

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 | |
| <input type="checkbox"/> Detached | <input type="checkbox"/> General |
| <input type="checkbox"/> Attached | <input checked="" type="checkbox"/> Mixed use |
| <input type="checkbox"/> Apartment | <input type="checkbox"/> Open lot |
| <input type="checkbox"/> Townhouse | <input type="checkbox"/> Civic |
| Site Transaction History | |
| Subdivision case #: _____ | |
| Scoping/sketch plan case #: _____ | |
| Certificate of Appropriateness #: _____ | |
| Board of Adjustment #: _____ | |
| Zoning Case #: _____ | |
| Administrative Alternate #: _____ | |
| GENERAL INFORMATION | |
| Development name: City Gateway Apartments | |
| Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |
| Property address(es): 120 Kindley St. | |
| Site P.I.N.(s): 1703559479 | |
| Please describe the scope of work. Include any additions, expansions, and change of use. mixed use building; Kindley St. extension; streetscape | |
| Current Property Owner/Developer Contact Name: Emanuel Neuman | |
| NOTE: please attach purchase agreement when submitting this form. | |
| Company: SDP Acquisitions I, LLC | Title: _____ |
| Address: 370 Lexington Ave. Ste. 700 New York, NY 10017 | |
| Phone #: 646.747.2200 | Email: eneuman@spandreldevelopment.com |
| Applicant Name: Brian Richards, PLA | |
| Company: Urban Design Partners | Address: 555 Fayetteville St. 3rd Floor Raleigh, NC 27601 |
| Phone #: 919.275.5002 | Email: brichards@urbandesignpartners.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): DX-20 | Existing gross floor area (not to be demolished): n/a |
| | Existing gross floor area to be demolished: n/a |
| Gross site acreage: \pm 1.89 ac | New gross floor area: 221,608 sf |
| # of parking spaces required: 270 spaces | Total sf gross (to remain and new): 221,608 sf |
| # of parking spaces proposed: 294 spaces | Proposed # of buildings: 1 |
| Overlay District (if applicable): n/a | Proposed # of stories for each: 7 |
| Existing use (UDO 6.1.4): office | |
| Proposed use (UDO 6.1.4): mixed-use | |

STORMWATER INFORMATION

| | |
|---|--|
| Existing Impervious Surface: Acres: \pm 1.72 ac Square Feet: \pm 74,961 sf | Proposed Impervious Surface: Acres: \pm 1.72 ac Square Feet: \pm 74,961 sf |
| 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: 286 | Total # of hotel units: n/a |
| # of bedroom units: 1br 210 2br 76 3br n/a 4br or more n/a | |
| # of lots: 1 | Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |

SIGNATURE BLOCK

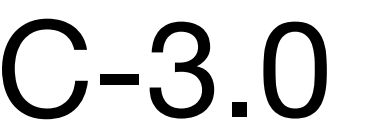
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.

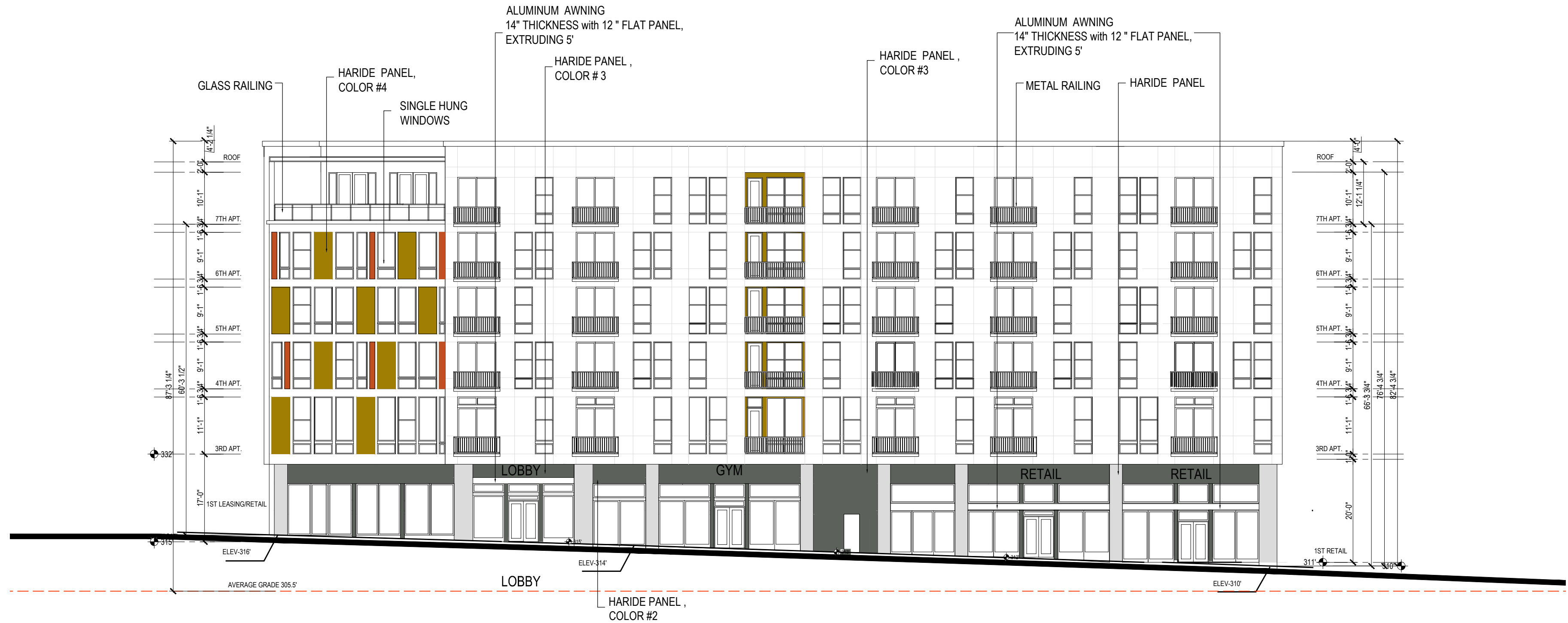
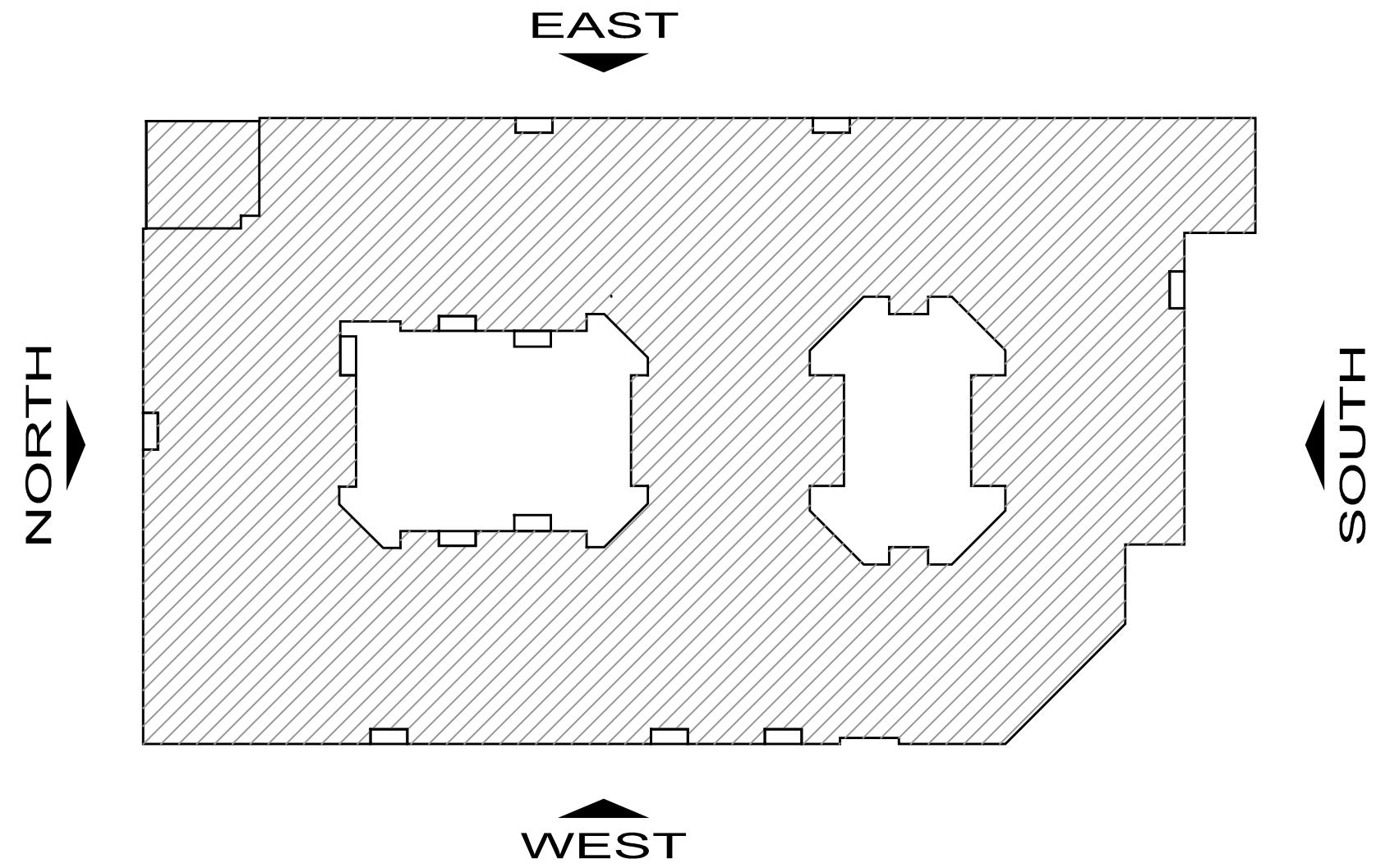
I hereby designate Brian Richards to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

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: 3/19/21

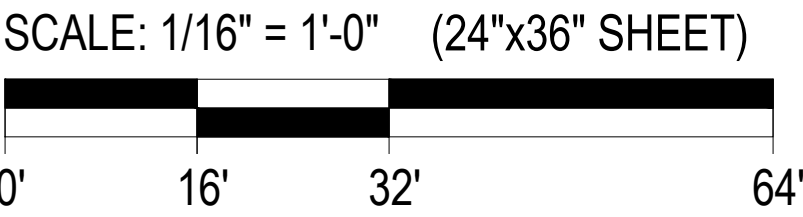
Printed Name: Emanuel Neuman

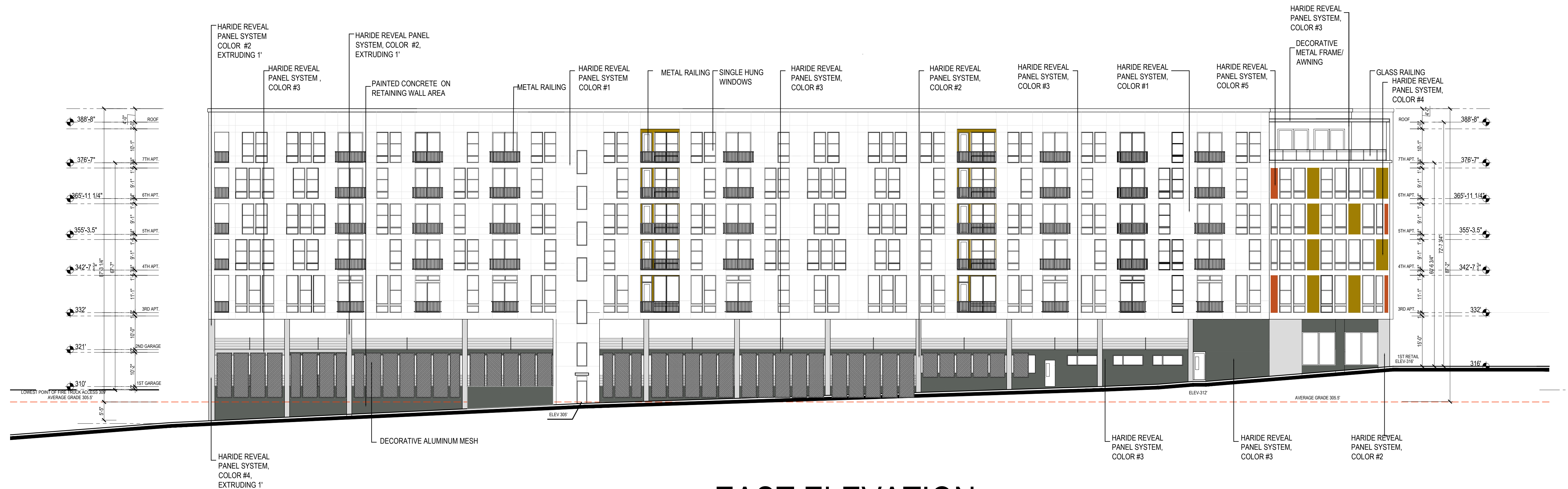
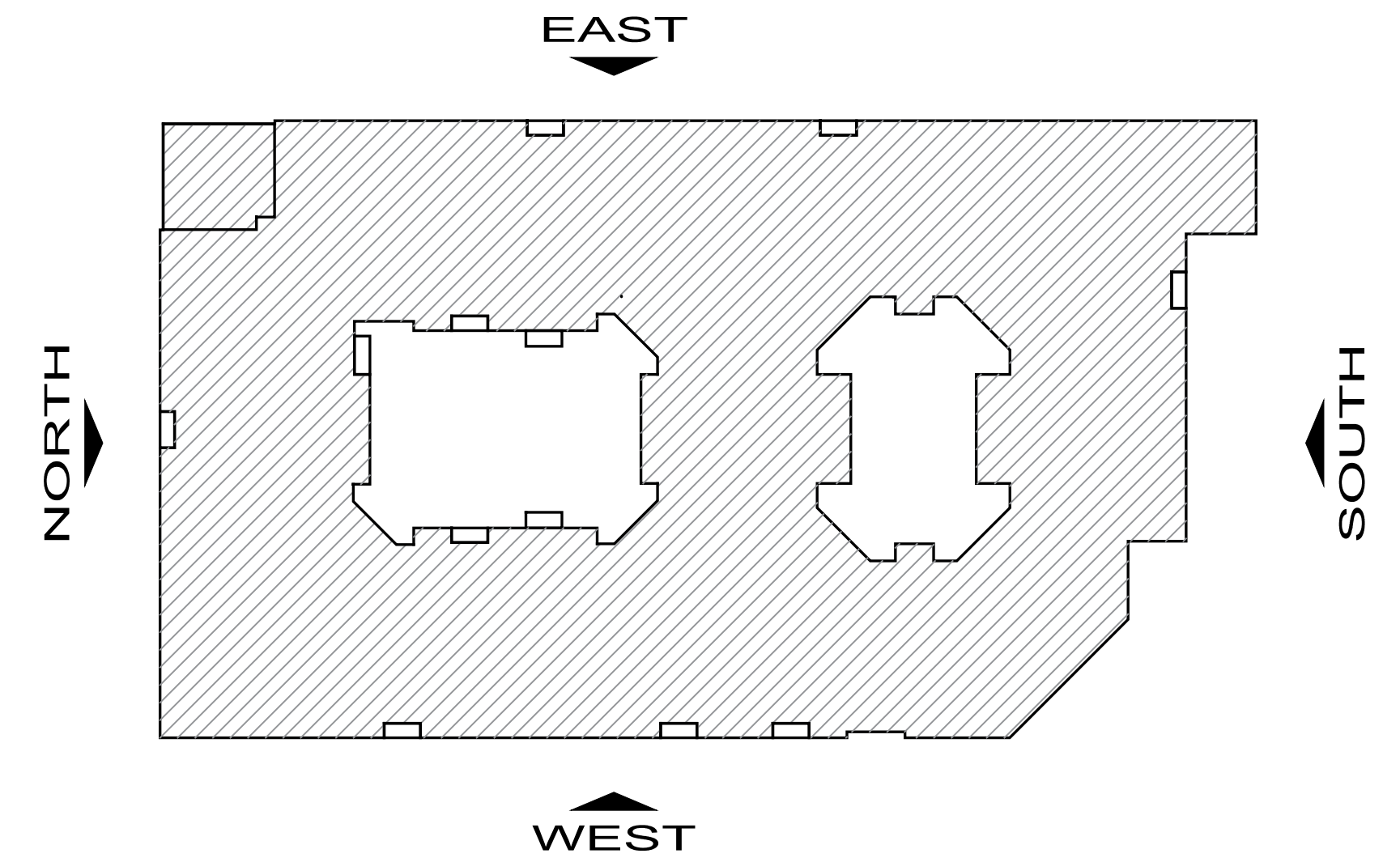




NORTH ELEVATION

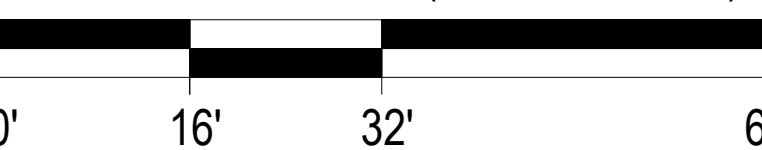
TRANSPARENCY % ON GROUND RETAIL AREA: 66%
(BETWEEN 0' - 12' ALONG FINISH GRADE)

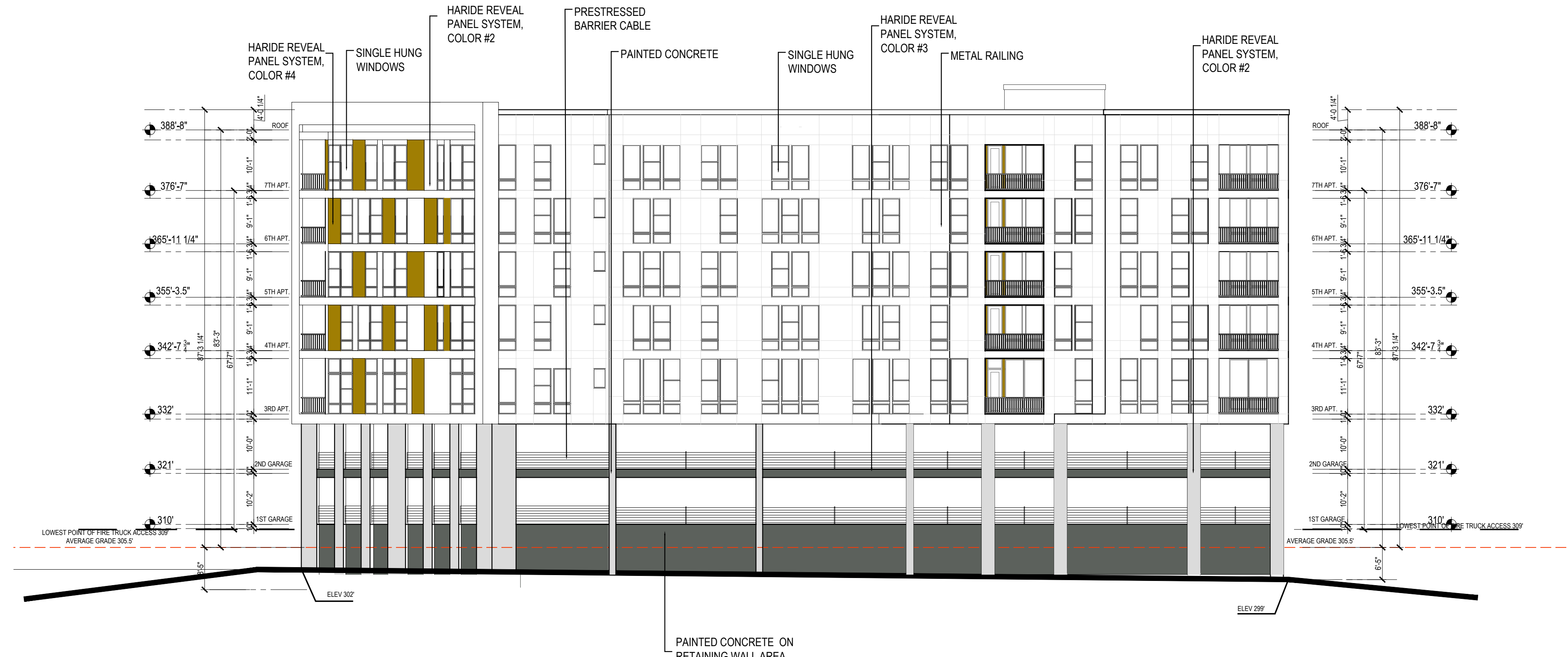
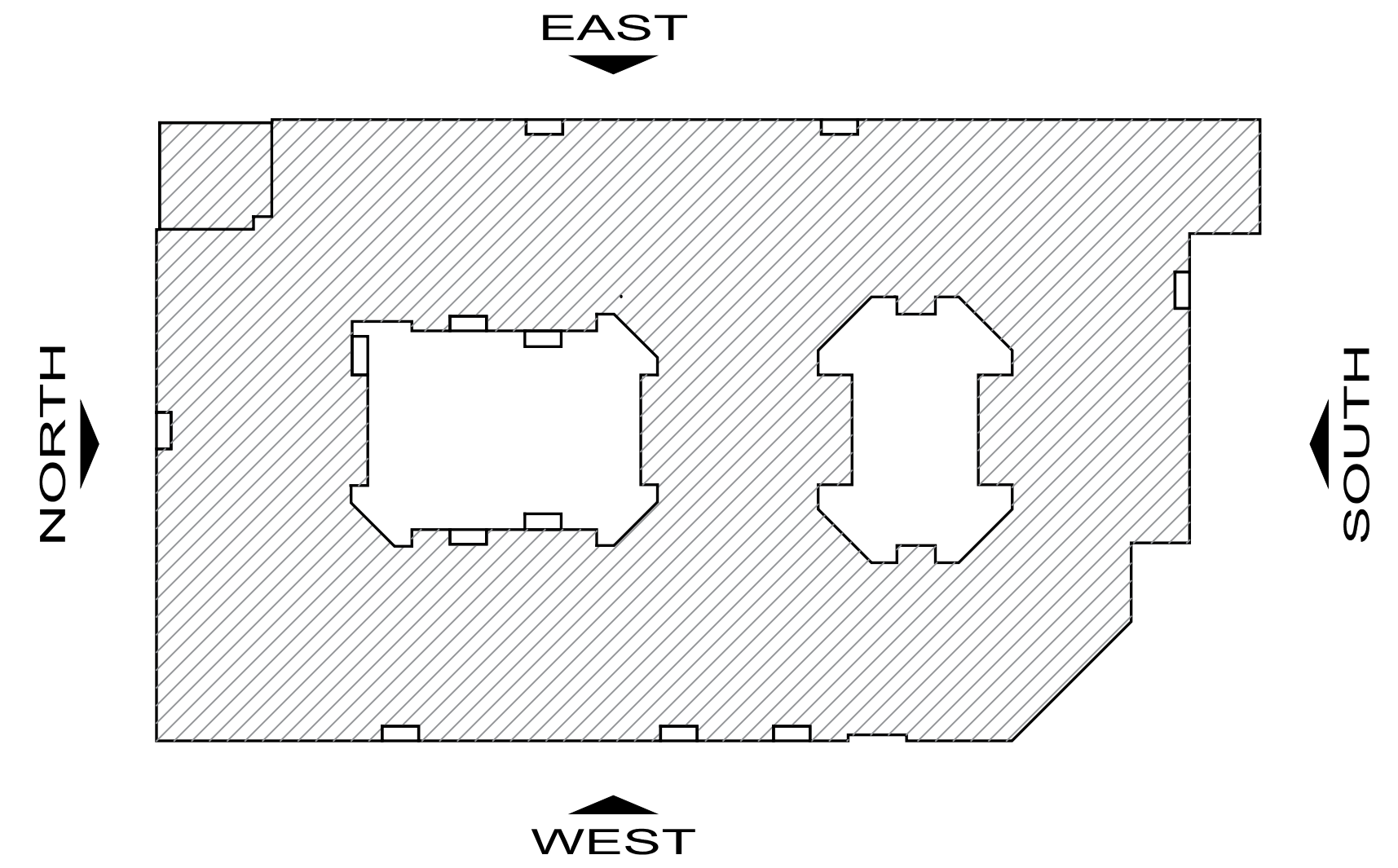




EAST ELEVATION

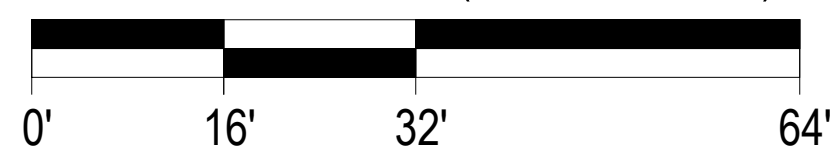
SCALE: 1/16" = 1'-0" (24"x36" SHEET)

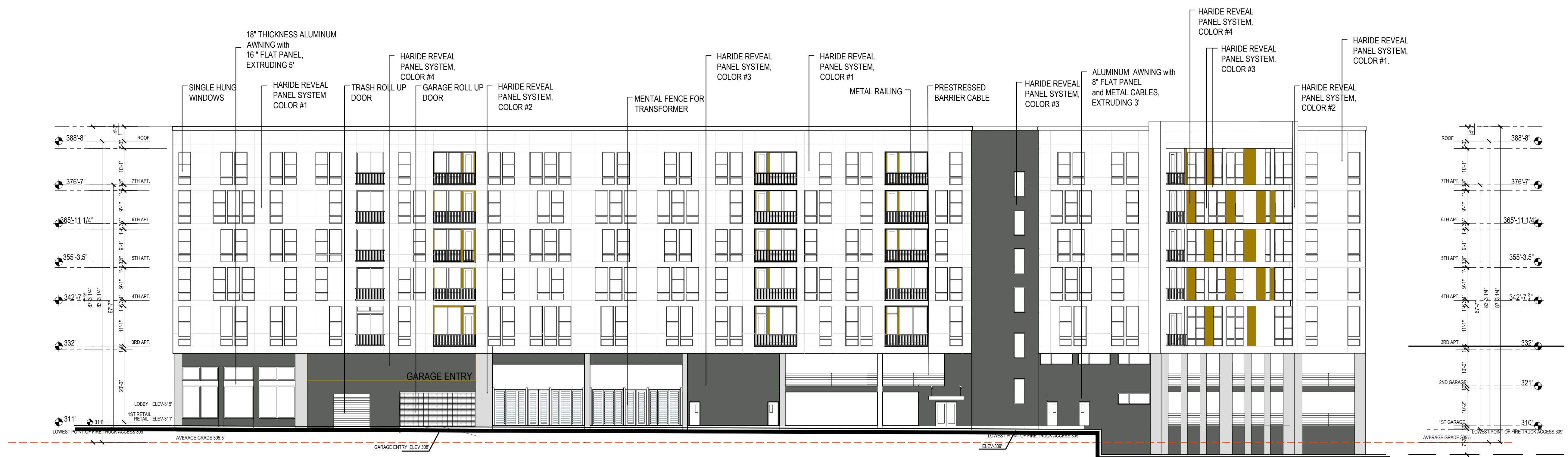
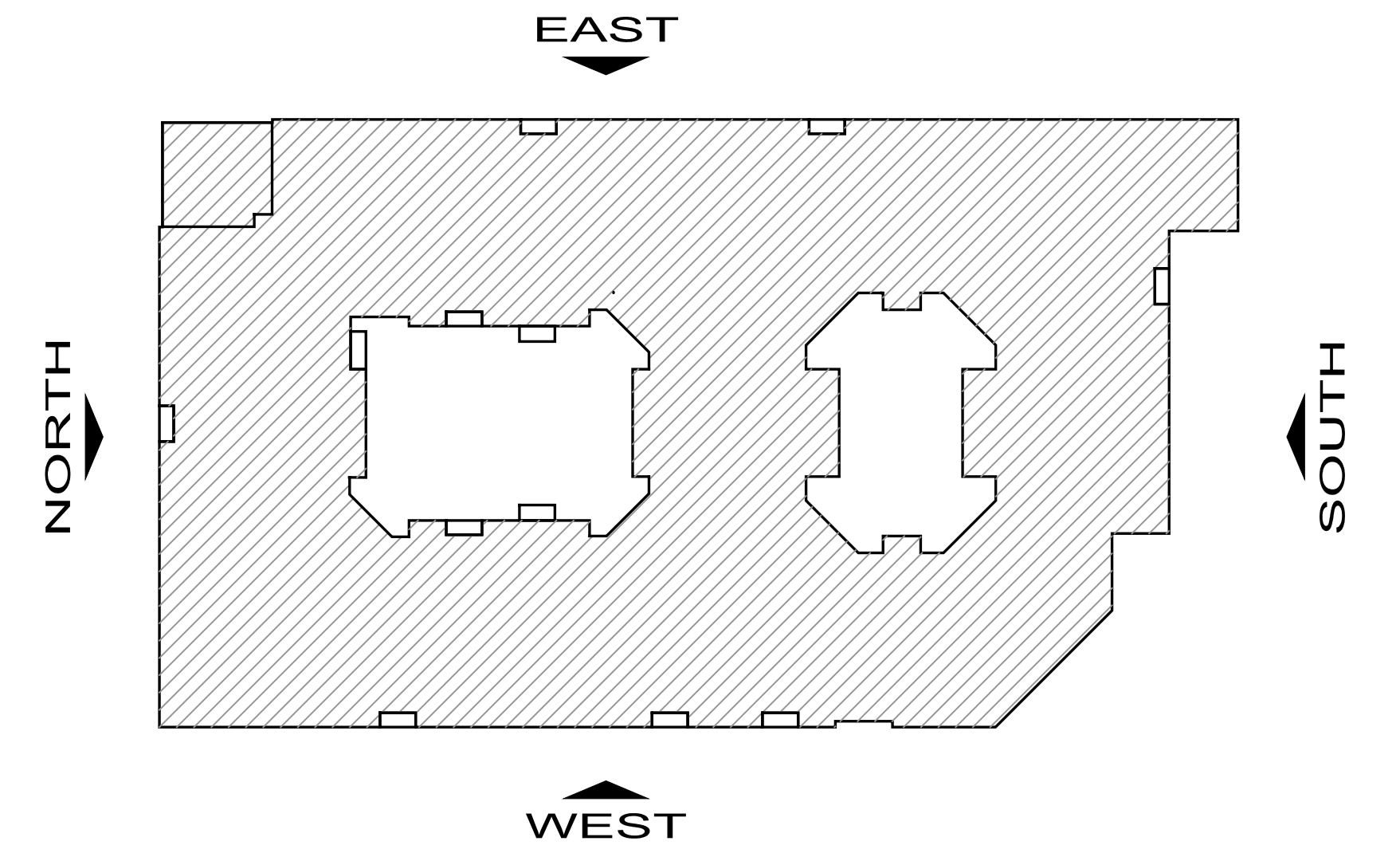




SOUTH ELEVATION

SCALE: 1/16" = 1'-0" (24"x36" SHEET)





WEST ELEVATION

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

