

Administrative Site Review Application

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



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____ Planner (print): _____

Please review UDO Section 10.2.8. as amended by text change case [TC-14-19](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan <input type="checkbox"/>		Tier Three Site Plan <input checked="" type="checkbox"/>	
Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision case #: _____	
<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Mixed use	Scoping/sketch plan case #: SCOPE-0150-2020	
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: _____	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: _____	
		Zoning Case #: Z-32-18	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: Park City South - Phase 1A			
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Property address(es): 927 S Saunders Street, Raleigh, NC			
Site P.I.N.(s): 1703442683, 1703442592, 1703444408, 1703444451, 170344541, 1703442776, 1703444797, 1703453051			
Please describe the scope of work. Include any additions, expansions, and change of use. •Project includes the demolition of existing buildings, parking areas, and associated infrastructure and the construction of a proposed multi-use development with multi-family residential and ground floor retail, restaurants, and office space with associated infrastructure. The project also includes the construction of a greenway on the site.			
Current Property Owner/Developer Contact Name: Drew Yates (Kane Realty) & David Parker (Kane Realty) NOTE: please attach purchase agreement when submitting this form.			
Company: CS Smith LLC		Title: _____	
Address: 2321 Blue Ridge Rd, Suite 202, Raleigh, NC 27607			
Phone #: 919-719-5416 & 919-369-4096		Email: dyates@kanerealtycorp.com & dparker@kanerealtycorp.com	
Applicant Name: Tim Carter, E.I.			
Company: Kimley-Horn and Associates, LLC		Address: 421 Fayetteville St, Suite 600, Raleigh, NC 27601	
Phone #: 919-677-2197		Email: tim.carter@kimley-horn.com	

DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): PD	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 15,250
Gross site acreage: 6.14	New gross floor area: 371,640
# of parking spaces required: 377	Total sf gross (to remain and new): 371,640
# of parking spaces proposed: 683	Proposed # of buildings: 1
Overlay District (if applicable): N/A	Proposed # of stories for each: 10
Existing use (UDO 6.1.4): Retail, Vehicle Service, Vacant	
Proposed use (UDO 6.1.4): Retail, Restaurant, Office, other Ground Story Uses, and Multi-Family Residential	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: <u>1.35</u> Square Feet: <u>58,810</u>		Proposed Impervious Surface: Acres: <u>3.33</u> Square Feet: <u>145,054</u>	
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
If yes, please provide: _____			
Alluvial soils: _____			
Flood study: _____			
FEMA Map Panel #: _____			
Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

RESIDENTIAL DEVELOPMENTS


Total # of dwelling units: 336		Total # of hotel units: 0	
# of bedroom units: 1br 244	2br 87	3br 5	4br or more 0
# of lots: 1		Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

SIGNATURE BLOCK

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 development plan as approved by the City of Raleigh.

I hereby designate Kimley-Horn and Associates, Inc. to serve as my agent regarding this application, to receive and response 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: 	Date: <u>Jan. 26, 2021</u>
Printed Name: <u>Corey Mason (CS Smith Manager)</u>	

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.


EXISTING INFORMATION TAKEN FROM BOUNDARY/TOPOGRAPHIC
SURVEY PROVIDED BY KCI ASSOCIATES OF NC, 4505 FALLS
OF NEUSE RD., FLOOR 4, RALEIGH, NC 27609. PHONE:
919-783-9266 AND DATED DECEMBER 1, 2020.

OWNER:	CS SMITH LLC 2321 BLUE RIDGE RD, SUITE 202 RALEIGH, NC 27607 PHONE: (919) 443-0262 ATTN.: COREY MASON corey@mergicap.com
SITE DEVELOPER:	KANE REALTY CORPORATION 4321 LASSITER AT NORTH HILLS AVE #250 RALEIGH, NC 27609 PHONE: (919) 719-5416 ATTN.: DREW YATES dyates@kanerealtycorp.com
CIVIL ENGINEER:	KIMLEY-HORN AND ASSOCIATES, INC. 421 FAYETTEVILLE ST., SUITE 600 RALEIGH, NORTH CAROLINA 27601 PHONE: (919) 653-2927 ATTN: CHRIS BOSTIC, P.E. chris.bostic@kimley-horn.com
LANDSCAPE ARCHITECT:	KIMLEY-HORN AND ASSOCIATES, INC. 421 FAYETTEVILLE ST., SUITE 600 RALEIGH, NORTH CAROLINA 27601 PHONE: (919) 678-4170 ATTN: MATT GROSS, PLA matt.gross@kimley-horn.com
SURVEYOR:	KCI ASSOCIATES OF NC 4505 FALLS OF NEUSE ROAD, FLOOR 4 RALEIGH, NC 27609 PHONE: (919) 783-9214 ATTN: ERIC M. MANTRUCK, PLS eric.mantruck@kci.com



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Raleigh

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<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Mixed use	Scoping/plan case #: <u>SCOPE-0150-2020</u>	
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		Zoning Case #: <u>2-19-19</u>	
		Administrative Alternate #: _____	

GENERAL INFORMATION

Development name: Park City South - Phase 1A

Inside City limits? ☒ Yes ☐ No ☐

Property address(es): 927 S Saunders Street, Raleigh, NC

Site P.I.N.(s): 1703442683, 1703442692, 1703444408, 1703444451, 1703446541, 1703442776, 1703444797, 1703453051

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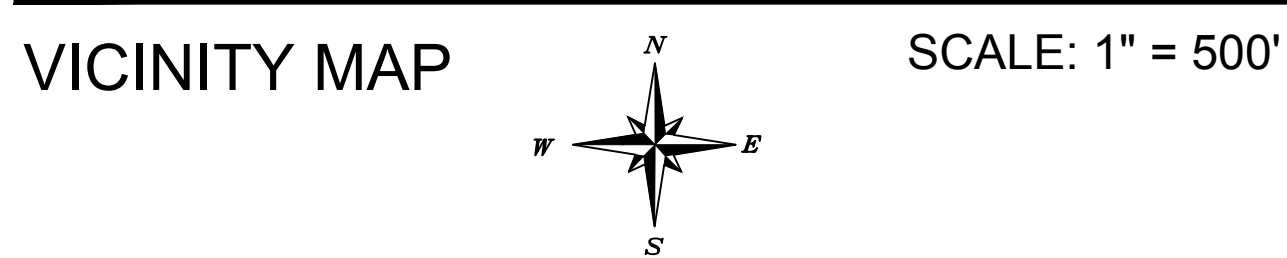
Phone #: 919-677-2197 Email: tim.carter@kimley-horn.com

Page 1 of 2

REVISION 11/18/20
raleighnc.gov

ASR-0006-2021
SKETCH TRANS.# SCOPE-0150-2020
MP-3-18

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
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[illegible]

JOB NUMBER:
011440027

KANE
REALTY CORPORATION

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601
PHONE: 919-677-2000
WWW.KIMLEY-HORN.COM
#F-0102

PRELIMINARY
NOT FOR CONSTRUCTION

COVER SHEET	NC
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**PARK CITY SOUTH -
PHASE 1A
PREPARED FOR
KANE REALTY**

CITY OF RALEIGH

SHEET NUMBER
C0.0

NC CERTIFICATE OF AUTHORIZATION: F-0102

Kimley»»Horn

© 2021 Kimley-Horn and Associates, Inc.
421 FAYETTEVILLE STREET – SUITE 600 – RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 677-2000

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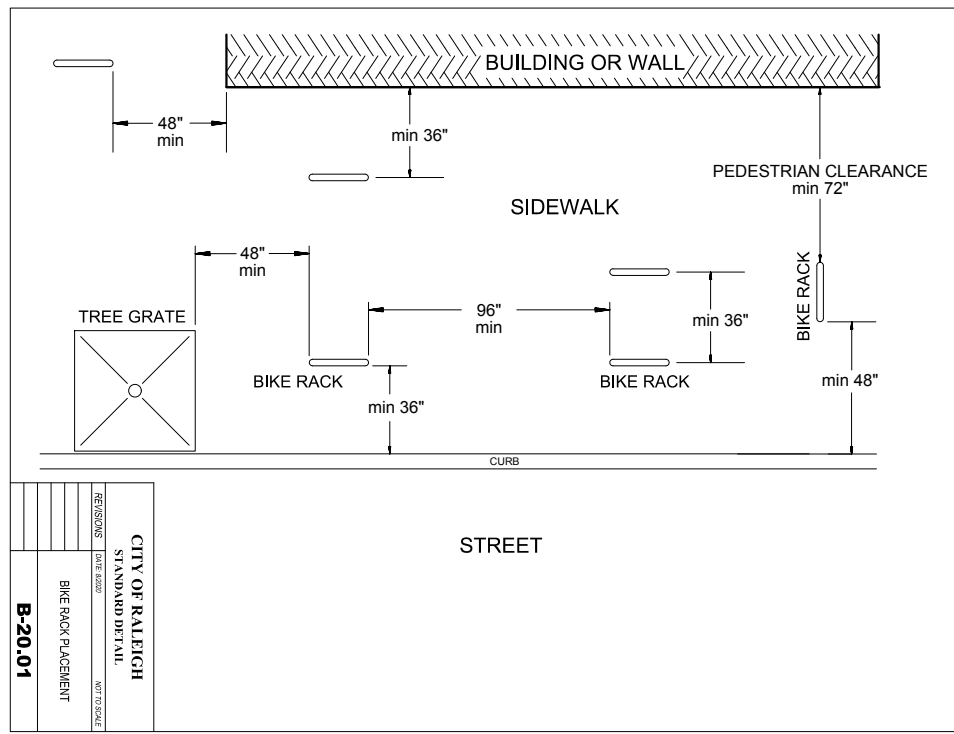
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Plotted By: Carter, Tim Sheet: S01-PARK CITY SOUTH Layout: C2.0 SITE PLAN June 14, 2021 11:50:00am K:\RAL\LEDA\01440027-park city south\planning phase\p15_cad files\plan sheets\C2.0 SITE PLAN.dwg

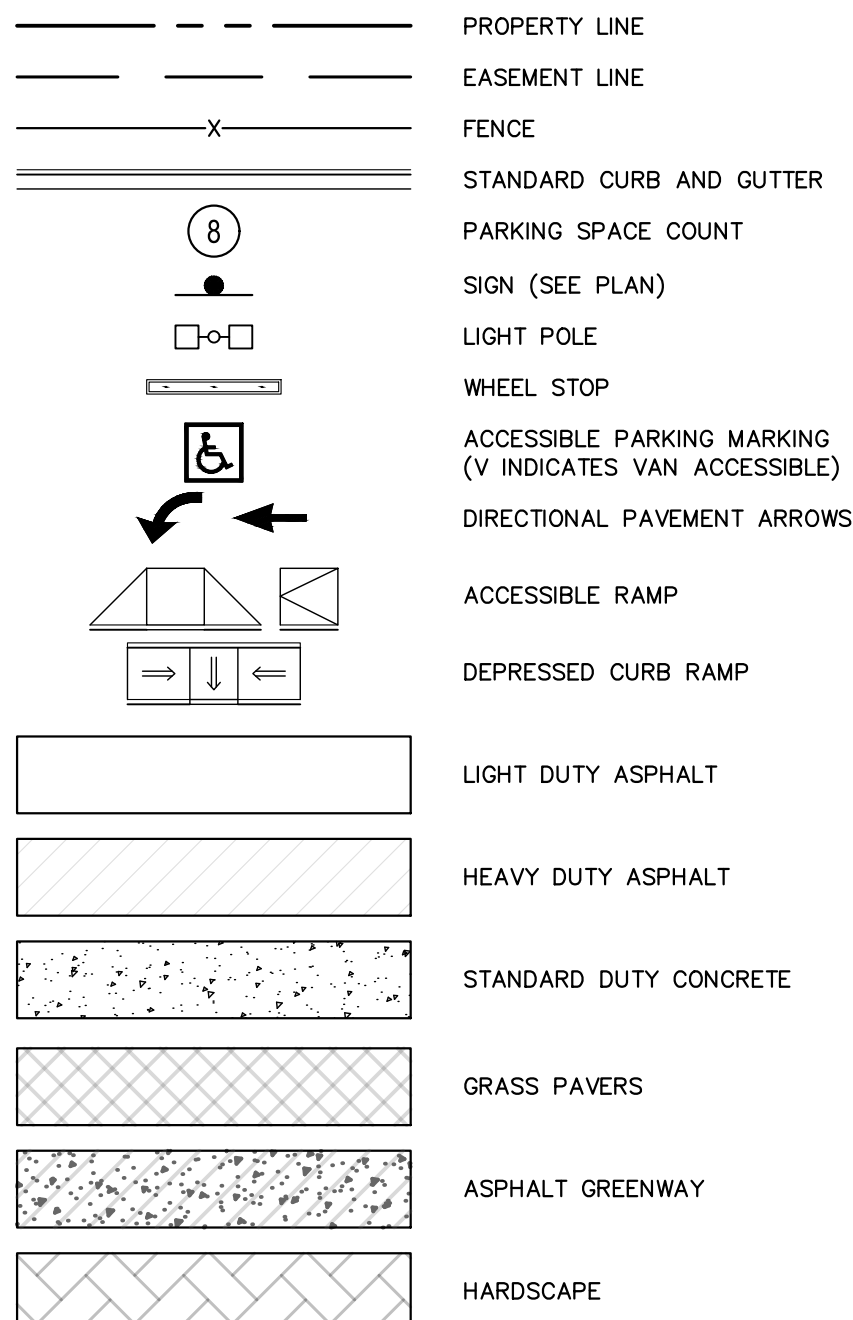
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- NOTE:
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. (UNLESS OTHERWISE STATED)
 2. ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983/2011).
 3. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.



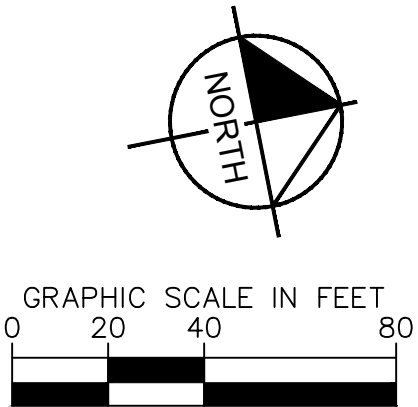
NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

SITE LEGEND



SITE DATA

PROPERTY INFORMATION	
EXISTING ZONING:	PD
EXISTING USE:	AUTOMOTIVE, RETAIL, VACANT
GROSS SITE AREA:	6.02 AC (265,514 SF)
RIGHT-OF-WAY DEDICATION:	0.32 AC (13,965 SF)
NET SITE AREA:	5.70 AC (248,549 SF)
BUILDING SETBACKS:	PRIMARY STREET = 0' SIDE STREET = 0' SIDE LOT LINE = 0' REAR LOT LINE = 0'
PARKING SETBACKS:	PRIMARY STREET = 0' SIDE STREET = 0' SIDE LOT LINE = 0' REAR LOT LINE = 0'
PROJECT DATA	
PROPOSED USE:	OFFICE/INSTITUTIONAL, RETAIL, RESTAURANT, RESIDENTIAL
PIN#	1703442683, 1703442592, 1703444408, 1703444451, 1703446541, 1703442776, 1703444797, 1703453051
PROPOSED # OF BUILDINGS:	1
BUILDING GROSS FLOOR AREA:	371,640 SF
PARKING:	REQUIRED: RESTAURANT - 1 PER 500 SF RESIDENTIAL - 1 SPACE PER DWELLING UNIT NO PARKING REQUIRED FOR FIRST 16 DWELLING UNITS. 1*(16,800/500)+1*(336/20) = 354 SPACES PROVIDED: 691 SPACES
ACCESSIBLE PARKING:	REQUIRED: 14 SPACES PROVIDED: 21 SPACES TOTAL (4 VAN ACCESSIBLE)
SHORT TERM BIKE PARKING:	REQUIRED: OFFICE/RETAIL - 1 SPACE PER 5,000 SF, MINIMUM 4 RESIDENTIAL - 1 SPACE PER 20 UNITS, MINIMUM 4 1*(16,800/5,000)+1*(336/20) = 20 SPACES PROVIDED: 20 SPACES
LONG TERM BIKE PARKING:	REQUIRED: OFFICE/RETAIL - 1 SPACE PER 5,000 SF, MINIMUM 4 RESIDENTIAL - NONE 1*(16,800/5,000) = 4 SPACES PROVIDED: 4 SPACES
AMENITY AREA:	SEE LANDSCAPE PLANS FOR DETAILS REQUIRED: 248,549 SF X 10% = 24,855 SF PROVIDED: 36,416 SF
SITE IMPERVIOUS AREA:	EXISTING (PRE-DEV.): =58,810 SF (22.68%) PROPOSED (POST-DEV.): =145,054 SF (55.94%)
COMMON OPEN SPACE:	REQUIRED: 10% OF TOTAL POD AREA 248,549*10% = 24,855 SF PROVIDED: 51,459 PRIMARY COMMON OPEN SPACE (21%)



PARK CITY SOUTH - PHASE 1A PRELIMINARY SITE PLAN PREPARED FOR KANE REALTY CITY OF RALEIGH

SHEET NUMBER
C2.0

KANE
REALTY CORPORATION

Merge Capital

Kimley-Horn

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421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601
PHONE: 919-677-2000
WWW.KIMLEY-HORN.COM
#0102

JDAVIS

PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT
01144027
DATE
01/27/2021
SCALE AS SHOWN
DESIGNED BY TRC
DRAWN BY TRC
CHECKED BY COB

NC

****NOTE: SIGNAGE IS
PERMITTED SEPARATELY**





EAST ELEVATION 1
1" = 20'-0"

**NOTE: SIGNAGE IS PERMITTED SEPARATELY

ELEVATIONS