



ANALYSIS REPORT

Powered By Swift Sites | <https://swiftsites.app>

SAMPLE REPORT

PIN: • 1703501032

Date : 08-05-2021

Wake | Raleigh | Ordinance Last Updated: December 2020

Proposed Development Type
Mixed Use Building

Proposed Use/s
Retail Sales
, **Office**

SITE DATA

GIS Parcel Data from Wake

Parcel PIN 1703501032

Jurisdiction **RA**
 Parcel Acreage **20.33 acres**
 Full Street Name **PENMARC DR**
 City **RAL**
 Township **Raleigh**
 Owner **MK SOUTH III LLC**
 Street Name **PENMARC DR**
 NC House **Rosa U. Gill**
 NC Senate **Dan Blue**
 County Commissioner **Susan Evans**
 Local Council **Stormie D. Forte**

		
Building Value \$0	Land Value \$2,468,315	Total Value \$2,468,315

Site Address **100 PENMARC DR**
 Sale Date

Wake Property Records <http://services.wakegov.com/realestate/Account.asp?id=0380987>

Proposed Development Type	Mixed Use Building
Proposed Use/s	<ul style="list-style-type: none"> • Retail Sales • Office

DEVELOPMENT POTENTIAL

Parcel Area
20.33 acres

Usable Area
15.45 acres

MAXIMUM RESIDENTIAL DENSITY

Max Units
NA (By Zoning)

Max Units
NA (By Usable Area and Lot Dimensions)

PARCEL - MAP VIEW



- Stream Buffer
 ■ Usable Area
 — County Identified Stream
 ■ Adjacent Parcels
 ■ Zoning Transition Buffer
- USGS Blueline Stream
 ■ Floodplain
 ■ Wetlands
 — Major Utility Easements
 — Transmission Lines
 — Local Transmission Lines

ZONING INFORMATION: IX-3

Zoning Compliance Information: IX-3

Zoning Compliance	Proposed Building Type Allowed, Use Allowed,
Current Zoning	IX-3
Special Overlay Districts	Special Highway Overlay District-2
Master Plan / Future	
Comprehensive Plan Area	RMU
Opportunity Zone	This parcel is within an opportunity zone.

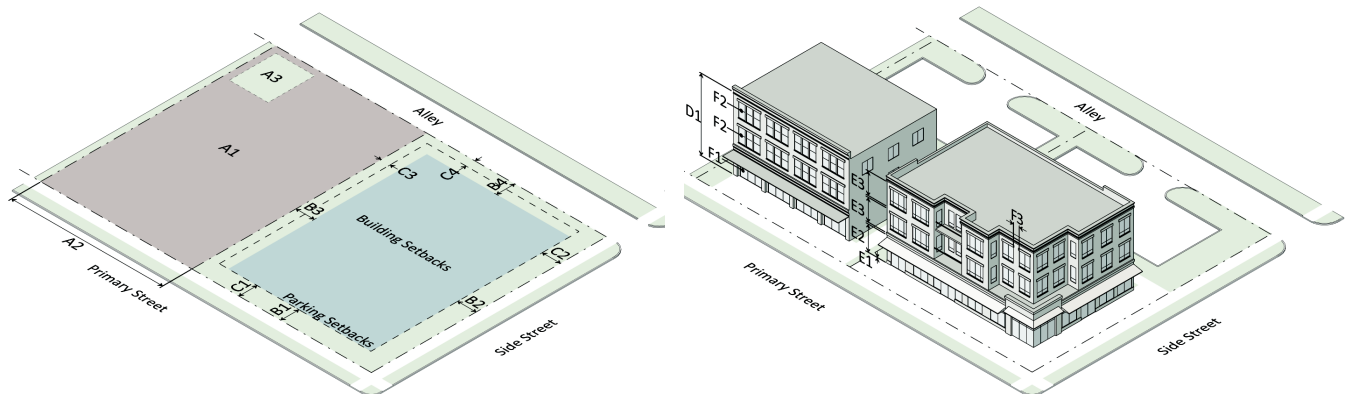
Proposed Development Type	Compliance
Mixed Use Building	Building Type Allowed

Proposed Usecase	Compliance
Retail Sales	Permitted Use
Office	Permitted Use

[More about Zoning](#)

DEVELOPMENT STANDARD FOR MIXED USE BUILDING IN IX-3

Required Specifications for Development



IX-3

A. Lot Dimensions		
A1	Area (min)	n/a
A1	Area (max)	n/a

A2	Width (min)	n/a
A3	Outdoor amenity area (min)	10%
B. Building/Structure Setbacks		
B1	From primary street (min)	5'
B2	From side street (min)	5'
B3	From side lot line (min)	0' or 6'
B4	From rear lot line (min)	0' or 6'
B4	From alley (min)	5'
C. Parking Setbacks		
C1	From primary street (min)	10'
C2	From side street (min)	10'
C3	From side lot line (min)	0' or 3'
C4	From rear lot line (min)	0' or 3'
C4	From alley (min)	5'
D. Height		
D1	Principal building (max)	Set by district
D2	Accessory structure (max)	25'
E. Floor Heights		
E1	Ground floor elevation (min)	0'
E2	Ground story height, floor to floor (min)	13'
E3	Upper story height, floor to floor (min)	9'
F. Transparency		
F1	Ground story (min)	50%
F2	Upper story (min)	20%
F3	Blank wall area (max)	20'
G. Allowed Building Elements		
	Balcony	
	Gallery, awning	