehouse Area (the "Property") containing a total acreage of 2.02 acres. The two East Davie parcels will be recombined into one parcel prior to any redevelopment of the Property.

The following development standards are intended to stimulate and direct the preservation and adaptive use of the historic Stone's Warehouse at 510 East Davie Street and to introduce new context-sensitive, infill development entirely within the footprint of the three existing buildings. The goal of this Master Plan is to create and implement a pedestrian-oriented, mixed-use Planned Development Conditional Use Overlay District (PDD) consistent with the policy directives outlined in the 2030 Comprehensive Plan.

2. Location and Context

The Property is within the half block area bounded by South East Street, East Davie Street, and Chavis Way. For a graphic depiction of the area to be rezoned, please refer to the existing conditions exhibit submitted with this Master Plan (the "Existing Conditions"). The Property is currently a site containing three warehouse buildings, two vacant and severely blighted and one blighted but currently in use totaling 37,652 square feet. The building in use is a 5,000 square foot office facility (currently a senior health care clinic).

The Property lies within Area Plan 15, Olde East Raleigh, of the 2030 Comprehensive Plan for the City of Raleigh, and was planned using Policy AP-OER 5: "Olde East Raleigh at East and Davie Streets: Encourage two to three story mixed-use development (small-scale Office, Retail, and/or Moderate-Density Residential) at the corner of East Street and Davie Street (known as the Stone Warehouse Site)." The Property also lies one block away from the Downtown Overlay District, giving credence to the urban context of this site. The historic Carolina Coach Garage and Shops (also known as "Stone's Warehouse"), located at 510 E Davie Street, is individually listed in the National Register of Historic Places. The Property is adjacent to the Chavis Way greenway which provides convenient, pedestrian connection between the Property and Chavis Park.

The Property is located within two blocks of the Moore Square Historic Overlay District, Prince Hall Historic Overlay District, and the East Raleigh-South Park National Register Historic District. The Property also lies within the "Southeast Raleigh Revitalization Focus Area". Finally, the Property lies directly within a "Cultural Enterprise Zone" consisting of numerous arts and cultural organizations and resources, from Artspace to the Chavis Park. This Master Plan is intended to recognize and incorporate policies, practices, and initiative associated with each of the above.

3. The Development Concept

The development concept is designed to promote and achieve the scale and mixture of land uses called for in the 2030 Comprehensive Plan for Area 15: Olde East Raleigh.

The centerpiece of the development will be the rehabilitation and adaptive use of the Stone's Warehouse building at 510 East Davie Street. The majority of the Property will be residential, proposed as 49 dwelling units. However, in accordance with Section I of this Master Plan, the actual number of units may vary.

The existing office space in a portion of 512 E. Davie Street will remain non-residential. The City of Raleigh is the current owner of the property, and the current tenant is Rex Senior Health Care. In order to accommodate such mixed-use, the Development will be served by two access points to on-grade parking. To accommodate urban intensity on the 2.02 acres, the PDD will allow shared parking, reduced open space, and an alternate transitional protective yard, consistent with the City of Raleigh Code, and waive the need for an extra parking space for residences which have a home occupation permit.

B. SUMMARY INFORMATION

DEVELOPMENT NAME: Stone's Warehouse Area Master Plan

WAKE COUNTY PROPERTY IDENTIFICATION: PIN #, Deed Book #, and Deed Page #:

500/510 E Davie Street: 1703971116 000, 09881, 1321

512 E Davie Street: 1703972121 000, 06114, 0257

419 S East Street: 1703971002 000, 05574, 0321

EXISTING ZONING DISTRICTS: NB, RB, and R-20, partially with Planned Development Overlay District (PDD)

PROPOSED ZONING DISTRICTS: NB, RB, and R-20 with **Planned Development Conditional Use Overlay District (PDD)**

INSIDE CITY LIMITS? Yes

OWNER/ CLIENT:

Owner: City of Raleigh
Address: 222 W. Hargett St, Raleigh, NC 27601
Telephone: (919) 996-3070
E-Mail Address: Russell.Allen@raleighnc.gov

Initial (pass through) ground lease to:

Address: Preservation North Carolina (PNC)
 c/o Myrick Howard
 PO Box 27644
 200 Fayetteville Street, Suite 200
 Raleigh, NC 27611-7644
 Telephone: (919) 832-3652
 Fax: (919) 832-1651
 E-mail: info@presncorg
 Web: www.PreservationNC.org

Lessee(s): Ground lease assigned from PNC to Landmark Asset Services, Inc.
 for NCHFA tax credit application, then to:
 Raleigh Arts Village, LLC (c/o R.Taylor Stanfield)
 Address: 406 E. Fourth Street
 Winston-Salem, NC 27101
 Telephone: (336) 722-9871
 FAX: (336) 722-3603
 E-mail: Taylor@landmarkdevelopment.biz
 Web: www.landmarkdevelopment.biz

CONSULTANTS (Persons to contact regarding questions or revisions to the plan):

Name:	Vann Joines, MSRED, JOIN, llc	Rex H. Todd, AICP, EDFP
Address:	659 Edwards Ridge Road Chapel Hill, NC 27517	132 Luxorwind Drive Garner, NC 27529
Telephone:	(504) 410-6250	(919) 621-3563
FAX:	N/A	(919) 882-1255
E-Mail:	vannjoines@gmail.com	xerddot@yahoo.com

TOTAL SITE ACREAGE: 2.02

RESIDENTIAL/NON-RESIDENTIAL	Total residential units:	49
ACRES: 1.74	Multi-family units:	49
	Single-family lots:	none
	Congregate Care equivalent dwelling units:	none
	Maximum residential density:	28 units/acre

NON-RESIDENTIAL Building sq. ft.: **5,918**
 (5,000 existing + 918 reserved for expansion)

OPEN SPACE ACRES: 0.21 (10.5% of site)

OWNER'S SIGNATURE:

(Owner or authorized agent of all property within the Master Plan area)

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.

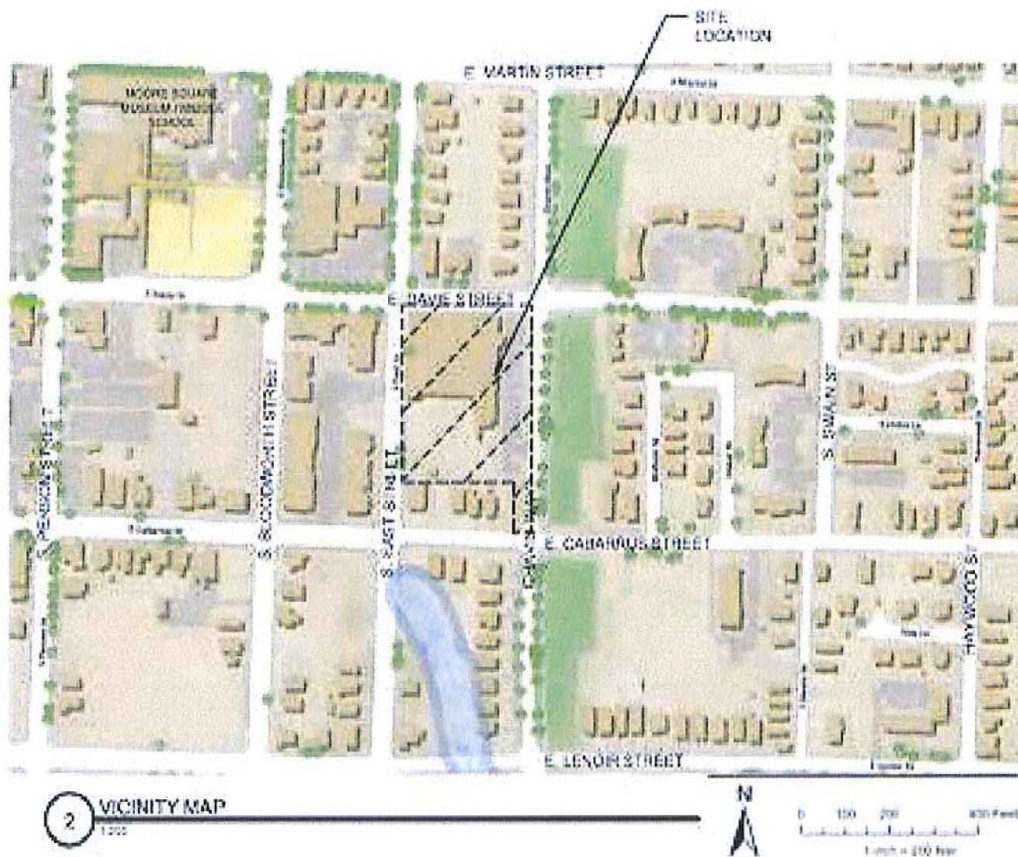
I hereby designate Michele Grant - Comm. Dev. Dir. to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

Date: 3/26/13

Signed: *Russell Allen*

Printed Owner's name Russell Allen, City Manager

C. VICINITY MAP



D. PROPOSED USES

1. Land Uses:

Only the following uses shall be permitted:

- A. Multi-family residential development
- B. Home occupations (including live/work)
- C. Recreational uses: non-governmental not-for-profit and governmental
- D. Art gallery
- E. Church, synagogue, religious education building
- F. Civic club
- G. Day care facility
- H. Office (all types)
- I. Beauty, nails & manicure, cosmetic art & barbershop
- J. Personal service (all types)
- K. Supportive Housing Residence (Americans with Disabilities Act)

Any permitted use shall be allowed so long as they do not generate traffic exceeding the maximums identified in the submitted Traffic Impact Analysis. Uses C. through K. are limited to combined total of 5,918 square feet, and any such uses shall meet the City's minimum parking standards.

2. Open Space:

Open space is provided by the area directly south of 500 and 510 E Davie Street, equivalent to 0.21 acres or 10.5% of the total PDD. Because of the urban nature of the area and the immediate adjacency of the Chavis Greenway area, and the recreation areas at the nearby Chavis Park, the City Council is being asked to vary the requirement of 15% open space in accordance with City Code Section 10-2057 (f) (4) c.

3. Vehicular Parking:

Given the urban, mixed-use, pedestrian friendly concept of the Development, the parking requirements applicable to this Master Plan shall be reduced in accordance with Section 10-2057 (f)(4) h to one space per residential dwelling unit, nighttime shared parking with the office use will be allowed, and no additional off-street parking shall be required for those who obtain home occupation permits. All other uses shall remain consistent with the required parking as set forth in the Code.

As shown in the accompanying parking study, these reductions are justified in part due to the close proximity of the Property to the numerous amenities of downtown Raleigh, including a public bus stop on the 500 block of East Davie Street.

E. LAND USE INTENSITY (Area, Density and Bulk)

1. Minimum Net Lot Area: The net lot area for the proposed development is 2.02 acres or 87,991.2 square feet. At 43,560 square feet per acre, the net lot area for each of the 49 units is 1,795.74 square feet, satisfying the Code requirement of at least 1,500 square feet.

2. Maximum Net Density per Net Acre: The maximum net density per net acre proposed is 24.258 units per acre.

3. Floor Area: The Master Plan proposes 58,336 square feet of multi-family development and related community space and other tenant amenities developed inside the footprint of the three existing structures. The historic Stone's Warehouse at 510 E. Davie St. building will remain as is, and the additional density will be achieved by building two additional floors on the 500 E. Davie St. building (next to S. East St.) and by building two additional stories on the rear portion of the building occupied currently by Rex Health Care (the 512 E. Davie St. building). The existing 5,000 sf space of office space will remain, with 918 additional sf provided as a horizontal expansion within the existing rear portion of the building, under the proposed residential floors to be constructed above it. Built on 1.74 acres (75,794.4 square feet), the total floor area is 62,708, for a FAR of 0.8273.

4. Building Lot Coverage: The building footprint of the three existing buildings in which all development will take place totals 37,652 square feet, yielding a building lot coverage of 49.8.

5. Limitation on Impervious Area: The total impervious surface of the existing building rooftops is 37,652 and proposed parking is 23,563, for a total of 61,215 sf. Allowing 10% for sidewalks and paving inside the recreational playground area, the total impervious surface area is 67,336 sf. With a total development area of 87,991.2 sf, the Impervious Surface Ratio is 76.53%. To provide flexibility of design at the proposed intensity, the maximum impervious surface proposed under this Master Plan is 85%.

6. Building Number and Height Limitations: The maximum number of buildings is three. Existing building footprints will remain unchanged. Maximum building height in the Master Plan area is three (3) stories or 50 feet, whichever is less per Code. The existing structures located on the Properties shall not be demolished or moved. However, if a structure is damaged or destroyed as a result of the exercise of eminent domain; man-made acts, or act of casualty such as fire, accident, explosion, flood, lightning, wind or other calamity or natural act, the owner of the property shall not be obligated to restore, rebuild or reconstruct the structure to its previous condition.

7. Building Materials: Following the adoption of this PDD, no Exterior Insulation Finish System (EIFS) or similar synthetic stucco materials shall be installed on any site buildings.

Stone's Warehouse (National Register property) –

Exterior building materials will remain the same as the existing, with any repair or replacement, and exterior finishes, to be consistent with the Secretary of the Interior's Standards for Rehabilitation.

Other site buildings –

Exterior materials of the ground floors will be the same as the existing (masonry, brick, metal, or glass). Upper story additions may use the aforementioned materials as well as hardiplank or other cementitious siding or panels, provided that such cementitious materials do not cover more than 60% of each upper story building wall, per floor. Additionally, a minimum of 20% of all upper story building walls shall be covered in brick, stone, metal, or precast masonry.

8. Historic Preservation and Building Design: All three of the existing structures on the site will be adaptively reused, though all building footprints will remain unchanged. Some initial modifications will be required at the rear of 512 E. Davie Street to bear the load of new construction above it. Modifications to the interior of 512 E. Davie may be undertaken at some future time, to accommodate expansion. At least one primary building entrance shall be provided facing each respective adjacent street.

Stone's Warehouse at 510 East Davie Street–

All renovation will be consistent with the Secretary of the Interior's Standards for Rehabilitation.

Other site buildings – 500 and 512 East Davie Street

Residential uses – Renovation will include the following modifications:

On the ground floors, new doors and windows are permitted in accordance with the following:

On S. East Street, a minimum transparency of 20 percent shall be provided, calculated across the combined ground floor facades of all buildings along the same right-of-way.

On E. Davie Street, a minimum transparency of 50 percent shall be provided, calculated across the combined ground floor facades of all buildings along the same right-of-way.

On all upper floors, a minimum transparency of 20 percent shall be provided.

On open, flat rooftops adjacent to new upper floors, space may be designed and constructed to permit safe, active outdoor use by building residents.

Non-residential uses – Renovation will include the following modifications:

On S. East Street and Chavis Way, a minimum transparency of 20 percent shall be provided, calculated across the combined ground floor facades of all buildings along the same right-of-way, except the façade of the space currently occupied by Rex Healthcare.

On E. Davie Street, a minimum transparency of 50 percent shall be provided, calculated across the combined ground floor facades of all buildings along the same right-of-way, except the façade of the space currently occupied by Rex Healthcare.

New architectural features such as entry ramps, stoops, canopies, awnings, and balconies may be added. Awnings and canopies shall only be constructed of non-combustible, mildew-resistant and non-corrosive materials; vinyl and untreated/ uncoated canvas are prohibited.

9. Protective Yards/Buffers: A transitional protective yard shall be provided along the south boundary of the Property adjoining the following properties described in Deed Book 7145 Page, Deed Book 14790 Page 292, Deed Book 11903 page 332 and Deed Book 7566 Page 122 Wake County Registry, and shall be no less than 10 feet in width with a closed) fence six feet in height parallel to the adjoining property lines. As the yard width required by Code is 20 feet, plant materials and density of plantings shall be determined via the filing of request for an alternate In Section H. of this Master Plan.

Although South East Street is classified as a minor thoroughfare, it may still be considered a pedestrian-oriented street because of its existing sidewalk. The parking lot proposed along this street will not dominate its frontage, since it consumes only 18% of the distance from East Davie St. to E. Cabarrus St.

With no vehicular access onto S. East St., the parking lot will not interrupt any pedestrian routes (sidewalks). Being setback 10 feet from the street right-of-way, it will not negatively impact the

surrounding developments in any way, especially since the setback area will be screened using landscaping according to City ordinance. In addition, the majority of the parking lot is located in the interior of the block sandwiched between a playground planned for the rear of 500-510-and 512 E. Davie St. on its north and the residences that face E. Cabarrus St. on its south.

The parking lot will not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less. The parking lot is only 60 feet wide.

10. Yards/Building Setback: Consistent with existing building footprints, building setbacks on the Property shall correspond to the following:

	<u>Minimum</u>	<u>Maximum</u>
E. Davie Street frontage	0	0
S. East Street frontage	0	0
Chavis Way frontage	0	100 feet
South boundary of Property	90 feet	(none)

11. Classified Areas: No areas classified as floodway, floodway fringe, and alluvial soils boundaries, flood storage easements and watercourse buffer yards are located on the site.

12. Significant Areas: Portions of the Property identified as being geographically, topographically, hydrologically, environmentally, historically or archaeologically significant are limited to the following:

Historical: The former Carolina Coach Garage and Shops building (Stone's Warehouse, 510 E. Davie St.) is listed in the National Register of Historic Places. The building shall be renovated consistent with the Secretary of Interior's Standards for Rehabilitation.

Environmental: There is some evidence that minor environmental remediation will need to occur.

13. Tree Conservation: All lots are currently less than two acres in size and will remain less than two acres in size for this development. No tree conservation is provided, in accordance with City Code.

14. Public Art: As the Property is City-owned and shall remain so, one-half of one percent of the project construction costs shall at the discretion of the City Council be allocated to funding on-site public art, the review and approval of which shall be made by the Public Art and Design Board of the Raleigh Arts Commission.

15. Overhead Utility Lines: At the expense of the property owner, wherever possible, overhead lines should be consolidated with the intention of removing any utility poles on site which subsequently prove unneeded. Ultimately, when resources permit, all site utility lines should be placed underground.

F. INFRASTRUCTURE

1. Transportation:

a. Traffic Impact Analysis: Kimley-Horn and Associates, Inc. performed a Traffic Impact Analysis dated December 31, 2012, which accompanies this Master Plan. Table 1, page 2 of that document indicates that 49 multi-family residential units and a medical office building at 6.620 sf, “has the potential to generate approximately 261 new daily trips in and 261 new daily trips out with 14 new trips entering and 27 new trips exiting in the AM peak hour and 28 new trips entering and 25 new trips exiting in the PM peak hour.

b. Circulation Plan: The Vehicular Circulation Plan is presented in detail in the aforementioned Kimley-Horn report. The Recommendations section of that document concludes that “the proposed site generates a relatively low volume of new trips. Based on the capacity analyses presented (in the report), all study intersections are expected to operate at acceptable levels of service. Therefore, there are no recommended improvements associated with the development of the Master Plan area. Existing driveways locations are to remain in place, with no subsequent alterations. Pedestrian circulation is illustrated in the accompanying Land Use, Open Space, and Circulation map.

c. Right-of-Way Dedication: S. East and E. Davie streets are listed in the Comprehensive Plan as Minor Thoroughfares requiring 80 feet of right-of-way. This dedication shall be provided where possible, and a design exception will be requested for the area where the building limits the ability to dedicate the right-of-way. In the event that the City dissolves this additional right-of-way requirement, under this Master Plan, the development reserves the right to reclaim the area which had been subject to additional right-of-way designation, for additional parking.

2. Public Utilities: As indicated in the attached Utilities Notes by Fleming Engineering, Inc., the water utilities enter the property in the 512 E. Davie Street building on the side facing Chavis Way, with a 4-inch water line. A 12-inch water line runs immediately in front of the building on E. Davie Street. Fire hydrants are located at the corner of Chavis Way and E. Davie Street and across E. Davie to the north on Chavis Way and on S. East Street. A 6-inch sewer line is also located in the right of way of Chavis Way, E. Davie Street and S. East Street. The buildings may be served from all these utilities as feasible and building code compliant.

3. Stormwater Management: The Property is located in the Walnut Creek Watershed and Upper Neuse River Basin. The Neuse River Basin has been designated as a Nutrient Sensitive Water (NSW) area. The NSW strategy requires that there be no increase in peak flow leaving the developed site from the new predevelopment conditions for the 2-year and 10-year design storm.

Stormwater management requirements in Chapter 9, Section 10 of the City Code for peak discharge rate, nitrogen and phosphorous export load limitations will be met.

The only increase in stormwater discharge anticipated will be generated by the additional parking lot. The prescribed solution will conform to the City’ standards and specifications, including any applicable screening regulations.

4. Signage: Signage within this development will be based upon Code standards applicable to the Thoroughfare zoning district, and shall be consistent with the items 43 through 52 of the Downtown Urban Design Guidelines (Table DT-1 of the Raleigh Comprehensive Plan):

43. Signage will be compatible in scale, style, and composition with the building or storefront design as a whole.
44. Diverse graphic solutions are encouraged to help create the sense of uniqueness and discovery found in an urban, mixed-use environment.
45. All mechanical and electrical mechanisms will be concealed.
46. Signs will not obscure a building's important architectural features, particularly in the case of historic buildings.
47. Signs will be constructed with durable materials and quality manufacturing.
48. Sign bands above transom and on awnings are preferred signage locations.
49. Only the business name, street address, building name and logo will be on an awning or canopy. The lettering shall not exceed 40% of the awning area or canopy area.
50. Illuminated signs shall avoid the colors red, yellow, and green when adjacent to a light controlled vehicular intersection.
51. Allowed sign types: channel letter signs, silhouette signs (reverse channel), individualized letter signs, projecting signs, canopy / marquee signs, logo signs, awning signs, interior window signs.
52. Discouraged sign types: signs constructed of paper, cardboard, styrofoam type materials, formed plastic, injected molded plastic, or other such materials that do not provide a sense of permanence or quality; signs attached with suction cups or tape; signs constructed of luminous vacuum formed plastic letters; signs with smoke emitting components. Changeable copy signs are prohibited.

5. Lighting: All exterior lighting fixtures shall be full cut-off (i.e., emit no light above the horizontal plane of the fixture). Pole-mounted fixtures shall be limited to a maximum height of eighteen (18) feet. A maximum of 2.0 footcandles shall be permitted on site (with a maximum of 0.5 footcandle and house side shields provided adjacent to any residential properties neighboring the Property). Light sources are limited to a maximum color temperature of 4,100 Kelvin.

6. Bicycle racks: Bicycle racks shall be provided at a minimum rate of 1 space provided per every 10 dwelling units, and 1 space provided per every 5,000 square feet of office space. Bicycle racks shall be located within 50 feet of primary building entrances.

G. DEVELOPMENT MANAGEMENT

1. Unified Approach: The property will be developed by one developer. However, the City of Raleigh shall act as lessor for the 5,000 sq.ft. if 512 E Davie Street currently occupied by Rex Senior Healthcare and the additional 918 sq.ft. of expansion space, and thus will retain authority over all proposed modifications made to that portion of 512 E. Davie Street, selection of tenants, and leasing of that address to a third party.

2. Phasing An additional 918 square feet of interior expansion space is allowed for 512 East Davie Street. If that expansion happens after the Master Plan redevelopment has occurred, then compliance and phasing will fall on the owner, currently the City of Raleigh.

H. ALTERNATIVES REQUIRED PURSUANT TO CODE

1. Off-Street parking Requirements:

The Master Plan provides one space per residential dwelling unit and no additional parking space for units which have a home occupation permit. Detail is provided in the accompanying parking study. Off-street parking for all other uses shall remain consistent with the Code.

2. Transitional Protective Yard:

A Type "C" transitional protective yard (6 trees and 80 shrubs per 100 linear feet) shall be provided along the south boundary of the Property, and shall be no less than 10 feet in width with a closed (opaque) fence six feet in height parallel to the adjoining property lines.

3 Open Space:

Open space shall be provided per the Open Space plan accompanying this Master Plan.

4. Street Trees:

All street tree plantings shall meet the tree and landscape Development Specifications of the City of Raleigh, and shall be performed in consultation with the City Forester. Any tree grates shall be ADA-compliant. Shade trees shall be planted on E. Davie Street a minimum of 30 feet and maximum of 60 feet on center linear feet of street. On S. East Street, if existing overhead utility lines are removed, the same standards shall apply; if the overhead lines remain, understory and/or ornamental trees shall be installed a minimum of 30 feet on center, and maximum of 60 feet on center linear feet of street. Planting locations shall correspond with visual breaks in the respective building façade immediately behind; e.g., in front of blank vertical wall surfaces (i.e., larger spaces between window openings), or at downspouts, corners, parapet line changes, etc. No tree shall be located directly in front of a primary building entrance.

5. Sidewalk on Chavis Way:

Per the accompanying pedestrian access plan, no new sidewalk shall be required or installed along the right-of-way at the west side of Chavis Way. Existing streetyard trees and shrubs there shall be retained.

I. AMENDMENTS AND REVISIONS

Any amendment to the approved PDD Master Plan shall follow these procedures.

1. Administrative Amendments:

Staff shall administratively approve Master Plan amendments that propose any of the following alterations.

- a. An increase or decrease to the allowable residential density, total number of dwelling units not to exceed ten (10) percent.
- b. An increase or decrease to the minimum required non-residential square footage or maximum permitted non-residential square footage, not to exceed ten (10) percent.
- c. An increase to allowable height (as measured in feet), provided the increase does not exceed the maximum number of feet permitted by story in the height categories contained within

Codes. Staff may not administratively approve an increase in number of stories as specified in the Master Plan.

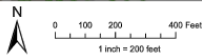
- d. A transfer of non-residential floor area or residential dwelling units, from one area to another, not to exceed a twenty (20) percent maximum for each standard.
- e. Minor adjustments in location of building, parking and open space areas. A minor adjustment shall be a modification in orientation or distance to property line; however, the adjustment shall not exceed one hundred (100) feet in distance from the approved location, and shall not be any located any closer than fifty (50) feet to the boundary of the Planned Development district. However, where a building or parking area is shown on the approved Master Plan within fifty (50) feet of a property line, the building or parking area adjustment may not be located any closer to the property line than as shown on the approved Master Plan. An adjustment to the location of transit facilities is permitted, provided the adjustment occurs prior to the recordation of the transit easement.
- f. An exchange of open space area, provided the exchanged properties are of like acreage, value and utility and that no tree conservation or open space map has been recorded for the requested exchanged properties with register of deeds office in the county where the property is located.
- g. An exchange of above ground stormwater control facilities of like size. Staff may not administratively approve the relocation of an above ground stormwater facility to a location closer than 50 feet from the boundary of the Planned Development district boundary.
- h. A relocation of access points, driveways or sidewalks either within or outside of the public right-of-way with the concurrence of the Transportation Division.
- i. A relocation of a fence, wall, sign or utility. Fences or walls required for transition areas or buffer yards may not be removed or relocated to an area that conflict with the buffering requirement.
- j. Any requirement associated with a permitted change must be shown on the Master Plan. By example, if a ten percent increase in density requires a different street cross section, the street cross section must be updated on the street and block plan.

2. Non-Administrative Amendments:

Any amendment not listed in Section I.1 above shall be subject to the rezoning process.



1 VICINITY MAP
1:200



DRAWING LIST

DRAWING NO.	DRAWING TITLE	DATE	BY	CHKD
1	VICINITY MAP & EXISTING CONDITIONS	3/26/13		
2	ZONING INFORMATION & LAND USE			
3	UTILITY PLAN			
4	GRADING PLAN			
5	BUILDING MASSING ELEVATION			

SUMMARY INFORMATION

DEVELOPMENT NAME: Stone's Warehouse Area

WAKE COUNTY PROPERTY IDENTIFICATION # (pin):
 500 E Davie Street: 1703971116 000
 512 E Davie Street: 1703972121 000
 419 S East Street: 1703971002 000

DEED BOOK #
 06881
 06114
 05574

DEED PAGE #
 1321
 0257
 0321

EXISTING ZONING DISTRICTS(S): NB, RB, and R-20 partially w/ PDD overlay

PROPOSED ZONING DISTRICT(S): NB, RB, and R-20 partially w/ PDD overlay

INSIDE CITY LIMITS? Yes

CLIENT (Owner or Developer)

Name(s) Owner of the Land and Improvements: City of Raleigh
 Address: 222 W. Hargett St, Raleigh, NC

Name(s) Owner of the Development: Initial ground lease to Preservation North Carolina (PNC), c/o Myrick Howard,

Address: PO Box 27044, 200 Fayetteville St, Suite 200, Raleigh, NC 27611-7044

Telephone: (919) 832-3652 Fax: (919) 832-1851 email: info@presnc.org www.PreservationNC.org

Name(s) Lessee(s): Ground lease assigned from PNC to Landmark Asset Services, Inc. for NCHA tax credit application, then ultimately to the development entity, Raleigh Arts Village, LLC (c/o Taylor Stanfield)

Address: 408 E. Fourth St, Winston-Salem, NC 27101

Telephone: (336) 722-8871 FAX: (336) 722-3803

E-Mail Address: Taylor@landmarkdevelopment.biz www.landmarkdevelopment.biz

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

Name(s) Vann Joiner, MSRED, JOIN, Inc.

Address: 850 Edwards Ridge Rd, Chapel Hill, NC 27517

Telephone: 504 410-6250 FAX: N/A

E-Mail Address: vannjoiner@gmail.com

Rex H. Todd, AICP, EDFF

Address: 132 Luxorwind Dr., Garner, NC 27520

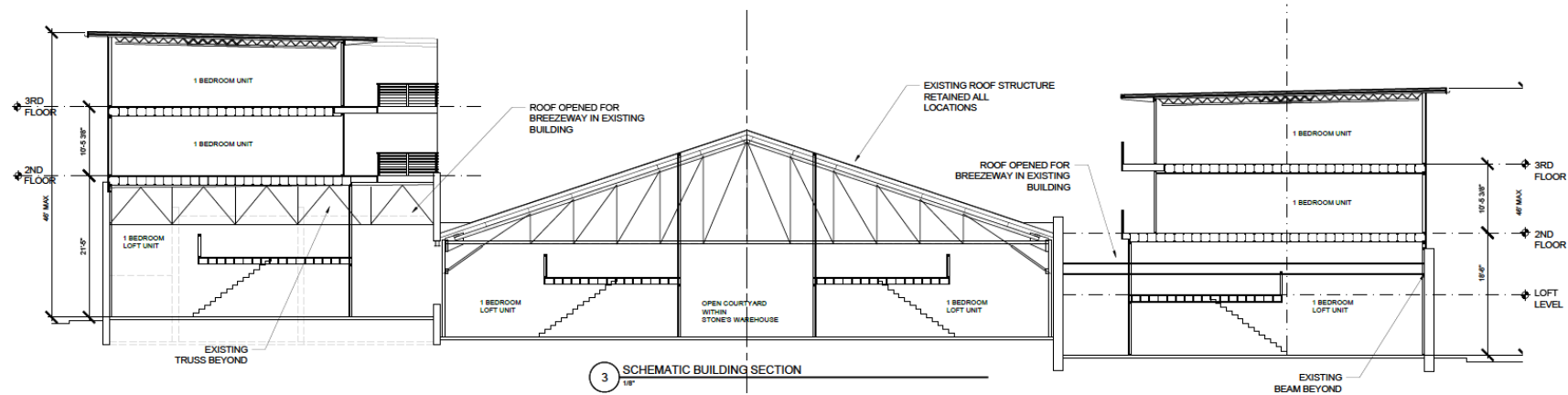
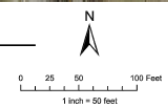
Telephone: (919) 621-3563 FAX: (919) 882-1255

E-Mail Address: xerddot@yahoo.com

TOTAL SITE ACRE: 2.02



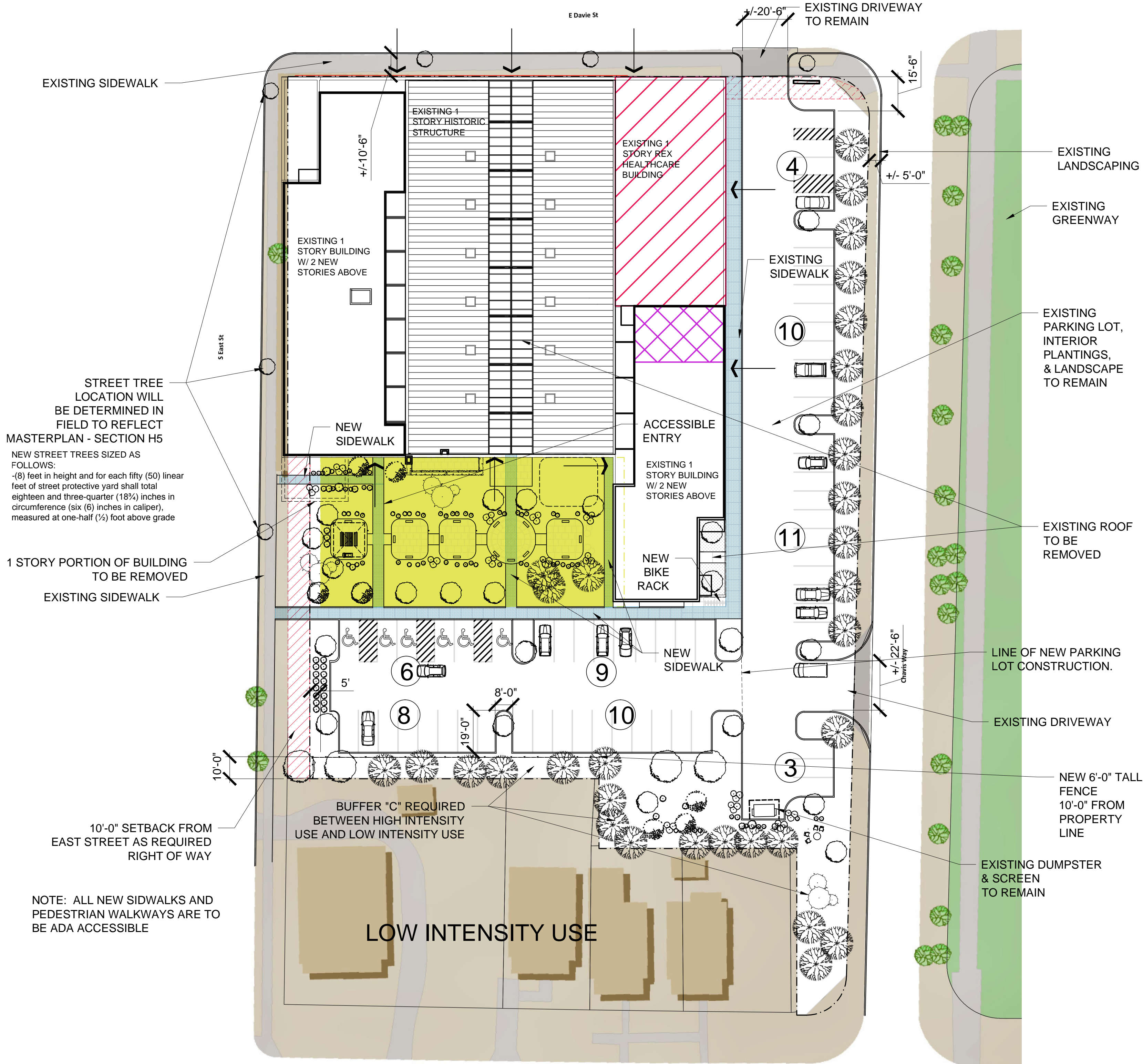
2 EXISTING CONDITIONS
1:50



3 SCHEMATIC BUILDING SECTION
1/8"

STONE'S WAREHOUSE AREA RALEIGH, NC

DATE
3/26/13
SHEET TITLE
VICINITY MAP &
EXISTING CONDITIONS



2 LAND USE / OPEN SPACE / CIRCULATION PLAN
1:30

VEHICULAR USE CALCULATIONS

TOTAL VEHICULAR USE AREA: 23,563 SF
TOTAL EXISTING VEHICULAR USE AREA: 12,439 SF
TOTAL EXPANSION VEHICULAR USE AREA: 11,124 SF (47% EXPANSION)

INTERIOR TREES REQUIRED: 1 TREE PER 2800 SF = 8 TREES
INTERIOR TREES PROVIDED: 13 TREES (MARKED W/ NUMBERS ON PLAN)

PROPOSED USE IS HIGH INTENSITY. USES ON SOUTHERN SIDE OF PROPERTY ARE LOW INTENSITY. BUFFER "C" IS REQUIRED AND WILL BE PROVIDED.

UNIT CALCULATIONS

1ST FLOOR
1 BR UNITS = 23
2 BR UNITS = 04
TOTAL = 27 UNITS

2ND & 3RD FLOOR
1 BR UNITS = 07 PER FLOOR = 14
2 BR UNITS = 04 PER FLOOR = 08
TOTAL = 22 UNITS

TOTAL UNITS IN PROJECT = 49 UNITS

PARKING COUNT

NEW RESIDENTIAL PARKING @ 1 per unit = 49, 16 ACHIEVED BY SHARED PARKING.
EXISTING REX HEALTHCARE PARKING, 28, W/ 16 ACHIEVED BY SHARED PARKING.
TOTAL DESIRED 77, LESS THAN TOTAL PROVIDED 61 = SHARED 11 WITH AGREEMENT
REX HEALTHCARE 1/9/2013. PARKING STUDY INDICATES RESIDENTIAL ONLY NEEDS
33 AT PEAK VOLUME PLUS REX HEALTHCARE'S 28 = 61.
TOTAL SPACES PROVIDED = 61 SPACES (10 DEDICATED H.C. ACCESSIBLE)

AREA AND DENSITY SUMMARY

TOTAL PROPERTY ACREAGE = 2.02
TOTAL UNITS PROPOSED = 49
RESIDENTIAL DENSITY = 24.25 UNITS PER ACRE

BUILDING LOT COVERAGE = 37,652 SF
THE BUILDING COVERS 43% OF THE LOT

BUILDING AREA
1ST FLOOR AREA = 37,652 SF
2ND FLOOR AREA = 12,528 SF
3RD FLOOR AREA = 12,528 SF

TOTAL BUILDING AREA = 62,708 SF

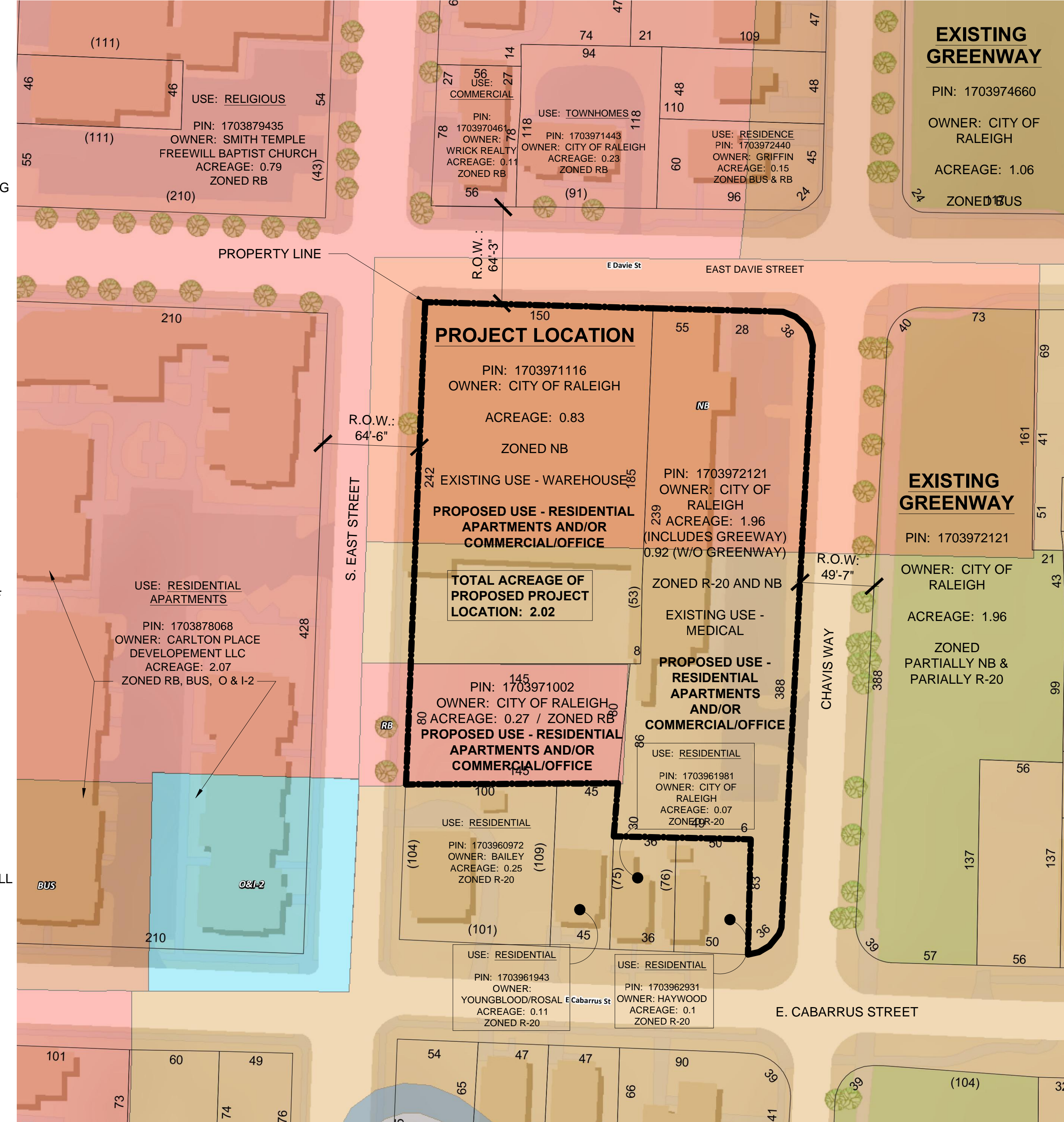
FLOOR AREA RATIO = 71%

OPEN SPACE
TOTAL OPEN SPACE (REPRESENTED BY YELLOW SHADING) = 9,259 SF - 10.5% OF TOTAL 2.02 ACRE SITE

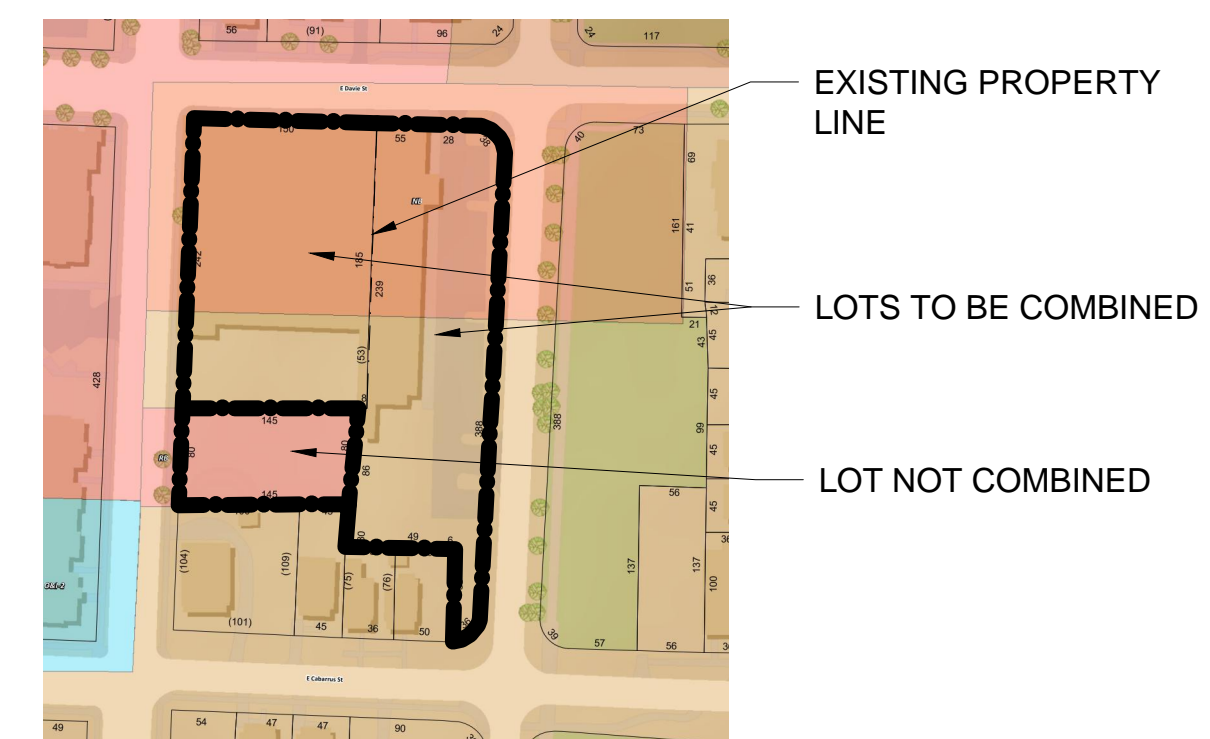
TREE CONSERVATION AREA
ALL LOTS ARE CURRENTLY LESS THAN 2 ACRES IN SIZE AND WILL REMAIN LESS THAN 2 ACRES IN SIZE FOR THE DEVELOPMENT. NO TREE CONSERVATION IS PROVIDED IN ACCORDANCE WITH 10-2082.14.

PLAN LEGEND

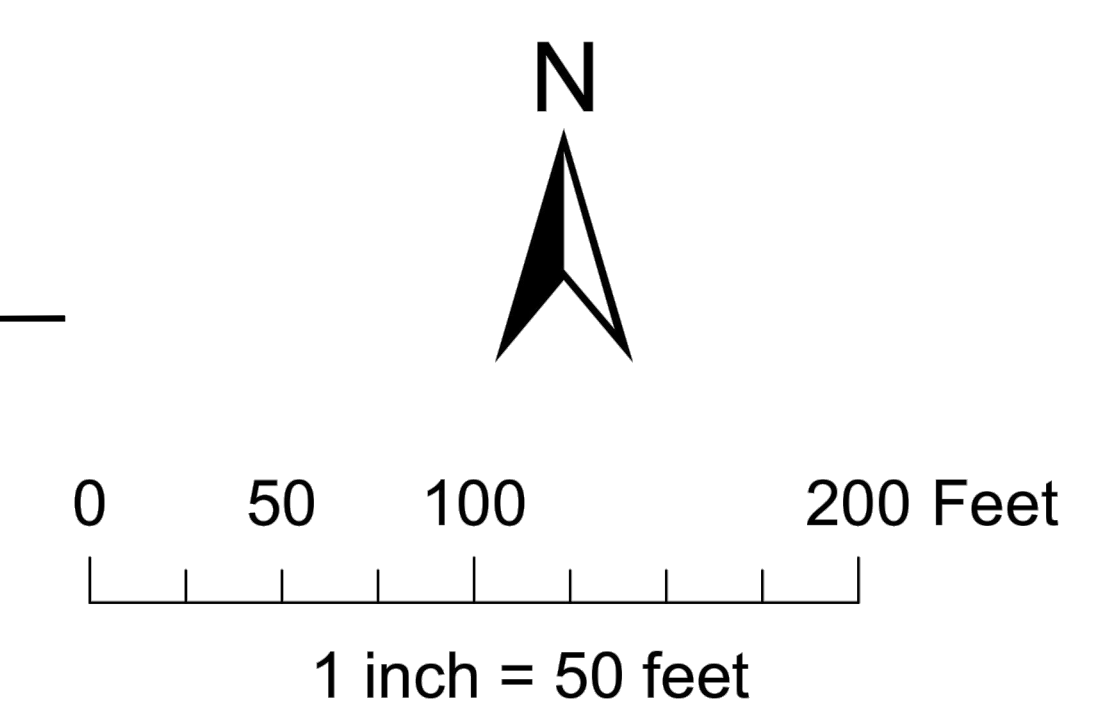
- OPEN SPACE
- R.O.W.
- PEDESTRIAN CIRCULATION
- EXISTING TREES
- NEW TREES
- EXISTING OFFICE SPACE
- OFFICE EXPANSION SPACE
- BUILDING ENTRIES



1 ZONING INFORMATION MAP
1:50



3 LOT LAYOUT PLAN
1:80



STONE'S WAREHOUSE AREA

RALEIGH, NC

DATE
3/26/13

SHEET TITLE
UTILITY



UTILITY NOTES:

SANITARY SEWER AND WATER SERVICE LOCATIONS ARE TAKEN FROM INFORMATION PROVIDED BY THE CITY OF RALEIGH AND IS SUBJECT TO FIELD VERIFICATION.

FLEMING ENGINEERING HAS NOT PERFORMED SITE SURVEY AT THIS TIME.

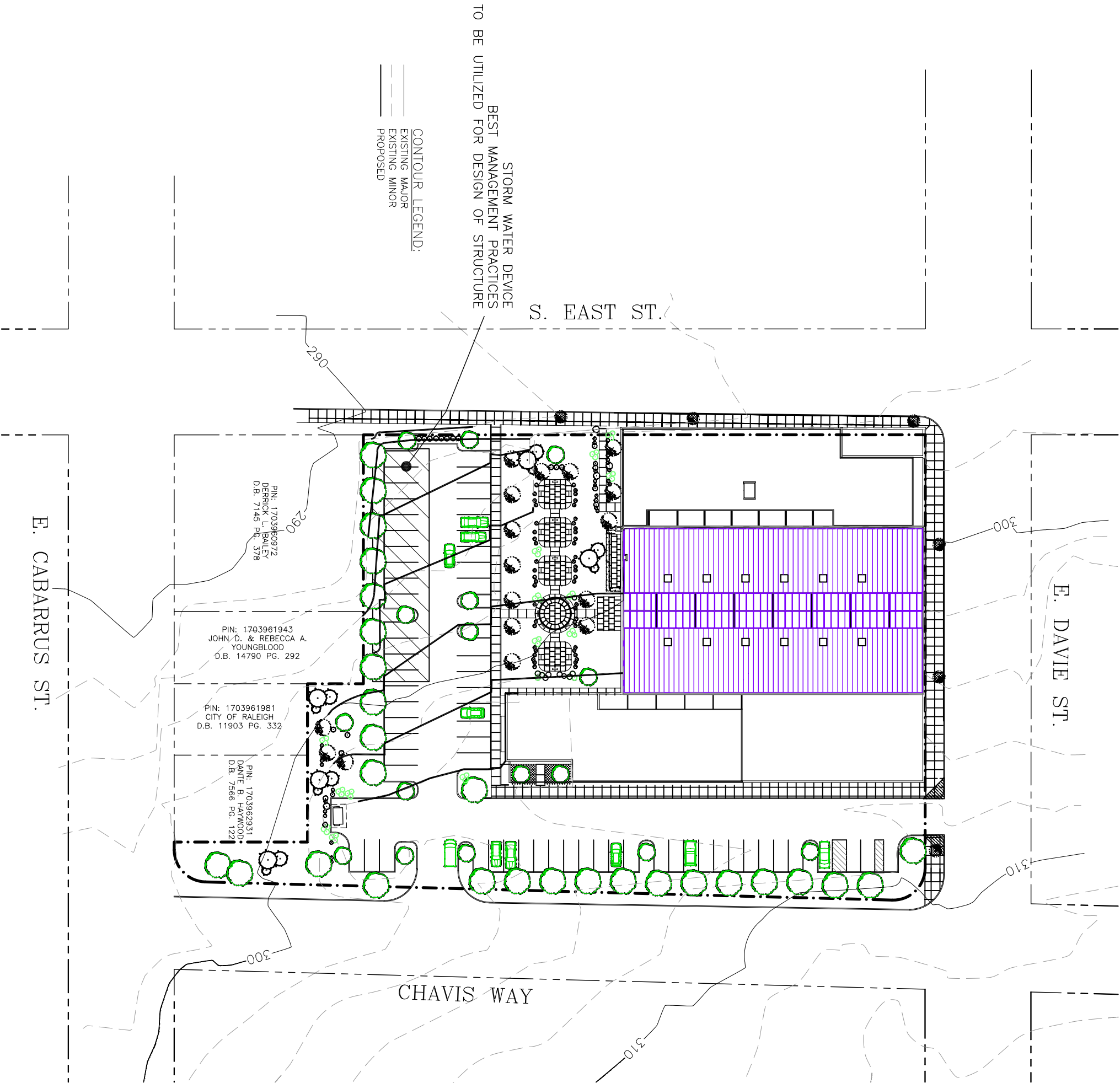
CONTRACTOR TO INSPECT EXISTING UTILITIES FOR USE IN REDEVELOPMENT OF PROPERTY.

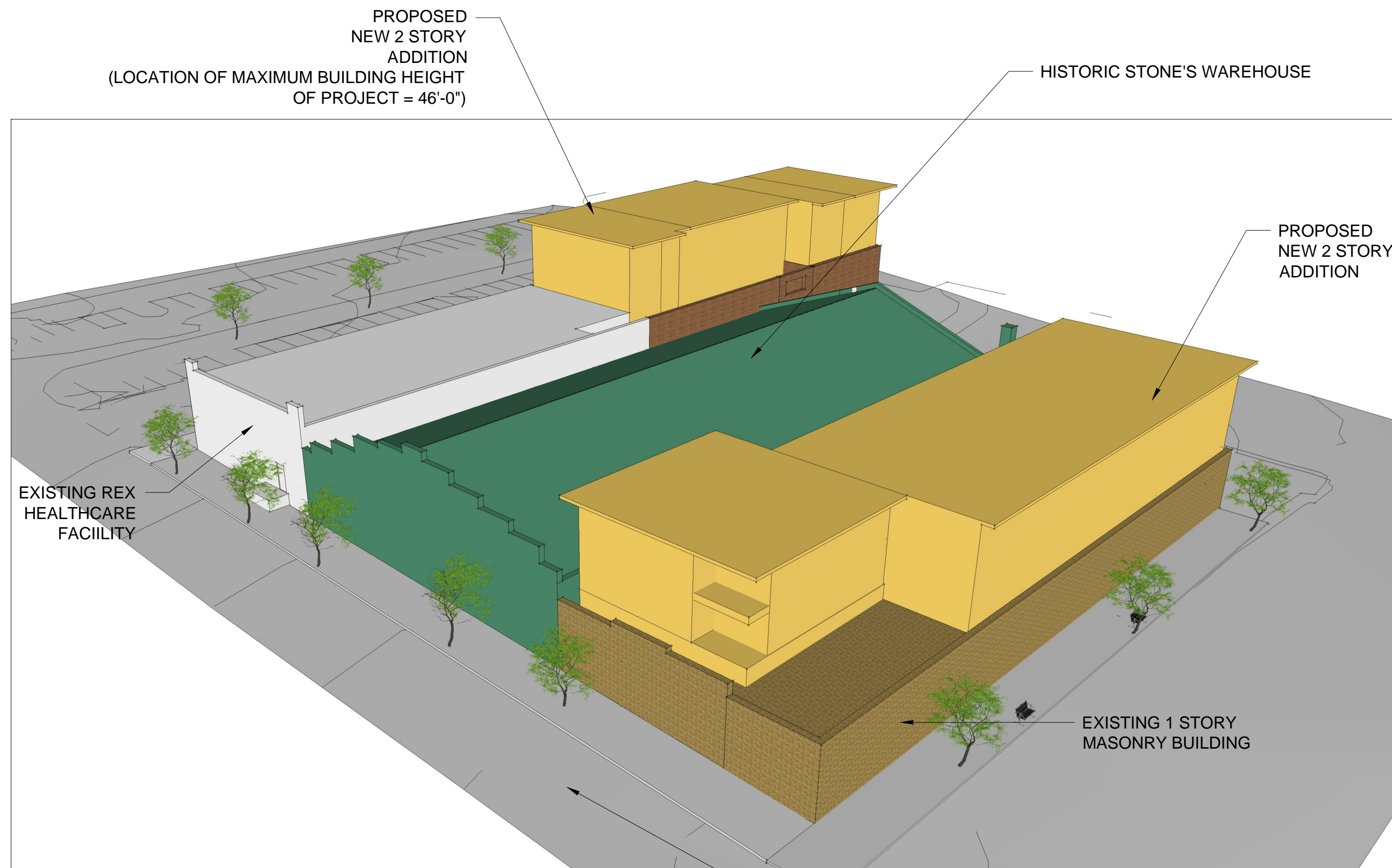
STONE'S WAREHOUSE AREA

RALEIGH, NC

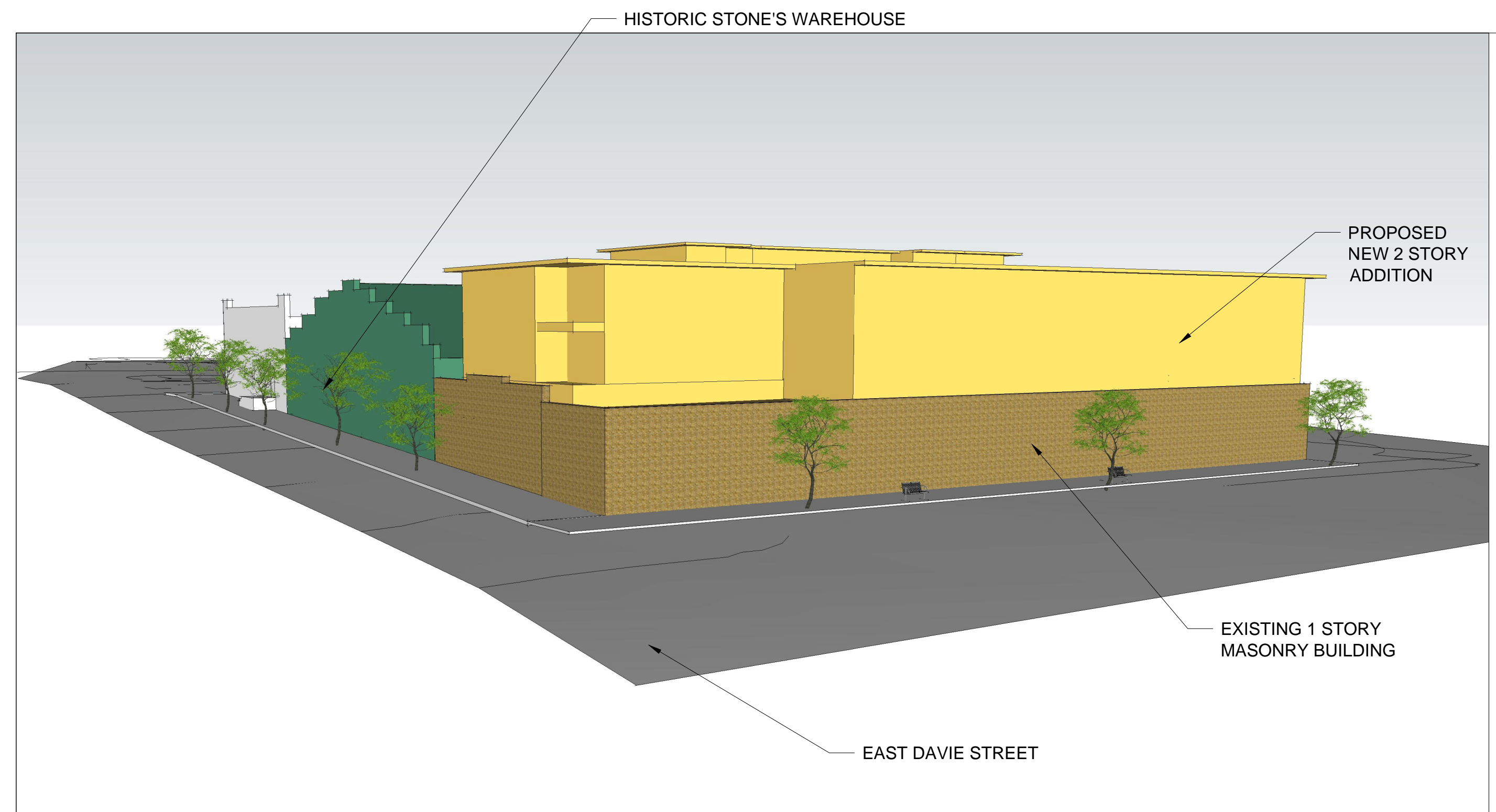
DATE
3/26/13

SHEET TITLE
GRADING





1 VIEW FROM THE NORTHWEST
NTS

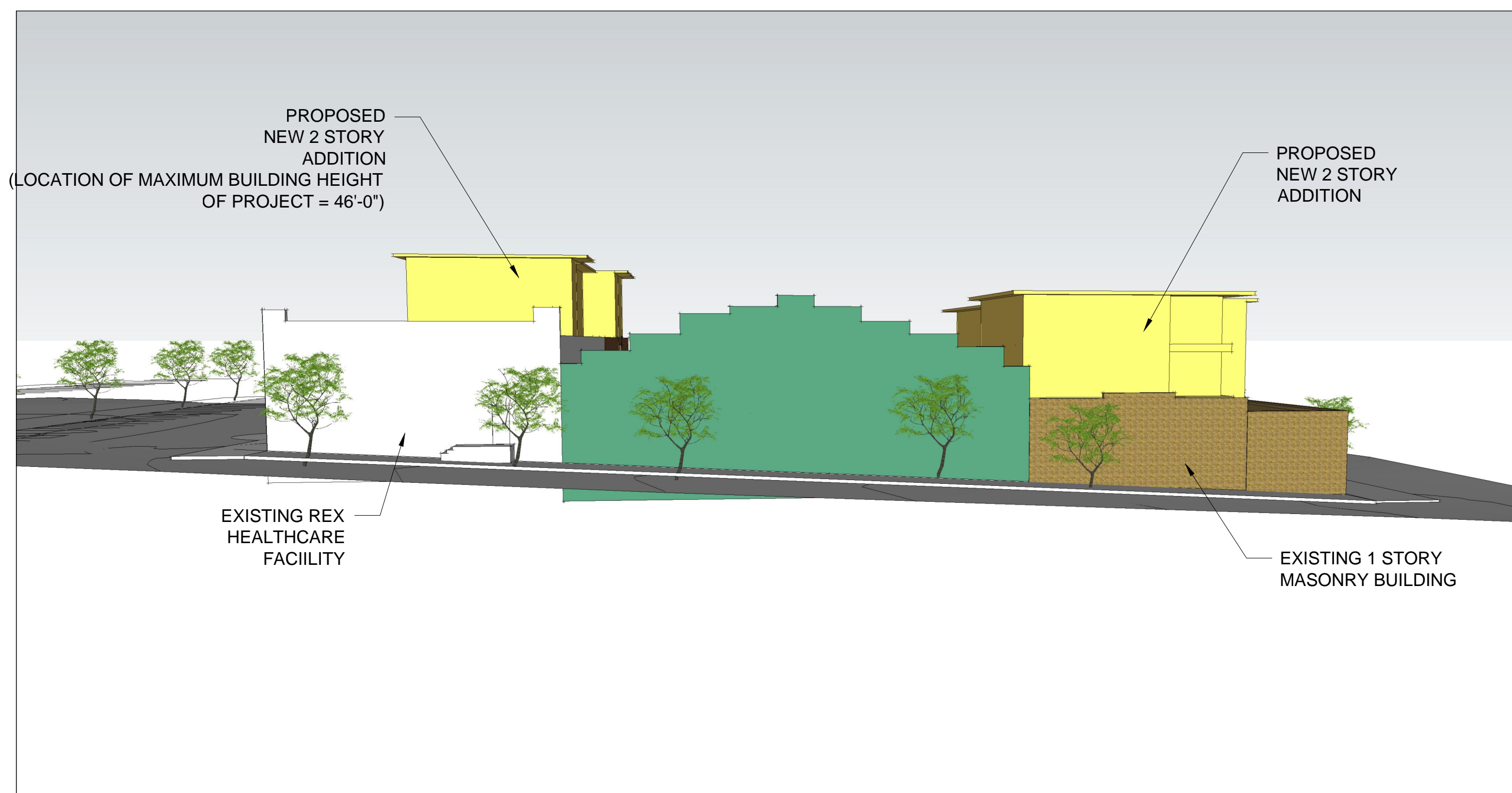


2 VIEW FROM THE CORNER OF S. EAST AND DAVIE STREETS
NTS

DRAWINGS TO ILLUSTRATE MASS AND HEIGHT ONLY, NOT ARCHITECTURAL STYLE. ARCHITECTURAL STYLE TO BE COMPATIBLE W/ EXISTING.



3 VIEW FROM CHAVIS WAY NORTH
NTS



4 VIEW FROM E. DAVIS STREET NORTH
NTS