



Town of Cary
DEVELOPMENT PLAN APPLICATION

Name of Project: South Hills District PDP

Appointment:

HTE Number:

Town of Cary Project Number:

Location: 1270 Buck Jones Road

Parcel:	<i>County</i>	<i>Parcel ID</i>	<i>Real ID</i>	<i>Property Owner</i>
	Wake	773633205	80963	NP South Hills LLC
	Wake	773646212	81266	NP South Hills LLC
	Wake	773639758	66019	NP South Hills LLC
	Wake	773634348	66020	NP South Hills LLC
	Wake	773539588	101556	NP South Hills LLC
	Wake	773640440	174388	NP South Hills LLC
	Wake	773640027	44340	NP South Hills LLC
	Wake	773635610	174381	NP South Hills LLC
	Wake	773635297	89030	NP South Hills LLC
	Wake	773743127	126571	NP South Hills LLC
	Wake	773636700	120600	Dotty Jo Martin Reintgen
	Wake	773742716	8135	Greater Raleigh Area Christian Education, Inc.
	Wake	773753019	297281	Greater Raleigh Area Christian Education, Inc.

Project Description/Revisions being made: PDP to allow high-intensity mixed use development

Type of project proposed: mixed use

Applicant

Company Name: Morningstar Law Group
Address: 434 Fayetteville Street, Suite 530
Raleigh, NC, 27606

Contact Name: Leticia Shapiro

Phone: 919-590-0371
Fax:
Email: jbarron@morningstarlawgroup.com

Phone: 919-590-0371
Fax:
Email: tshapiro@morningstarlawgroup.com

Property Owner

Company Name: NP South Hills LLC
Address: 640 N. LaSalle St., Ste. 275
Chicago, IL, 60654
Contact Name: Henry Ward

Phone: 9195900371
Fax:
Email: jbarron@morningstarlawgroup.com

Plans Prepared By: Engineer

Company Name: McAdams
Address: 621 Hillsborough Street, Suite 500
Raleigh, NC, 27603
Contact Name: William Derks

Phone: 9192870777
Fax:
Email: derks@mcadamsco.com

All plans shall be prepared by a professional engineer, land surveyor, architect or landscape architect registered in the state of North Carolina.

TYPE OF PLAN REVIEW REQUESTED:

Site Plan Subdivision Plan Mixed Use Sketch Plan Reuse/Redevelopment

for site and subdivision plans only (check one): Full Plan Option Sketch Plan Option

CLASSIFICATION OF REQUESTED REVIEW: (Please check one)

Town Council Major Minor (e.g., modifications to previously approved plans, or reuse/redevelopment plans)

Is this a revision to a previously approved development plan? Yes NO

If yes, Previous Planning Department project/application#:

PROJECT / SITE DATA

Site Area: 1931886 SF (44.35 Acres)

Is property located within Town Limits? Yes NO

If no, has annexation petition been submitted? Yes NO

(If property is not currently within Town limits, an annexation petition must be submitted prior to, or in conjunction with, the development plan application.)

Base Zoning District(s): (check all that apply)

Mixed Use Overlay District **Name:** Crossroads

Area in flood plain? Yes NO

Amount of Proposed Denuded Area: 0 SF (0.00 Acres)

If denuded area is greater than one acre, then NPDES discharge Permit is required.

If denuded area is greater than 12,000 square feet, then Erosion Control Plan is required.

for all non-residential uses

	<u>Proposed</u>	<u>Existing (if applicable)</u>
# Buildings:	25	0
Building Square Footage:	4500000	0
Total Building Square Footage Allowed (if applicable):	4500000	
Total Required/Proposed Parking Spaces:	2200 / 2200	
Max. Occupancy of the largest room of assembly (if applicable):	2000	

for multi-family development (excluding attached residential on own lot):

	<u>Proposed</u>	<u>Existing (if applicable)</u>
# Dwelling Units:	1750	0
Gross Density (d.u./acre):	25	0
Net Density (d.u./acre):	20	0
Total # Dwelling Units Allowed (if applicable):	0	
Total Density (d.u./acre) Allowed (if applicable):	0	
Total Required/Proposed Parking Spaces:	1750 / 1750	

for all subdivisions, including attached residential on own lot (townhomes, semi-detached/attached dwellings, patio dwellings and duplex dwellings):

	<u>Proposed</u>	<u>Existing (if applicable)</u>
Total # Lots/Units:	0	0
Gross Density (d.u./acre):	0	0

Net Density (d.u./acre): 0 0

Total # Lots or Units Allowed (if applicable): 0

Total Density (d.u./acre) Allowed (if applicable): 0

Average Lot Size: 0 Minimum Lot Size: 0

Include the following additional data (if not applicable, please indicate n/a):

	<u>Proposed</u>	<u>Existing (if applicable)</u>
Impervious Surface Area:		
(sq. ft.)	0	0
(% of total sites sq. ft.)	0	0
Linear feet of roads:	0	0
Linear feet of fire lanes:	0	0
Linear feet of water lines:	0	0
Linear feet of reclaimed water lines:	0	0
Linear feet of sewer lines:	0	0
Open Space (regulatory):	0 SF	0 SF
<i>This includes, but is not limited to, all required perimeter buffers and streetscapes, stream buffers and Urban Transition Buffers (UTB), regulatory wetlands and floodplains, open space area used in calculating density bonuses, and other areas required to be provided or in which development is otherwise prohibited.</i>	<i>(0.00 Acres)</i>	<i>(0.00 Acres)</i>
Open Space (non-regulatory):	0	0
<i>This includes, but is not limited to, all areas <u>not required</u> under the LDO or other applicable regulations in which development is restricted, and are maintained similar to regulatory (required) open space.</i>	<i>(0.00 Acres)</i>	<i>(0.00 Acres)</i>
Number of water taps:	0	
Number of sewer taps:	0	

**REQUEST FOR MINOR MODIFICATION(S)
TO THE DEVELOPMENT AND ZONING DISTRICT STANDARDS
(Land Development Ordinance Section 3.19.1)**

Does this development plan seek minor modification to the Development and Zoning District Standards of the Land Development Ordinance (pursuant to Section 3.19)?

No

OWNERS STATEMENT:

I, _____, acting as agent for the owner/developer hereby submit the attached site plan for review. I understand that failure to address any item listed above shall result in the plan not meeting the minimum submission requirements and said plan shall be returned to me for revision and resubmission prior to review.

X _____ / /
Signature