

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): _____
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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 Tier Three Site Plan

Building Type		Site Transaction History	
<input type="checkbox"/>	Detached	<input checked="" type="checkbox"/>	General
<input type="checkbox"/>	Attached	<input type="checkbox"/>	Mixed use
<input type="checkbox"/>	Apartment	<input type="checkbox"/>	Open lot
<input type="checkbox"/>	Townhouse	<input type="checkbox"/>	Civic
Subdivision case #: _____ Scoping/sketch plan case #: <u>590389</u> Certificate of Appropriateness #: _____ Board of Adjustment #: <u>A-92-19</u> Zoning Case #: <u>Z-150-85</u> Administrative Alternate #: <u>ASR-0098-2020</u>			

GENERAL INFORMATION

Development name: The Commons of Duraleigh Ridge

Inside City limits? Yes No

Property address(es):
Project address is 5501 McNeely Drive, Building 500 address is 5521 McNeely Drive and Building 600 address is 5541 McNeely Drive.

Site P.I.N.(s): 0786552552

Please describe the scope of work. Include any additions, expansions, and change of use.
 Site Plan Approval to construct the two remaining buildings, 500 (5521 McNeely Drive) and 600(5541 McNeely Drive) in the existing Commons of Duraleigh Ridge with the general address of 5501 McNeely Drive.

Current Property Owner/Developer Contact Name: Duraleigh Partners, LLC
NOTE: please attach purchase agreement when submitting this form.

Company: Duraleigh Partners, LLC	Title: Managing Member
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Address: Post Office Box 99381 Raleigh, NC 27624

Phone #: 919- 282-6235	Email: sherikeasler@gmail.com
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Applicant Name: Sheri J. Keasler

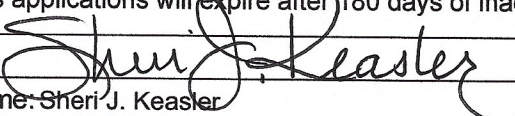
Company: Duraleigh Partners, LLC	Address: Post Office Box 99381 Raleigh, NC 27624
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Phone #: 919-282-6235	Email: sherikeasler@gmail.com
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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): OX-3-CU	Existing gross floor area (not to be demolished): 42,098 SF
	Existing gross floor area to be demolished: 0
Gross site acreage: 7.075	New gross floor area: 26,740 sf
# of parking spaces required: 228	Total sf gross (to remain and new): 68,228
# of parking spaces proposed: 250	Proposed # of buildings: 2
Overlay District (if applicable): none	Proposed # of stories for each: 2
Existing use (UDO 6.1.4): office	
Proposed use (UDO 6.1.4): office	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: <u>2.96</u> Square Feet: <u>128,750</u>	Proposed Impervious Surface: Acres: <u>3.30</u> Square Feet: <u>143,914 (total)</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 checked="" type="checkbox"/> No <input type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

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? Yes <input type="checkbox"/> No <input type="checkbox"/>

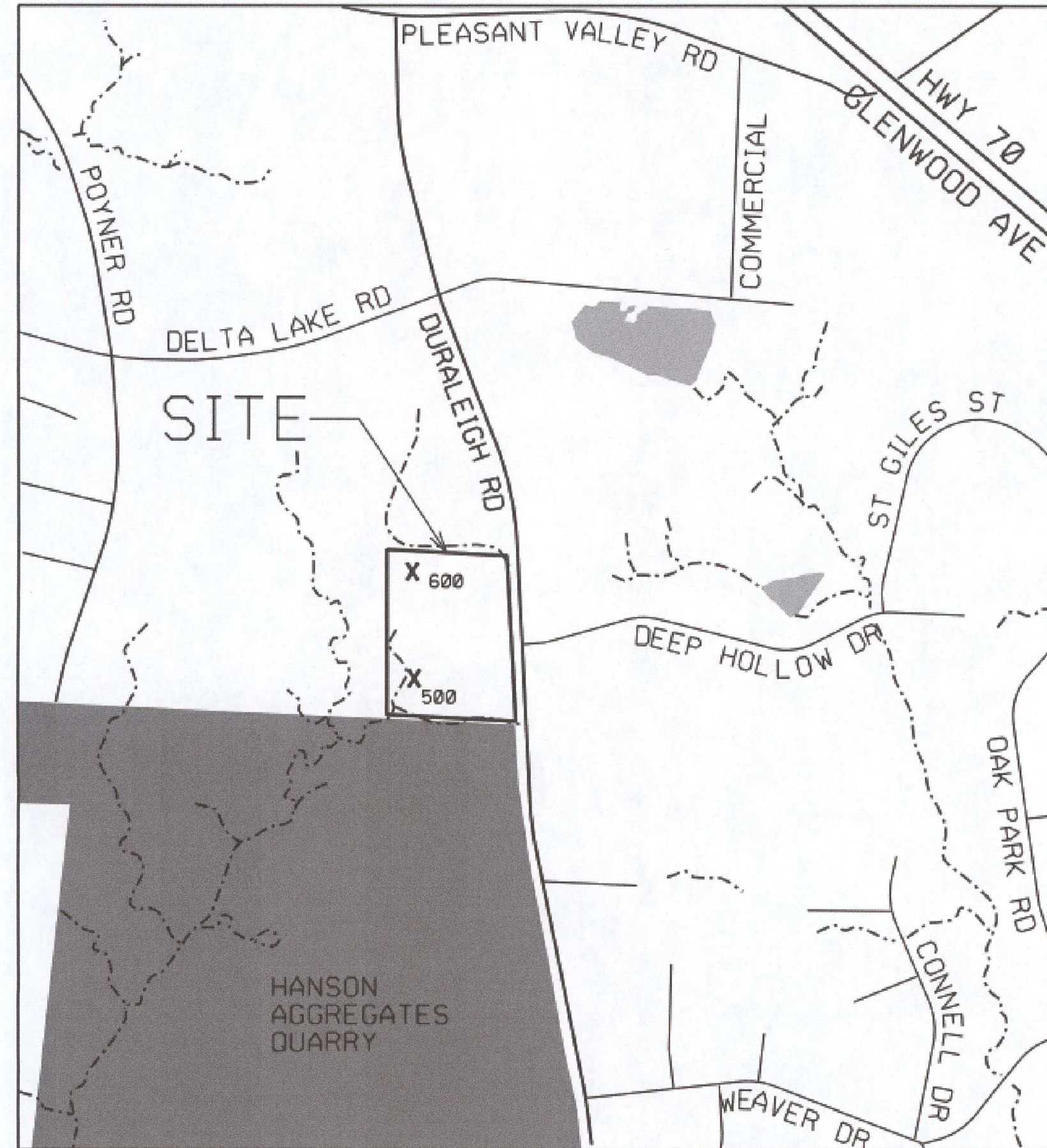
SIGNATURE BLOCK	
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.	
I, <u>Sheri J. Keasler</u> will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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: 05.05.2022
Printed Name: Sheri J. Keasler	

THE COMMONS OF DURALEIGH RIDGE

BUILDINGS 500 & 600

5521 AND 5541 MCNEELY DR.
RALEIGH, NORTH CAROLINA

DEVELOPER:
DURALEIGH PARTNERS, LLC
PO BOX 99381
RALEIGH NC, 27624



SITE DATA

ADDRESS: 5500 DURALEIGH RD., RALEIGH
PIN # = 0786552552
ZONING: DX-3-CU
LAND CLASS: OFFICE & RESIDENTIAL MIXED USE
WATERSHED: CRABTREE CREEK, NEUSE RIVER BASIN

PROPOSED USE- TWO ADDITIONAL OFFICE BUILDINGS
PROPERTY DESCRIPTION: MASTER CARD COMMONS,
DURALEIGH RIDGE CONDOMINIUM

TOTAL SURFACE AREA FOR LOT = 308,167 SF, 7.075 ACRES
EXISTING IMPERVIOUS SURFACE AREA FOR LOT 1 = 128,750 SF
PERCENT IMPERVIOUS (EXISTING COND) FOR LOT 1 = 41.8%
TOTAL PROPOSED IMPERVIOUS SURFACE AREA FOR LOT = 143,914 SF
PERCENT IMPERVIOUS (PROPOSED COND) FOR LOT = 46.7%
PERCENT INCREASE IN SITE DEVELOPMENT = 11.77%

EXISTING OFFICE BUILDINGS-
BUILDING 100- 5540 MCNEELY DR- 9,373 SF
BUILDING 200- 5520 MCNEELY DR- 12,457 SF
BUILDING 300- 5500 MCNEELY DR- 6,951 SF
BUILDING 400- 5501 MCNEELY DR- 4,556 SF
BUILDING 700- 5561 MCNEELY DR- 8,761 SF

PROPOSED USE- TWO ADDITIONAL OFFICE BUILDINGS
BUILDING 500- 5521 MCNEELY DR- 16,598 SF
BUILDING 600- 5541 MCNEELY DR- 8,535 SF
TOTAL OFFICE USE = 67,228 SF

PARKING REQUIRED-
1 SPACE / 400 SF = 168 (AS PER UDO REQ.)
1 SPACE / 300 SF = 224 (AS PER CONDO REQ.)
TOTAL HANDICAP SPACES REQUIRED -5 STANDARD, 2 VAN
PARKING PROVIDED-
248 SPACES - INCLUDING HANDICAP SPACES - 7 STANDARD, 2 VAN
BIKE PARKING - 1 SPACE / 10,000 SF = 7 SPACES SHORT TERM REQ.
1 SPACE / 5,000 SF = 14 SPACES LONG TERM REQ.
BIKE PARKING PROVIDED - 7 SHORT TERM, 14 LONG TERM

AREAS OF DISTURBANCE -
5521-19,875 SF, 5541- 10,110 SF
TOTAL DISTURBANCE AREA = 29,985 SF (9.73% OF SITE)

VICINITY MAP SCALE 1"=500'

LIST OF DRAWINGS

SEQ. NO.	DWG NO.	TITLE
1	CD-1	COVER SHEET
2	EC-1	EXISTING CONDITIONS PLAN
3	SP-1	PROPOSED SITE PLAN
4	SP-2	GRADING
5	SP-3	STORMWATER PLAN
6	SP-4	TREE CONSERVATION
7	SP-5	PLANTING PLAN
8	SP-6	UTILITY PLAN
9	D-1	SITE DETAILS 1
10	D-2	SITE DETAILS 2
11	D-3	SITE DETAILS 3
12	D-4	SITE DETAILS 4
13	BP-1	5521 FRONT ELEVATION
14	BP-21	5541 FRONT & LEFT ELEV.

ARTICLE 7.1 OF THE RSDM STATES THAT DEVELOPMENT PROJECTS ARE REQUIRED TO PERFORM A TIA IF THE FOLLOWING CRITERIA ARE MET. THESE CRITERIA ARE:
A. LAND USES- THIS PROJECT PROPOSES TWO OFFICE BUILDINGS TOTALING 21,053 SF LESS THAN OR EQUAL TO 64,000 SF TIA NOT REQUIRED
B. TRIP GENERATION BASED ON THE PROPOSED OFFICE BUILDINGS TOTAL SQUARE FOOTAGE, ACCORDING TO THE ITE TRIP GEN MANUAL, THE BUILDINGS WILL GENERATE 89 PEAK HOUR TIPS (PM PEAK: 89 (16 I IN/ 73 OUT)) LESS THAN OR EQUAL TO 150 VEHICLES/HOUR AND 234 ADT LESS THAN OR EQUAL TO 3,000 VEHICLES / DAY. TIA NOT REQUIRED.
C. SITE CONTEXT N/A
D. MISCELLANEOUS APPLICATIONS N/A

BASED ON THE ARTICLE 7.1 CRITERIA A TIA IS NOT REQUIRED FOR THIS PROJECT.

ORDINANCE NO. (1985) 686 ZC 175
EFFECTIVE: 12-3-851
Z-150-85 DURALEIGH ROAD, WEST SIDE, OPPOSITE DEEP HOLLOW DRIVE, BEING PARCELS 10A, 10, AND 23, TAX MAP 376, REZONED TO OFFICE AND INSTITUTION-I CONDITIONAL USE WITH CONDITIONS AS FOLLOWS:

THE PROPERTY SHALL BE DEVELOPED AND USED FOR GENERAL OFFICE PURPOSES, AS DESCRIBED IN RALEIGH CODE SECTION 10-2033 (d) AND RELATED SERVICE FACILITIES PERMITTED BY RALEIGH CODE SECTION 10-2033(f). OTHER USES NORMALLY PERMITTED IN THE O&I-1 DISTRICT SUCH AS RESIDENTIAL, GOVERNMENT, BUILDINGS, ETC SHALL NOT BE PERMITTED.

BUILDINGS CONSTRUCTED SHALL NOT EXCEED 30 FEET IN HEIGHT ABOVE FINISHED GROUND ELEVATION.

PROJECT SITE CONTAINS FIVE EXISTING OFFICE BUILDINGS, TWO ADDITIONAL BUILDINGS ARE BEING PROPOSED FOR GENERAL OFFICE USE. BUILDINGS ARE PROPOSED TO BE UNDER 30' IN HEIGHT: 5521 MCNEELY DR- 29'10" TO FINISHED GRADE 5541 MCNEELY DR- 26' TO FINISHED GRADE

APPROVAL FOR ORIGINAL FIVE BUILDINGS WAS PROVIDED IN 1986- UNDER NUMBER: DURALEIGH PROFESSIONAL CENTER, PA-43-86

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

SOLID WASTE COLLECTION FOR THE TWO ADDITIONAL BUILDINGS IS TO BE PROVIDED BY THE TWO EXISTING DUMPSTERS CURRENTLY SERVICING THE EXISTING FIVE BUILDINGS. THESE ARE PRIVATE COLLECTION.

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Site Plan Tier:	Tier Two Site Plan <input type="checkbox"/>	Tier Three Site Plan <input checked="" type="checkbox"/>	Site Transaction History
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General		Subdivision case #: _____
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use		Scoping/sketch plan case #: 580389
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot		Certificate of Appropriateness #: _____
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic		Board of Adjustment #: A-82-19
			Zoning Case #: Z-150-85
			Administrative Alternate #: ASR-0098-2020

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Inside City limits? Yes No

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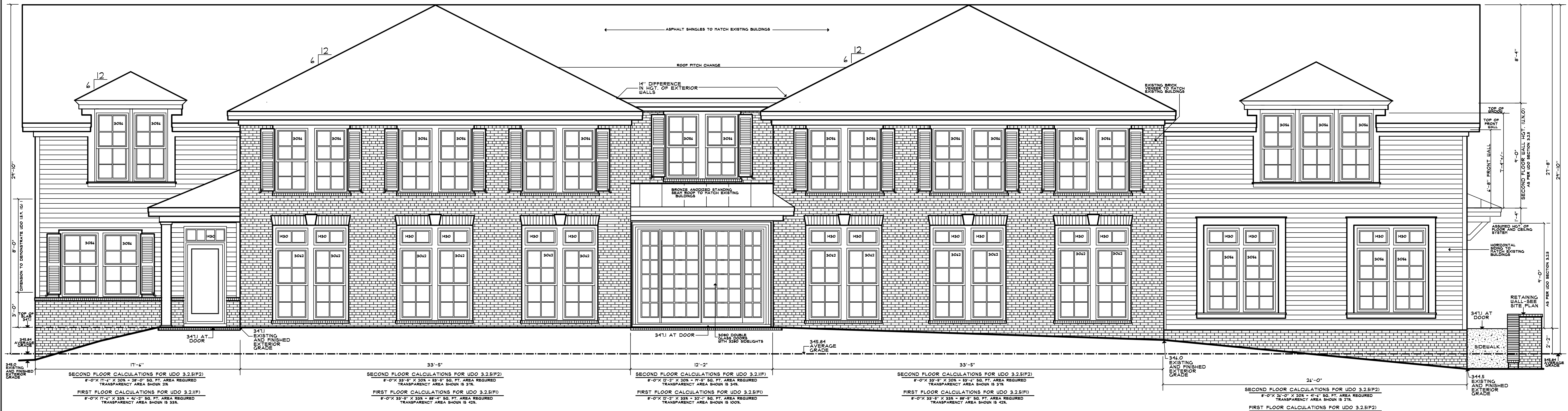
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Proposed use (UDO 6.1.4): office	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 2.98 Square Feet: 128,750	Proposed Impervious Surface: Acres: 3.38 Square Feet: 143,914 (NEW)
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	Wetlands
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

RESIDENTIAL DEVELOPMENTS	
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Printed Name: Sheri J. Keasler	

	WILLIAM C. PIVER, PE 2709 SCOTTSDALE LANE RALEIGH, NORTH CAROLINA 27613 TELEPHONE: (919) 880-4217 EMAIL: bill_piver@yahoo.com	ALISON A. POKKAT, ASLA LANDSCAPE ARCHITECT LAND PLANNER (919) 363-4415 106 STEEPBANK DRIVE CARY, NC 27518	THE COMMONS OF DURALEIGH RIDGE BUILDINGS 500 AND 600 5500 DURALEIGH RD., RALEIGH, NC	1	RALEIGH COMMENTS	SHEET NUMBER: CO-1
						DATE: MAY 5, 2022
						SEQUENCE NO. 1 OF 14

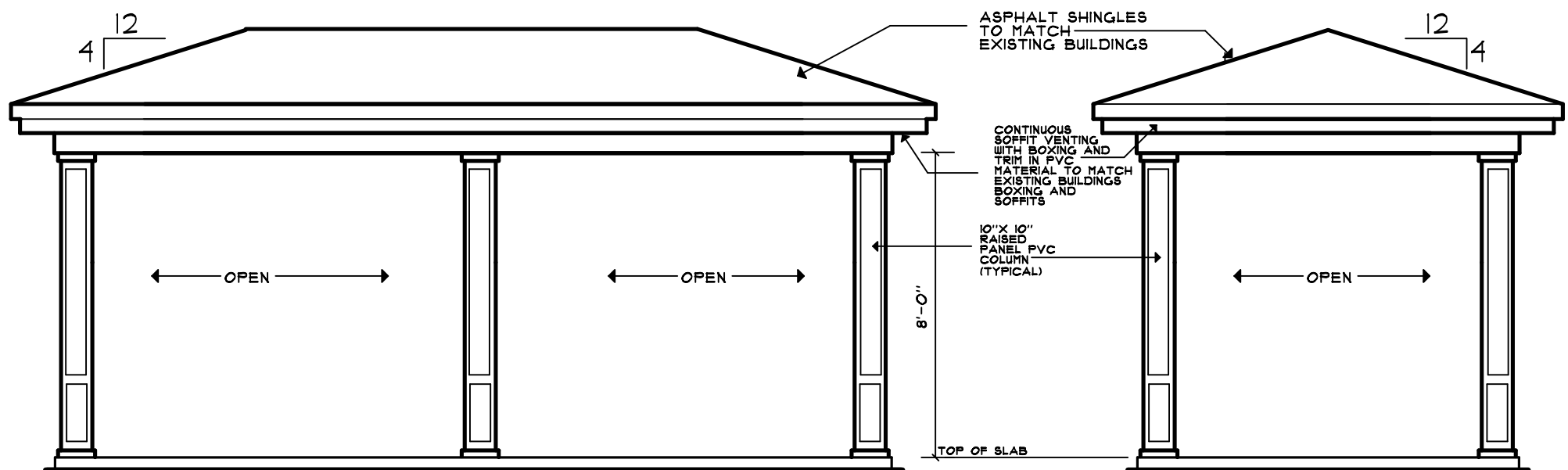


5521 MCNEELY DRIVE FRONT ELEVATION

SCALE: 1/4"=1'-0"

AVERAGE GRADE CALCULATIONS		
ELEVATION VIEW	EXISTING GRADES	AVERAGE GRADE
FRONT	LEFT: 345.0 RIGHT: 344.5	344.75
RIGHT	344.5	344.5
REAR	341.1	341.1
LEFT	345.1	344.4
OVERALL AVERAGE GRADE		345.84

NOTES: 1. SEE GRADING PLAN FOR PERIMETER SPOT ELEVATIONS
2. AVERAGE GRADE ELEVATIONS SHOWN ARE POST DEVELOPMENT AVERAGES AS PER (I.S.1, TC-4-20)



ELEVATIONS OF BIKE SHED FROM PARKING LOT
SCALE: 1/4"=1'-0"

THE COMMONS OF DURALEIGH RIDGE		
OFFICE CONDOMINIUMS		
5500 MCNEELY DRIVE RALEIGH, NORTH CAROLINA.		
BLDG.# 600	BUILDING ADDRESS 5541 MCNEELY DRIVE	BP-1
03.31.2021	ALEIGH, NORTH CAROLINA 27612	13 OF 14

