

# Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

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.

<b>Office Use Only:</b> Transaction #: _____		Planning Coordinator: _____	
Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision transaction #: RCMP-0123-2019	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Sketch transaction #: 585318	
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: N/A	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: N/A	
		Zoning Case #: Z-103-99	
		Administrative Alternate #: N/A	
GENERAL INFORMATION			
Development name: HEALING TRANSITIONS			
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Property address(es): <b>1251 Goode Street</b>			
Site P.I.N.(s): 1703.13.3297 & 1703.24.1889 (partial)			
Please describe the scope of work. Include any additions, expansions, and change of use. PHASE 1 EXPANSION OF SPECIAL CARE FACILITY AND STORAGE BUILDING ADDITION:  +/-18,410 SF EXPANSION TO EXISTING SPECIAL CARE FACILITY BUILDING AND NEW +/-6,204 SF STORAGE BUILDING.			
Current Property Owner/Developer Contact Name: <b>NOTE: please attach purchase agreement when submitting this form.</b>			
Company: The City of Raleigh		Title: Ruffin L. Hall, City Manager	
Address: 222 W. Hargett Street, 2nd Floor, Raleigh, NC 27601			
Phone #: (919) 996-3070		Email: citymanager@raleighnc.gov	
Applicant Name: Chris Budnick			
Company: Healing Transitions International, Inc.		Address: 1251 Goode Street, Raleigh, NC 27603	
Phone #: (919) 427-5373		Email: CBudnick@healing-transitions.org	



### 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): OX-3-PK-CU (Z-103-99): 6.045 ACRES OX-7: 4.377 ACRES	Existing gross floor area (not to be demolished): 41,058 SF
	Existing gross floor area to be demolished: N/A
Gross site acreage: 10.422 Acres	New gross floor area: 24,614 SF
# of parking spaces required:	Total sf gross (to remain and new): 65,672 SF
# of parking spaces proposed:	Proposed # of buildings: 4 (3 EXISTING)
Overlay District (if applicable): N/A	Proposed # of stories for each: 1 (all single story)
Existing use (UDO 6.1.4): EMERGENCY SHELTER TYPE A & SPECIAL CARE FACILITY	
Proposed use (UDO 6.1.4): EMERGENCY SHELTER TYPE A & SPECIAL CARE FACILITY	

### STORMWATER INFORMATION

Existing Impervious Surface: Acres: 1.01 Acres      Square Feet: 44,162 SF	Proposed Impervious Surface: Acres: 3.16 Acres      Square Feet: 137,918 SF
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: Alluvial soils: _____ Flood stu: _____ FEMA Map Panel #: _____	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

### RESIDENTIAL DEVELOPMENTS

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

### 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 The Site Group, PLLC 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: <u>Ruffin L. Hall</u>	Date: <u>2/25/2020</u>
Printed Name: RUFFIN L. HALL, CITY MANAGER	



## DEVELOPMENT SERVICES

## Administrative Site Review Application

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Office Use Only: Transaction #:		Planning Coordinator:
<b>Building Type</b>		<b>Site Transaction History</b>
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision transaction #: RCMF-0123-2019
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Sketch transaction #: 585318
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: N/A
<input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> Civic	Board of Adjustment #: N/A
		Zoning Case #: Z-103-99
		Administrative Alternate #: N/A

## GENERAL INFORMATION

Development name: HEALING TRANSITIONS  
Inside City limits? ☐ Yes ☒ No  
Property address(es): 1251 Goode Street  
Site P.L.N.(s): 1703.13.3297 & 1703.24.1889 (partial)  
Please describe the scope of work. Include any additions, expansions, and change of use.  
PHASE 1 EXPANSION OF SPECIAL CARE FACILITY AND STORAGE BUILDING ADDITION:  
+/-18,410 SF EXPANSION TO EXISTING SPECIAL CARE FACILITY BUILDING AND NEW +/-6,204 SF STORAGE BUILDING.  
Current Property Owner/Developer Contact Name:  
NOTE: please attach purchase agreement when submitting this form.  
Company: The City of Raleigh Title: Ruffin L. Hall, City Manager  
Address: 222 W. Hargett Street, 2nd Floor, Raleigh, NC 27601  
Phone #: (919) 996-3070 Email: citymanager@raleighnc.gov  
Applicant Name: Chris Budnick  
Company: Healing Transitions International, Inc. Address: 1251 Goode Street, Raleigh, NC 27603  
Phone #: (919) 427-5373 Email: CBudnick@healing-transitions.org

THE EMERGENCY SHELTER TYPE A USE OF THIS SITE WAS FIRST APPROVED BY CITY COUNCIL IN 1999 (SP-244-99).

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REVISION 05.01.19

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DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
<b>SITE DATA</b>	<b>BUILDING DATA</b>
Zoning district (if more than one, please provide the acreage of each): OX-3-PK-CU (Z-103-99): 6.045 ACRES OX-7: 4.377 ACRES	Existing gross floor area (not to be demolished): 141,039 SF Existing gross floor area to be demolished: N/A
Gross site acreage: 10.422 Acres	New gross floor area: 24,614 SF
# of parking spaces required:	Total sf gross (to remain and new): 65,672 SF
# of parking spaces proposed:	Proposed # of buildings: 4 (3 EXISTING)
Overlay District (if applicable): N/A	Proposed # of stories for each: 1 (all single story)
Existing use (UDO 6.1.4):	
Proposed use (UDO 6.1.4):	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 3.01 Acres Square Feet: 44,182 SF	Proposed Impervious Surface: Acres: 3.10 Acres Square Feet: 137,918 SF
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: Alluvial soils: Flood risk: FEMA Map Panel #: Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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 The Site Group, PLLC 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.	
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 substantial policy, which shall expire after 180 days of inactivity.	
Signature: Ruffin L. Hall	Date: 2/25/2020
Printed Name: RUFFIN L. HALL, CITY MANAGER	

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ZONING CONDITIONS  
CASE Z-103-99

LAKE WHEELER ROAD, NORTHWEST SIDE AND GOODE STREET, EAST SIDE, BEING A PORTION OF WAKE COUNTY PIN 0793.15 64 4677, APPROXIMATELY 4.6 ACRES REZONED TO THOROUGHFARE DISTRICT CONDITIONAL USE.

CONDITIONS: (09/29/99)

- THE STORM DRAINAGE SYSTEM SHALL BE DESIGNED SO THAT THE POST-DEVELOPMENT DISCHARGE IS RELEASED AT A RATE (CFS) EQUAL TO OR LESS THAN THE RATE EXPECTED IF THE SITE WERE ZONED RESIDENTIAL-4 FOR THE TWO AND TEN YEAR FREQUENCY STORMS. THIS GUIDELINE SHOULD BE MET FOR TWO AND TEN YEAR FREQUENCY STORMS.
- THE USES WILL BE LIMITED TO THE USES ALLOWED IN THE OFFICE AND INSTITUTION-1 DISTRICT AND TO THE USES DEFINED IN SECTION 10-2045(B)(2) EXCEPT SHOPPING CENTERS AND SHOPPING AREAS (CONDITIONAL USES IN THOROUGHFARE DISTRICT). AN EMERGENCY SHELTER IS ONLY ALLOWED IN THE FACILITY WHEN THE PRIMARY FUNCTION IS FOR A DETOXIFICATION UNIT AND SUBSTANCE ABUSE RECOVERY PROGRAM.
- THE SITE LIGHTING SHALL BE DIRECTIONAL AND BE DESIGNED SO THAT NO DIRECT VIEW OF THE LIGHT SOURCE WILL BE SEEN FROM THE NEIGHBORING PROPERTIES OR RIGHT-OF-WAY, OAK STREET TREES TO BE PROVIDED AT A MINIMUM OF 50 FEET SPACING ALONG GOODE STREET AND THAT ANY HVAC ROOF TOP UNITS WILL BE SCREENED.

## RESPONSES TO Z-103-99 ZONING CONDITIONS

- THE POST DEVELOPMENT DISCHARGE RATE FOR THE TWO AND TEN YEAR FREQUENCY STORMS HAS BEEN LIMITED TO LESS THAN THE RATE EXPECTED IF THE SITE WERE ZONED R-4. THE COMPARISON BETWEEN THE R-4 AND POST DEVELOPMENT RUNOFF RATE IS SHOWN ON THE GRADING PLAN, PA 3.0.
- THE PROPOSED USES (WHICH ARE ALSO THE EXISTING USES) WERE ALLOWED AS CONDITIONAL USES IN THE O&I-1 ZONING DISTRICT UNDER THE CODE IN EFFECT WHEN THE PROPERTY WAS REZONED AND DEVELOPED. UNDER THE CURRENT UNIFORM DEVELOPMENT ORDINANCE, AN EMERGENCY SHELTER TYPE A IS ALLOWED AS A SPECIAL CARE FACILITY ARE ADDRESSED SEPARATELY ON THIS SHEET (COVER SHEET) OF THE PLANS.
- SITE LIGHTING IS SPECIFIED AS HAVING FULL CUTOFF FIXTURES TO ENSURE THAT NO DIRECT VIEW OF THE LIGHT SOURCE WILL BE SEEN FROM NEIGHBORING PROPERTIES (PA 4.0; UTILITY AND SITE LIGHTING PLAN). OAK TREES MEETING THIS SPACING REQUIREMENT WERE PLANTED ALONG GOODE STREET DURING THE INITIAL DEVELOPMENT OF THIS PROPERTY IN 2000. THESE TREES ARE SHOWN ON THE LANDSCAPE PLAN (PA 5.0). THERE ARE NO EXISTING ROOF TOP HVAC UNITS ON THE EXISTING BUILDINGS AND THERE ARE NO ROOF TOP HVAC UNITS ARE PROPOSED ON THIS PROJECT.

CONTACT:  
ED SCOFENZI, P.E.  
THE SITE GROUP, PLLC  
1111 OBERLIN ROAD  
RALEIGH, NC 27605  
PHONE: (919) 835-4787  
FAX: (919) 839-2255  
EMAIL: ed@the-sitegroup.net

OWNER:  
CITY OF RALEIGH  
ATTN: RUFFIN L. HALL, CITY MANAGER  
222 W. HARGETT ST., 2nd FLOOR  
RALEIGH, NC 27601  
PHONE: (919) 960-3070  
EMAIL: citymanager@raleighnc.gov

DEVELOPER:  
HEALING TRANSITIONS INTERNATIONAL, INC.  
ATTN: CHRIS BUDNICK  
1251 GOODE STREET  
RALEIGH, NC 27603  
PHONE: (919) 838-9800 EXT-110  
FAX: (919) 839-2255  
EMAIL: CBudnick@healing-transitions.org

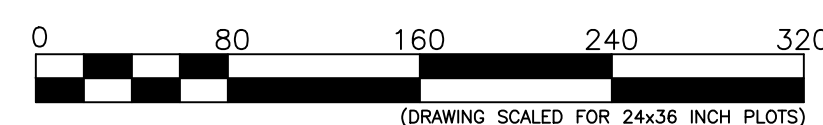
## DRAWINGS INDEX:

PA 1.0	COVER SHEET
PA 1.1	EXISTING CONDITIONS AND DEMOLITION PLAN
PA 2.0	SITE AND STAKING PLAN
PA 3.0	GRADING PLAN
PA 3.1	STORMWATER CONTROL MEASURE PLAN
PA 3.2	ADA ACCESS PLAN
PA 4.0	UTILITY AND SITE LIGHTING PLAN
PA 4.1	FIRE ACCESS PLAN
PA 5.0	LANDSCAPE PLAN
PA 5.1	TREE CONSERVATION PLAN
A 301	EXTERIOR ELEVATIONS
A 302	EXTERIOR ELEVATIONS

NORTH

## COVER SHEET

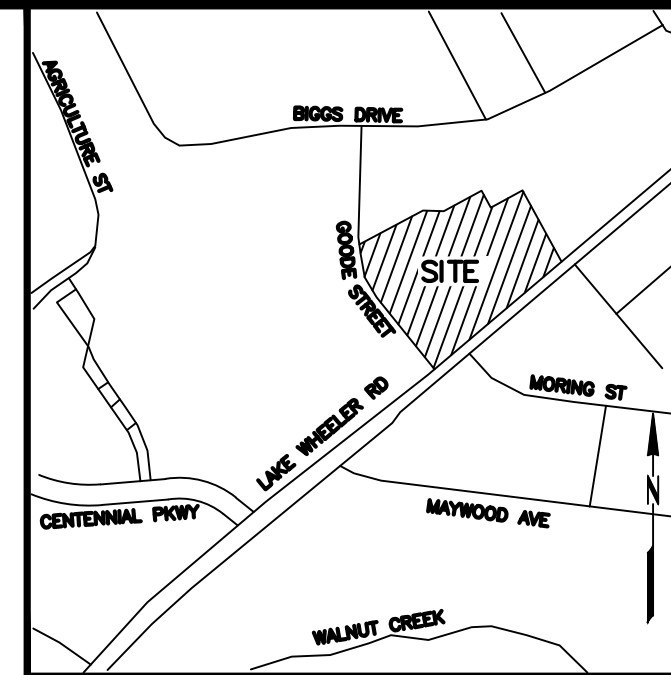
SCALE: 1" = 80'



NOT FOR CONSTRUCTION

## GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY TITLED "TOPOGRAPHIC SURVEY FOR THE HEALING PLACE OF WAKE COUNTY" BY WITHERS & RAVENEL DATED 8/17/13 AND A SURVEY TITLED "RECOMBINATION AND ACCESS EASEMENT MAP FOR THE CITY OF RALEIGH" DATED 1/29/19 BY WITHERS&RAVENEL.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.



VICINITY MAP 1"=1000'

## SITE DATA SUMMARY

PROJECT NAME:	HEALING TRANSITIONS
LAND OWNER:	CITY OF RALEIGH
SITE ADDRESS:	1251 GOODE STREET RALEIGH, NC
PIN:	1703-13-3297
JURISDICTION:	CITY OF RALEIGH
ZONING:	OX-3-PK-CU / OX-7
OVERLAYS:	N/A
FRONTAGE TYPE:	PARKWAY
CURRENT LEASE AREA:	453,966 SF. / 10.42 AC.
PROPOSED LEASE AREA:	453,966 SF. / 10.42 AC.
TREE CONSERVATION AREA REQUIRED:	45,397 SF. (10.0%)
TREE CONSERVATION AREA PROVIDED:	45,845 SF. (10.05%)
AMENITY AREA PROVIDED:	45,432 S.F. (10.00%)
WATERSHED:	WALNUT CREEK
RIVER BASIN:	NEUSE
CURRENT USE:	EMERGENCY SHELTER "TYPE A" AND SPECIAL CARE FACILITY
PROPOSED USE:	EMERGENCY SHELTER "TYPE A" AND SPECIAL CARE FACILITY
EXISTING BUILDING AREA:	41,058 SF
PROPOSED BUILDING AREA:	
PHASE 1:	24,614 SF
FUTURE:	26,424 SF
TOTAL PROPOSED:	92,096 SF
EXISTING IMPERVIOUS:	114,300 S.F. (2.62 AC.) (25.1%)
PROPOSED IMPERVIOUS:	158,576 S.F. (3.64 AC.) (34.9%)
FINAL IMPERVIOUS:	272,876 S.F. (6.26 AC.) (60.1%)
PARKING SUMMARY:	
BASIS OF DETERMINATION (TYPE A SHELTER):	1 SPACE PER 8 BEDS
BASIS OF DETERMINATION (SPECIAL CARE FACILITY):	1 SPACE PER 2 EMPLOYEES
BASIS OF DETERMINATION (WAREHOUSE):	1 SPACE PER 3,000 SF
EXISTING / PROPOSED TYPE A SHELTER:	166 BED / 8 = 21 SPACES
PROPOSED SPECIAL CARE FACILITY:	25 EMPLOYEES / 2 = 13 SPACES
PROPOSED WAREHOUSE:	6,204 SF / 3,000 = 3 SPACES
TOTAL PARKING REQUIRED:	37 SPACES
EXISTING PARKING:	49 SPACES
PROPOSED PARKING:	82 SPACES
TOTAL PARKING PROVIDED:	131 SPACES
ACCESSIBLE SPACES:	5
TRIP GENERATION	
EXISTING AM PEAK (ARRIVING + LEAVING)	23 TRIPS
EXISTING PM PEAK (ARRIVING + LEAVING)	33 TRIPS
PROPOSED AM PEAK (ARRIVING + LEAVING)	33 TRIPS
PROPOSED PM PEAK (ARRIVING + LEAVING)	48 TRIPS

## ANALYSIS OF SPECIAL CARE FACILITY USE STANDARDS (SECTION 6.2.3.D)

- NO SPECIAL CARE FACILITY CAN BE LOCATED WITHIN 1,200 FEET OF ANOTHER SPECIAL CARE FACILITY (DETERMINED BY A STRAIGHT LINE FROM PROPERTY LINE TO PROPERTY LINE). COMPLIANT: CITY/COUNTY IMAPS DOES NOT SHOW A SPECIAL CARE FACILITY WITHIN 1,200' OF THIS PROPERTY.
- TO PERMIT A SPECIAL CARE FACILITY IN A RESIDENTIAL DISTRICT... COMPLIANT: THE ZONING OF THIS PROPERTY IS OFFICE MIXED USE (NOT A RESIDENTIAL DISTRICT).
- IN A RESIDENTIAL DISTRICT... COMPLIANT: THE ZONING OF THIS PROPERTY IS OFFICE MIXED USE (NOT A RESIDENTIAL DISTRICT).
- ONLY 1 VEHICLE USED IN CONNECTION WITH THE SPECIAL CARE FACILITY MAY BE PARKED OR STORED ON THE PREMISES OR RESIDENTIAL STREET. COMPLIANT: ONLY ONE VEHICLE IS USED IN CONNECTION WITH THE SPECIAL CARE FACILITY. ALL OTHER VEHICLES ARE USED IN CONNECTION WITH THE EMERGENCY SHELTER TYPE A.

THE SITE GROUP  
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

THE SITE GROUP, PLLC  
1111 Oberlin Road  
Raleigh, NC 27605-1136 USA  
Office: 919.835.4787  
Fax: 919.839.2255  
E-Mail: sm@thesitegroup.net

SITE PLANS FOR:  
HEALING TRANSITIONS  
ASR-0016-20201251 GOODE STREET  
RALEIGH, NORTH CAROLINA

Drawn By: SWJ  
Checked By: EFS  
By:

DATE:  
25 FEB 2020  
REVISED:

10 MAR 2020

10 AUG 2020

13 JAN 2021

PRELIMINARY  
SITE PLANCOVER  
SHEET

Job Code: HTRM

Dwg No.  
PA  
1.0







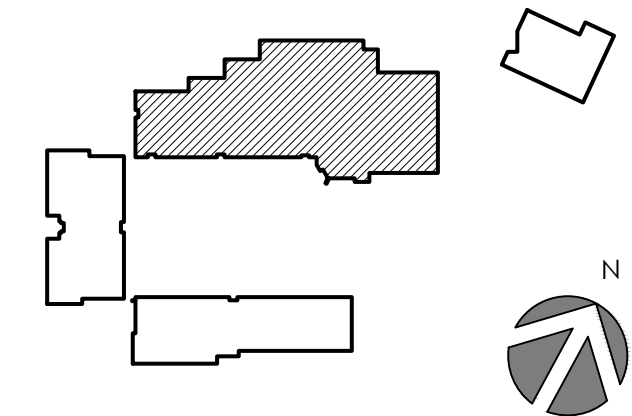
NOT FOR  
CONSTRUCTION

Project  
STAGE ONE  
EXPANSION & RENOVATION  
OF THE HEALING  
TRANSITIONS MEN'S FACILITY  
1251 GOODE STREET  
RALEIGH, NORTH CAROLINA 27603



Client  
HEALING TRANSITIONS  
1251 GOODE STREET  
RALEIGH, NC 27603

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Key Plan



Professional Seal

No.	Description	Date
1	DO PACKAGE / PRICING SET	03/10/2020
2	RESPONSE TO ASR REVIEW COMMENTS	08/10/2020

Project Code: 18HTFMEXP  
Sheet Title

EXTERIOR ELEVATIONS

DETOX / DINING /  
SHELTER BUILDING  
Original drawing is 42 x 30. Do not scale contents of this drawing.  
Sheet Number

A-301  
PRICING SET

