

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.

Office Use Only: Transaction #: _____		Planning Coordinator: _____	
Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision transaction #: _____	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Sketch transaction #: _____	
<input checked="" type="checkbox"/> Apartment	<input checked="" type="checkbox"/> Open lot	Certificate of Appropriateness #: _____	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: _____	
		Zoning Case #: <u>Z-41-19</u>	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: 5825 North Hills			
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Property address(es): 5825 North Hills			
Site P.I.N.(s): 1706-17-1294, 1706-17-3349, 1706-17-3253, 1706-17-5188			
Please describe the scope of work. Include any additions, expansions, and change of use. Street and utility extensions to support the construction of 97 multi-family for sale units in 2 buildings.			
Current Property Owner/Developer Contact Name: Joseph Lassiter NOTE: please attach purchase agreement when submitting this form.			
Company: North Hills Investment Partners, LLC		Title: Development Manager	
Address: 8311 Badford Way, Suite 1, Raleigh 27615			
Phone #: 919-971-9643		Email: jlassiter@pinellascorp.com	
Applicant Name: Ben Williams			
Company: Priest, Craven & Associates, Inc		Address: 3803b Computer Drive, Suite 104, Raleigh 27609	
Phone #: 919-781-0300		Email: bwilliams@priestcraven.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): RX-4-PL-CU	Existing gross floor area (not to be demolished):
	Existing gross floor area to be demolished:
Gross site acreage: 5.52	New gross floor area: 222,343
# of parking spaces required: 205	Total sf gross (to remain and new): 222,343
# of parking spaces proposed: 219	Proposed # of buildings: 2
Overlay District (if applicable):	Proposed # of stories for each: 4
Existing use (UDO 6.1.4): VACANT AND SINGLE FAMILY	
Proposed use (UDO 6.1.4): MULTI-FAMILY CONDOMINIUMS	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0.18 Square Feet: 7841	Proposed Impervious Surface: Acres: 3.21 Square Feet: 139,830
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 #: 3720170600J	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

RESIDENTIAL DEVELOPMENTS

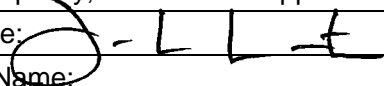
Total # of dwelling units: 97	Total # of hotel units:
# of bedroom units: 1br: 22 2br: 52 3br: 23 4br or more:	
# of lots: 4	Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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 Priest, Craven 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: June 10, 2020
Printed Name:	

5825 NORTH HILLS

ASR - 0050 - 2020 BOA - 0006 - 2021 DA - 0003 - 2021

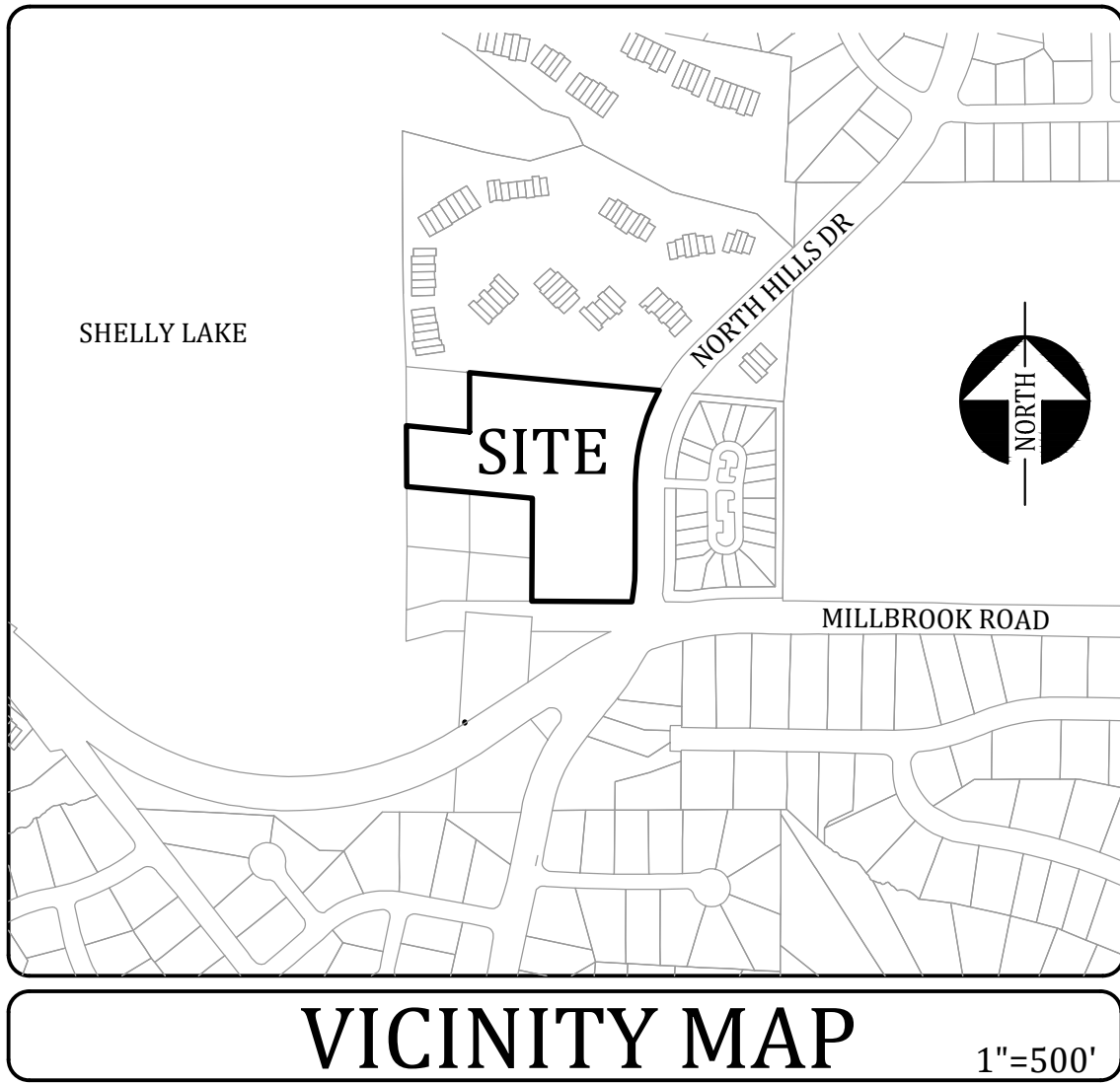
ADMINISTRATIVE SITE REVIEW DRAWINGS FOR
A RESIDENTIAL CONDOMINIUM DEVELOPMENT



Know what's below.
Call before you dig.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY EXCAVATION. EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ALL ARE NOT SHOWN.

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



SHEET INDEX	
SHEET #	SHEET TITLE
C0.00	COVER SHEET
C1.00	EXISTING CONDITIONS & DEMOLITION PLAN
G1.00	GENERAL NOTES AND LEGENDS
C2.00	PRELIMINARY SITE LAYOUT & TRANSPORTATION PLAN
C2.01	PRELIMINARY GROUND FLOOR SITE LAYOUT SHEET
C2.02	SOILD WASTE ACCESSIBILITY AND SERVICE PLAN
C3.00	PRELIMINARY SITE UTILITY PLAN
C3.01	FIRE APPARATUS ACCESS PLAN
C4.00	PRELIMINARY GRADING & DRAINAGE PLAN
C4.01	PRELIMINARY RETAINING WALL PLAN
C5.00	PRELIMINARY STORMWATER MANAGEMENT PLAN
C7.00	EXISTING STRIPING FOR NORTH HILLS DRIVE
C7.01	STRIPING AND WIDENING PLAN FOR NORTH HILLS DRIVE
LS1.00	PRELIMINARY CODE COMPLIANT LANDSCAPE PLAN
LS2.00	PRELIMINARY TREE CONSERVATION PLAN
LT1.00	PRELIMINARY SITE LIGHTING PLAN

OWNER / DEVELOPER:

NORTH HILLS INVESTMENT
PARTNERS, LLC

C/O PINELLAS CORPORATION
8311 BANDFORD WAY SUITE 1, RALEIGH, NORTH CAROLINA 27615
(919) 971-9643 J.LASSITER@PINELLASCORP.COM

PLANS PREPARED BY:

PRIEST, CRAVEN & ASSOCIATES, INC.
PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B COMPUTER DRIVE, SUITE 104, RALEIGH, N.C. 27609
PHONE 919 / 781-0300 FAX 919 / 782-1288
EMAIL PCA@PRIESTCRAVEN.COM FIRM#: C-0488

DEVELOPMENT SERVICES

Administrative Site Review Application

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		Zoning Case #: Z-41-19	
		Administrative Alternate #:	

GENERAL INFORMATION

Development name: 5825 North Hills
Inside City limits? ☒ Yes ☐ No
Property address(es): 5825 North Hills
Site P.L.N.(s): 1706-17-1294, 1706-17-3349, 1706-17-3253, 1706-17-5188
Please describe the scope of work. Include any additions, expansions, and change of use.
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Phone #: 919-781-0300 Email: bwilliams@priestcraven.com

Z-41-19 ZONING CONDITIONS:

- THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED ON THE PROPERTY SUBJECT TO THIS REZONING ORDINANCE SHALL BE 112 DWELLING UNITS.
COMPLIANCE STATEMENT - THIS SITE PLAN PROPOSES 97 UNITS.
- THE FOLLOWING PRINCIPAL USES AS DEFINED IN UDO SECTION 6.1.4 ALLOWED PRINCIPAL USE TABLE SHALL BE PROHIBITED: DORMITORY, FRATERNITY, SORORITY; SCHOOL, PUBLIC OR PRIVATE (K-12), DAY CARE, OFFICE; MEDICAL, OUTDOOR RECREATION, BED AND BREAKFAST, HOSPITALITY HOUSE, REMOTE PARKING LOT, PERSONAL SERVICE, EATING ESTABLISHMENT, RETAIL SALES.
COMPLIANCE STATEMENT - THIS SITE PLAN PROPOSES ONLY RESIDENTIAL USES.
- THE PORTION OF THE PROPERTY LOCATED ON THE SOUTH SIDE OF W MILLBROOK ROAD SHALL BE SUBJECT TO ACTIVE TREE PRESERVATION, EXCEPT FOR THOSE AREAS ENCUMBERED BY EASEMENTS IN FAVOR OF A GOVERNMENTAL ENTITY.
COMPLIANCE STATEMENT - THIS SITE PLAN DOES NOT INCLUDE THE PORTION OF PROPERTY ADDRESSED IN CONDITION #3
- NO BUILDING DEVELOPED ON THE PROPERTY SHALL CONTAIN MORE THAN THREE STORIES OF HABITABLE SPACE.
COMPLIANCE STATEMENT - THE TWO BUILDINGS ON THIS SITE PLAN PROPOSE ONLY 3 STORIES OF HABITABLE SPACE.
- A BUILDING MAY HAVE FOUR STORIES ONLY IF (I) AT LEAST ONE STORY IS USED EXCLUSIVELY FOR NON-HABITABLE SPACE, INCLUDING BUT NOT LIMITED TO PARKING, STORAGE, MECHANICAL EQUIPMENT, OR WASTE COLLECTION, AND (II) THE GROUND FLOOR ELEVATION OF THE LOWEST STORY IS BELOW THE AVERAGE GRADE AS MEASURED ALONG NORTH HILLS DRIVE.
COMPLIANCE STATEMENT - THE BOTTOM FLOOR OF BOTH BUILDINGS IS USED FOR PARKING, STORAGE, MECHANICAL EQUIPMENT AND WASTE COLLECTION AND THE BOTTOM FLOOR ELEVATION IS BELOW THE AVERAGE GRADE OF NORTH HILL DRIVE.
- THIS CONDITION APPLIES TO THAT PORTION OF THE PROPERTY MEASURING AT LEAST 20 FEET IN WIDTH AS MEASURED ALONG THE PROPERTY'S COMMON BOUNDARY LINE WITH THAT PARCEL IDENTIFIED AS "COMMON AREA" ON THE PLAT RECORDED IN BOOK OF MAPS 1974, PAGE 474 (PIN 1706-17-6717) (THE "NORTHERN TRANSITION AREA"). FOR THOSE PORTIONS OF THE NORTHERN TRANSITION AREA WHERE LAND DISTURBING ACTIVITY OCCURS, SUCH AREAS SHALL BE REPLANTED AT THE FOLLOWING RATE: FIVE (5) SHADE TREES, FOUR (4) UNDERSTORY TREES AND TWENTY (20) SHRUBS PER 100 LINEAR FEET.
COMPLIANCE STATEMENT - THE NORTHERN PROPERTY LINE PROPOSES PRESERVED TREE CONSERVATION AREA AND WHERE TREE CONSERVATION AREA IS NOT PROPOSED, WE ARE PROVIDING THE 20' BUFFER AREA WITH THE LISTED PLANTINGS AS SHOWN ON THE LANDSCAPE PLAN
- ONE OF THE FOLLOWING PLANTING SCHEDULES SHALL APPLY TO THE PROPERTY'S FRONTAGE ALONG THE NORTH HILLS DRIVE RIGHT-OF-WAY:
 - IN THE EVENT THE POWER LINE IS LOCATED BELOW GROUND: 4 SHADE TREES, 2 UNDERSTORY TREES AND 15 SHRUBS PER 100 LINEAR FEET, WITHIN AN AREA MEASURING AN AVERAGE OF 15 FEET FROM THE RIGHT-OF-WAY OF NORTH HILLS DRIVE (BUT IN NO EVENT LESS THAN 10 FEET WIDE). ANY STREET TREES REQUIRED ALONG NORTH HILLS DRIVE, EVEN IF PLANTED WITHIN THE RIGHT-OF-WAY, SHALL COUNT TOWARD THE REQUIRED NUMBER OF SHADE TREES.
 - IN THE EVENT THE POWER LINE IS LOCATED ABOVE GROUND: 6 UNDERSTORY TREES AND 15 SHRUBS PER 100 LINEAR FEET, WITHIN AN AREA MEASURING AN AVERAGE OF 15 FEET FROM THE RIGHT-OF-WAY OF NORTH HILLS DRIVE (BUT IN NO EVENT LESS THAN 10 FEET WIDE). ANY STREET TREES REQUIRED ALONG NORTH HILLS DRIVE, EVEN IF PLANTED WITHIN THE RIGHT-OF-WAY, SHALL COUNT TOWARD THE REQUIRED NUMBER OF UNDERSTORY TREES.**COMPLIANCE STATEMENT - THE CURRENT PLAN IS TO COMPLY WITH 7.A. BECAUSE DUKE ENERGY WILL BE LOCATING THE POWER UNDERGROUND ALONG THE FRONTAGE.**
- FOR THOSE PROPERTIES IDENTIFIED AS LOT 3E, LOT 3F AND LOT 3G, THERE SHALL BE NO PRINCIPAL BUILDING LOCATED WITHIN 215 FEET OF THE SHELLY LAKE PROPERTY (PIN 1706-08-7302).
COMPLIANCE STATEMENT - BUILDING 2 IS THE CLOSET BUILDING TO THE SHELLY LAKE PROPERTY AND THE CLOSEST WALL IS 250' AWAY FROM THE PROPERTY LINE REFERENCED IN CONDITION #8
- AS PART OF THE FIRST DEVELOPMENT PLAN FOR THE PROPERTY, THE DEVELOPER SHALL PROPOSE TO PROVIDE LEFT TURN LANES ON NORTH HILLS DRIVE TO SERVE MILL GREENS COURT AND THE SITE ACCESS FOR THE DEVELOPMENT ON THE SUBJECT PROPERTY. SUBJECT TO APPROVAL BY THE CITY OF RALEIGH, THE DEVELOPER SHALL PROVIDE THESE LEFT TURN LANES PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
COMPLIANCE STATEMENT - THE STRIPING PLAN HAS BEEN SUBMITTED TO TRANSPORTATION WITH THIS SITE PLAN SUBMITTAL.

GENERAL NOTES:

- BOUNDARY INFORMATION TAKEN FROM A SURVEY BY THIS OFFICE.
- SITE TOPOGRAPHIC INFORMATION ARE TAKEN FROM A SURVEY BY THIS OFFICE.
- PLANIMETRIC DATA IS TAKEN FROM A COMBINATION OF A SURVEY BY THIS OFFICE AND 2017 AERIAL PHOTOS FROM WAKE COUNTY.
- WETLAND AND STREAM BUFFERS NOT LOCATED ON THESE PROPERTIES.
- ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF RALEIGH, NCDOT, AND NCDENR STANDARDS AND SPECIFICATIONS.
- FEMA FLOOD ZONES ARE LOCATED ON THIS SITE.
- NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE TOWN OF WAKE FOREST, THE CITY OF RALEIGH PUBLIC UTILITIES, DEPARTMENT, AND NCDOT.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.
- STRUCTURAL DESIGN OF ALL RETAINING WALLS TO BE PERFORMED BY OTHERS. RETAINING WALLS SHOWN ON THESE PLANS ARE FOR APPROXIMATE LOCATION PURPOSES ONLY.
- THE PRIMARY STREET FOR THIS PROJECT IS NORTH HILLS DRIVE.
- THE SITE WILL RECEIVE PRIVATE WASTE COLLECTION.

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): RX-4-PL-CU	Existing gross floor area (not to be demolished):
	Existing gross floor area to be demolished:
Gross site acreage: 5.52	New gross floor area: 224,473 SF
# of parking spaces required: 205	Total of gross (to remain and new): 224,473 SF
# of parking spaces proposed: 219	Proposed # of buildings: 2
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If yes, please provide: Alluvial soils: _____ Flood stu: _____ FEMA Map Panel #: 3720170600J	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>	

RESIDENTIAL DEVELOPMENTS

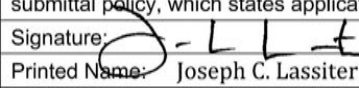
Total # of dwelling units: 97	Total # of hotel units:
# of bedroom units: 1br: 22 2br: 52 3br: 23	4br or more:
# of lots: 4	Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>

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.

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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: June 10, 2020
Printed Name: Joseph C. Lassiter

BOARD OF ADJUSTMENT VARIANCES

BOA-0006-2021 - 3/8/2021

DECISION: APPROVED AS REQUESTED.

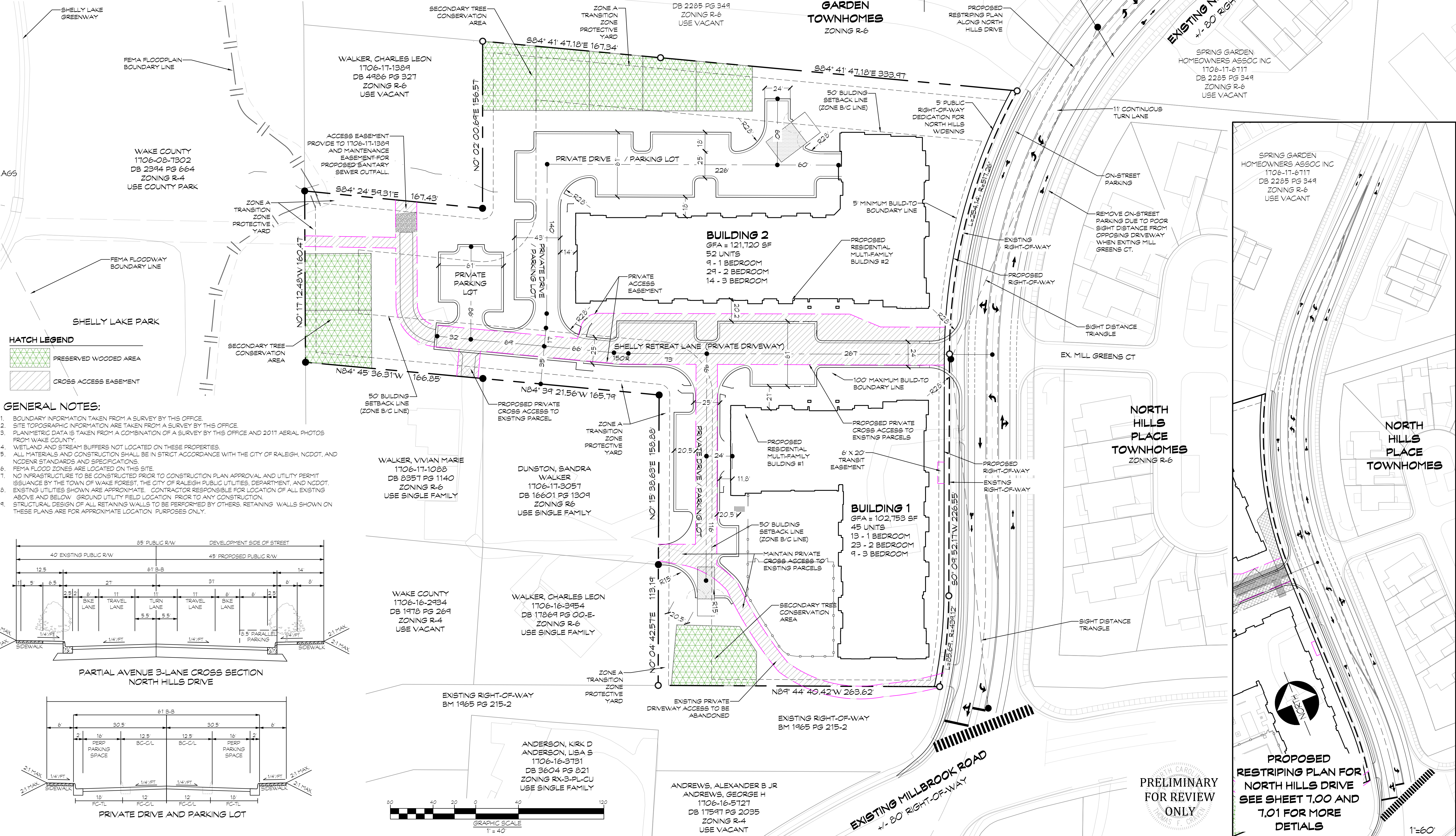
WHEREAS NORTH HILLS INVESTMENT PARTNERS, LLC, PROPERTY OWNER, REQUESTS COMPLETE RELIEF FROM UDO SECTION 3.2.4.F1, WHICH REQUIRES THAT THE GROUND FLOOR ELEVATION OF APARTMENT BUILDINGS IN THE RX- ZONING DISTRICT BE AT LEAST TWO FEET (2') ABOVE THE AVERAGE CURB LEVEL, IN ORDER TO CONSTRUCT AN APARTMENT BUILDING (BUILDING 2, ASSOCIATED WITH SITE PLAN ASR-50-20) WITH A GROUND FLOOR ELEVATION BELOW THE AVERAGE CURB LEVEL OF NORTH HILLS DRIVE LOCATED ON A 5.52-ACRE PROPERTY ZONED RX-4-PL-CU LOCATED AT 5825 NORTH HILLS DRIVE.

REVISIONS:	SUBMITTAL DATE:	JULY 10, 2020	SHEET #
10/01/2020	CITY STAFF COMMENTS		
12/15/2020	CITY STAFF COMMENTS		
04/07/2021	CITY STAFF COMMENTS		
RELEASED FOR CONSTRUCTION DATE:			C0.00



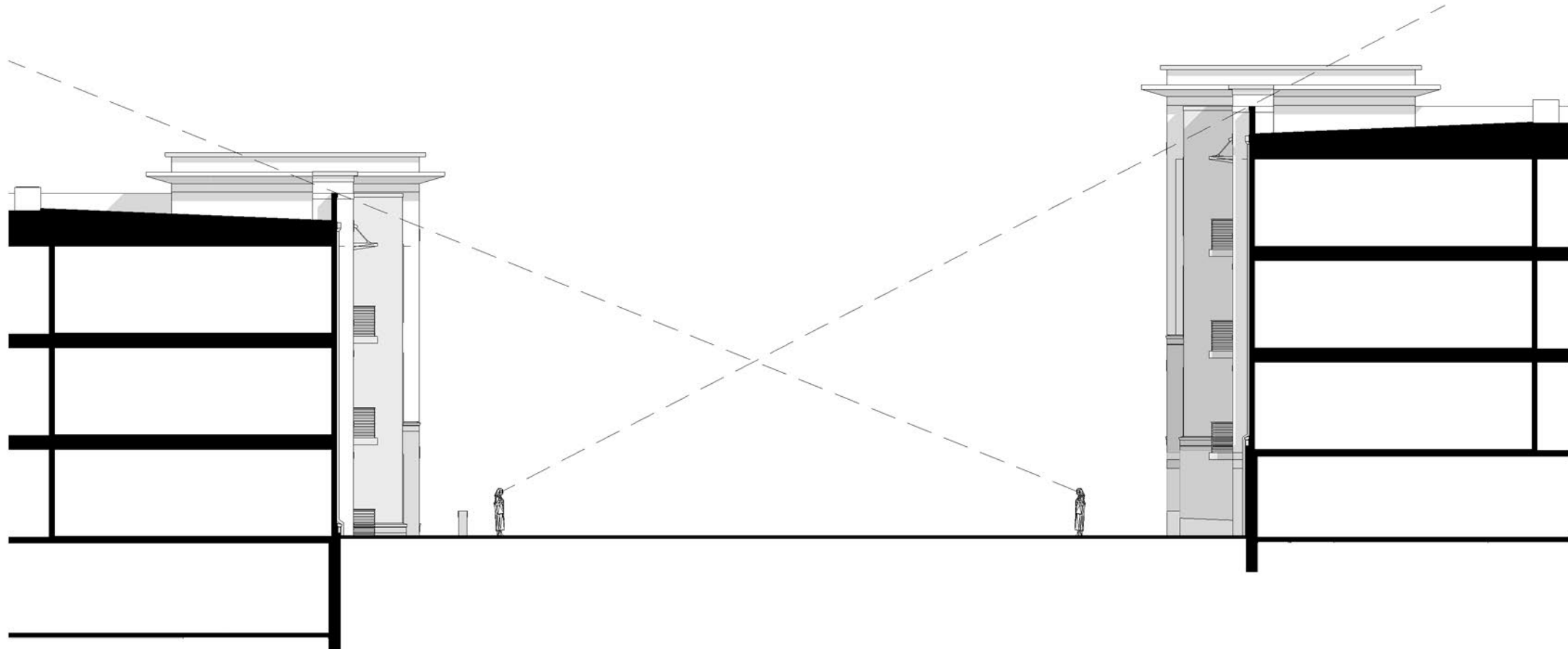
ASR - 0050 - 2020

TABLE OF LAND OWNERS							TABLE C1.1
PIN	OWNER	DEED BOOK	DEED PAGE	SURVEY SF	SURVEY ACRES	SITE ADDRESS	ZONING
1706-17-1294	NORTH HILLS INVESTMENT PARTNERS	180719	742	26,572	0.61	724 W MILLBROOK RD	RX-4-PL-CU
1706-17-3349	NORTH HILLS INVESTMENT PARTNERS	180719	738	26,136	0.60	716 W MILLBROOK RD	RX-4-PL-CU
1706-17-3253	NORTH HILLS INVESTMENT PARTNERS	180719	738	26,136	0.60	910 W MILLBROOK RD	RX-4-PL-CU
1706-17-5108	NORTH HILLS INVESTMENT PARTNERS LLC	170619	1448	161,608	3.71	5825 NORTH HILLS DR	RX-4-PL-CU
TOTALS				240,451	9.520		



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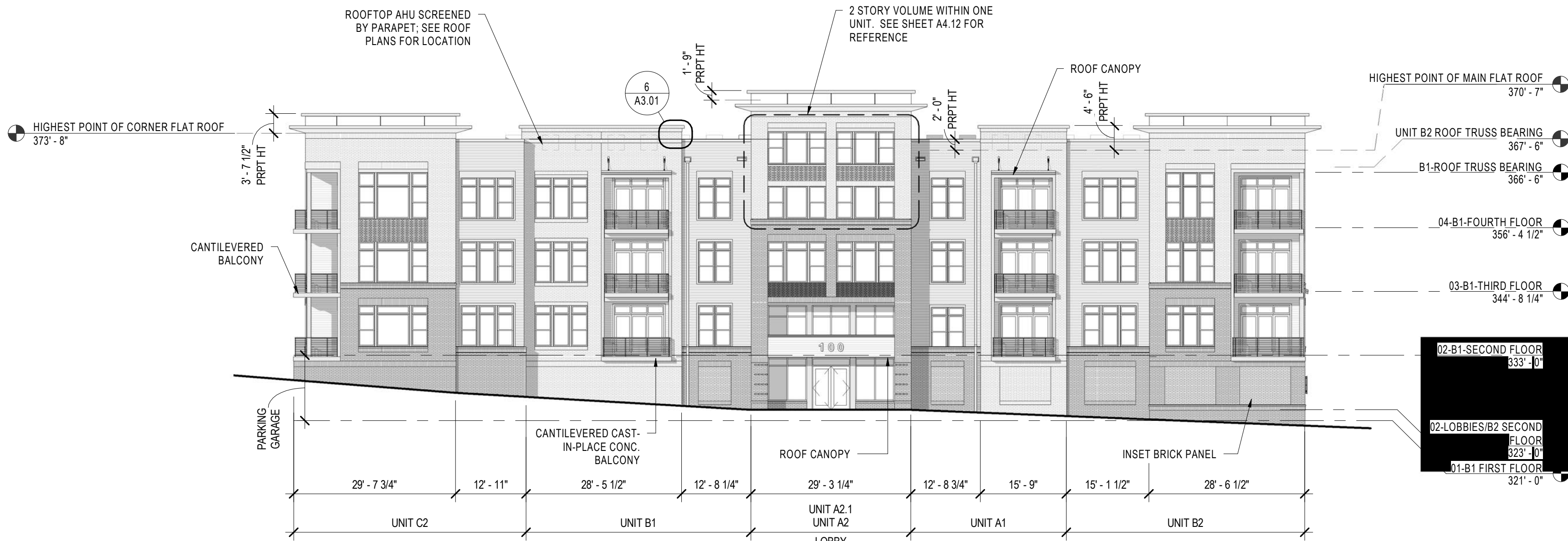
BUILDING HEIGHT PER TC-4-20 SECTION 1.5.7.A.2.	AVERAGE GRADE CALCULATION FOR BUILDING 1 POST-DEVELOPMENT GRADES		
	HIGH	LOW	AVERAGE
EAST PLANE (PRIMARY STREET)	330.00	328.50	329.25
AVERAGE OF PRIMARY STREET FACING WALL (NORTH HILLS)	329.25		



BUILDING 1 AND 2 AHU SIGHTLINES

1/16" = 1'-0"

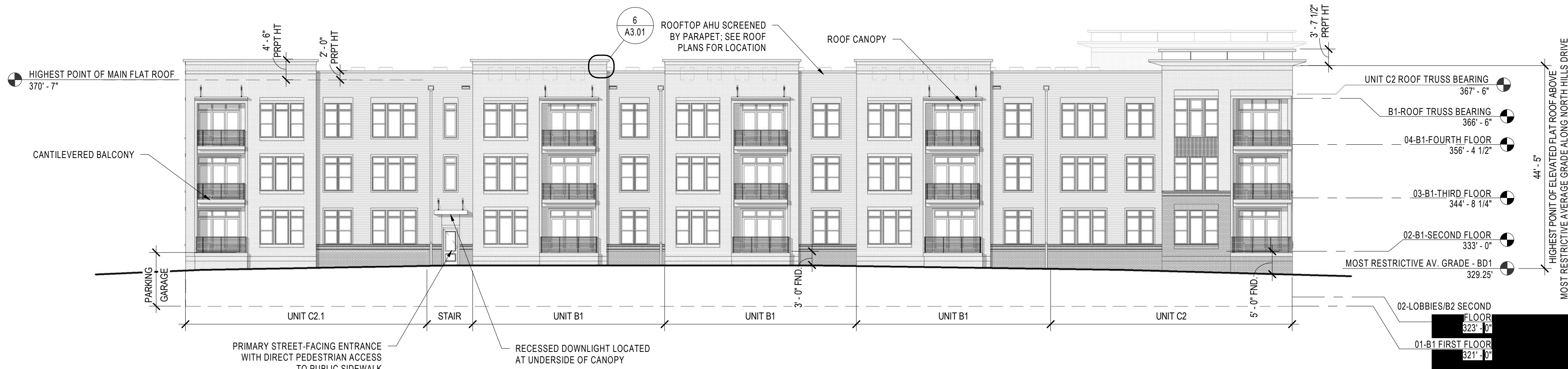
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BUILDING 1 NORTH ELEVATION

1/16" = 1'-0"

2



BUILDING 1 EAST ELEVATION

PROJECT:	CD SET	DATE:	-
ISSUE:	City Staff Comments		04/07/2021

REVISIONS:

DRAWN BY:	Author
CHECKED BY:	Checker

CONTENT: OVERALL ELEVATIONS - BUILDING

A3.11

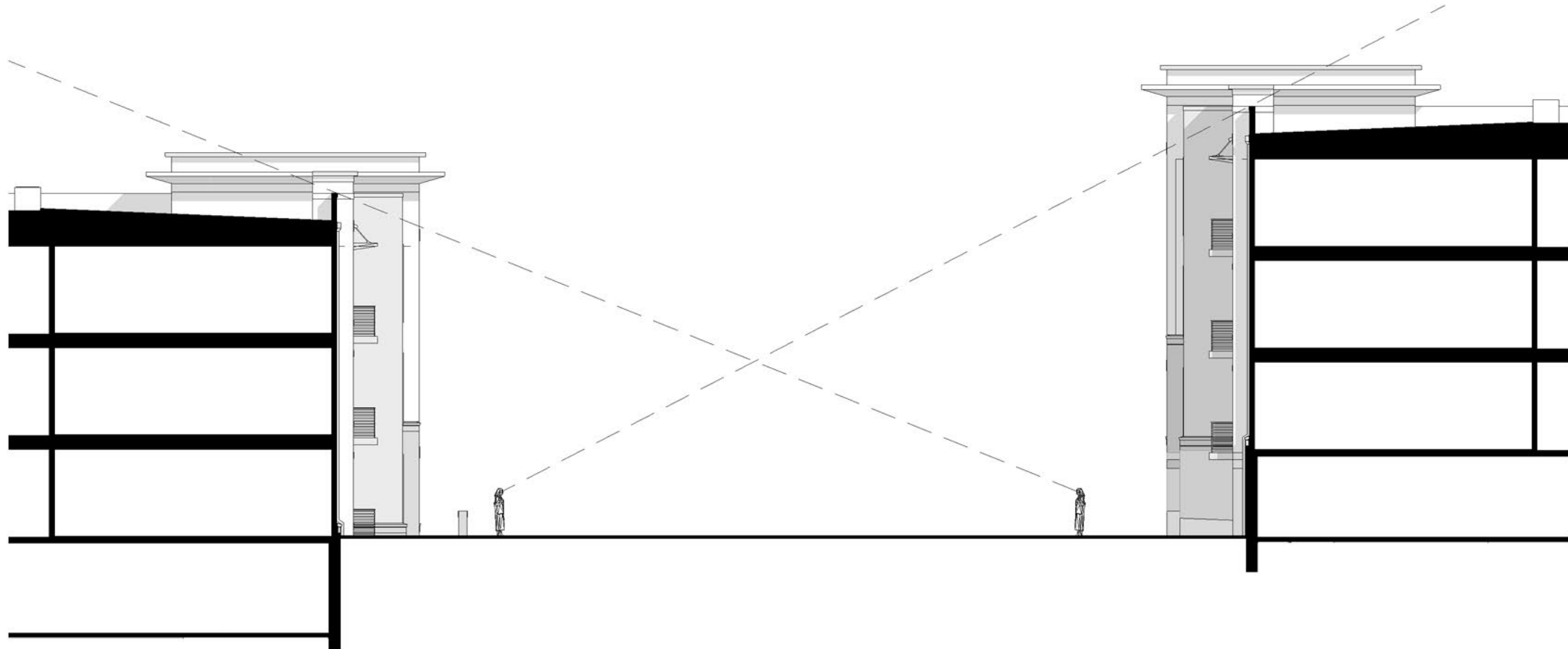
NORTH HILLS INVESTMENT PARTNERS, LLC
NORTH HILLS DRIVE CONDO
NORTH HILLS DRIVE, RALEIGH, NC

JDAVIS

510 South Wilmington St. | Raleigh, NC 27601 | Tel: 919.335.1501
1218 Chestnut Street, 7th Floor | Philadelphia, PA 19107 | Tel: 215.545.0121

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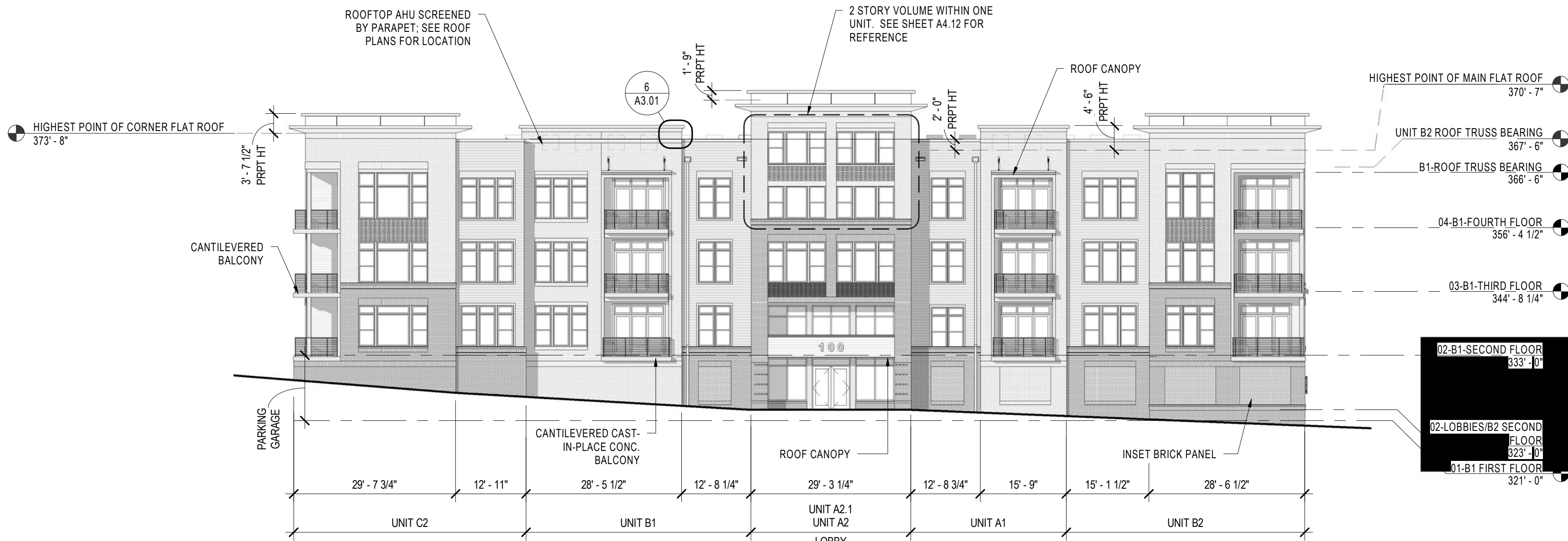
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BUILDING 1 AND 2 AHU SIGHTLINES

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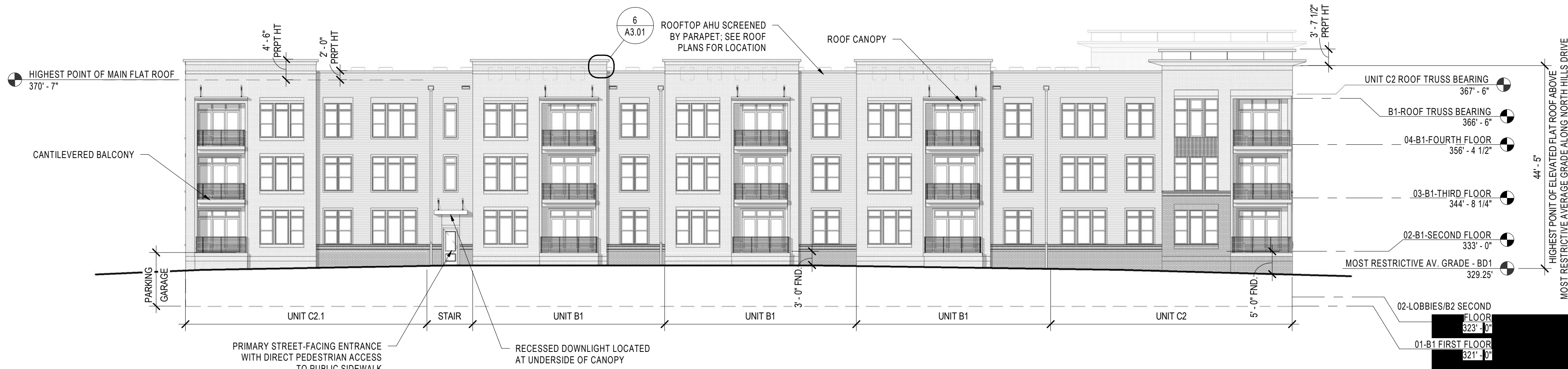
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BUILDING 1 NORTH ELEVATION

1/16" = 1'-0"

2



BUILDING 1 EAST ELEVATION

PROJECT:	CD SET	DATE:	-
ISSUE:	City Staff Comments	DATE:	04/07/2021

REVISIONS:

DRAWN BY:	Author
CHECKED BY:	Checker

CONTENT: OVERALL ELEVATIONS - BUILDING

A3.11

NORTH HILLS INVESTMENT PARTNERS, LLC
NORTH HILLS DRIVE CONDO
NORTH HILLS DRIVE, RALEIGH, NC

JDAVIS

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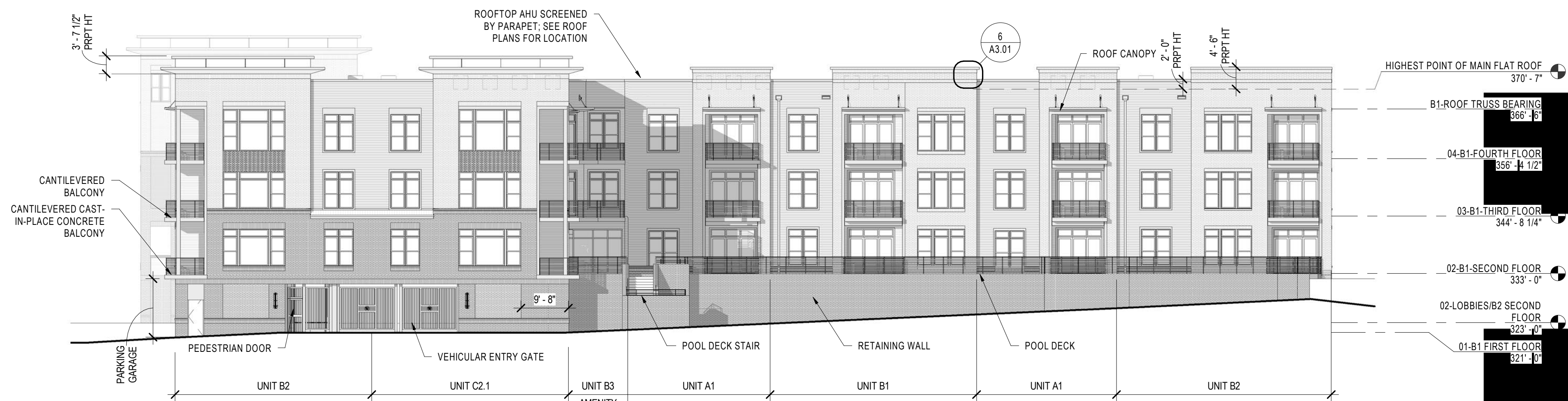
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1/2/2021 12:40:31 PM



BUILDING 1 SOUTH ELEVATION
1/16" = 1'-0"

2



WEST E

PROJECT:	CD SET	DATE	-
ISSUE:	City Staff Comments	04/07/2021	

REVISIONS:

DRAWN BY:	Author
CHECKED BY:	Checker

CONTENT:
OVERALL ELEVATIONS - BUILDING

A3.12

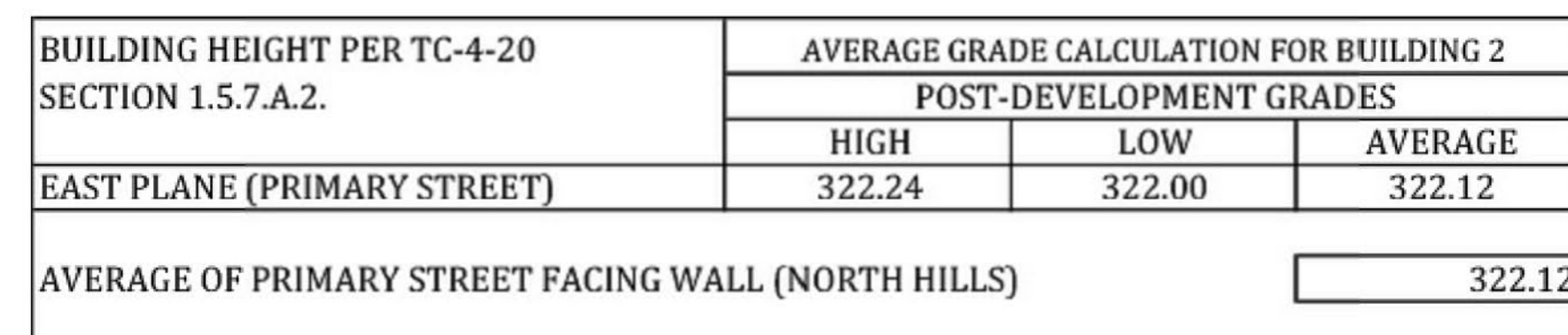
NORTH HILLS INVESTMENT PARTNERS, LLC

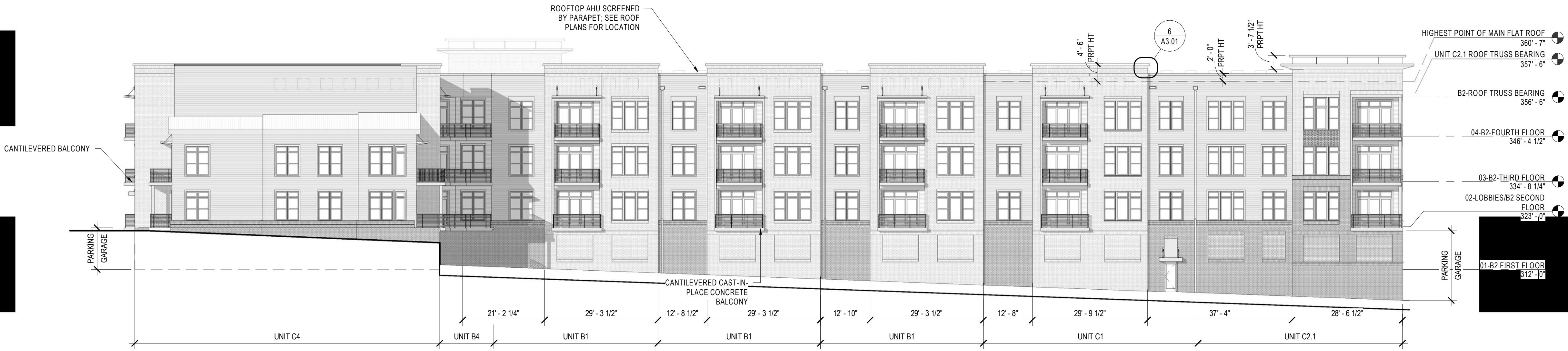
NORTH HILLS DRIVE CONDO

NORTH HILLS DRIVE, RALEIGH, NC

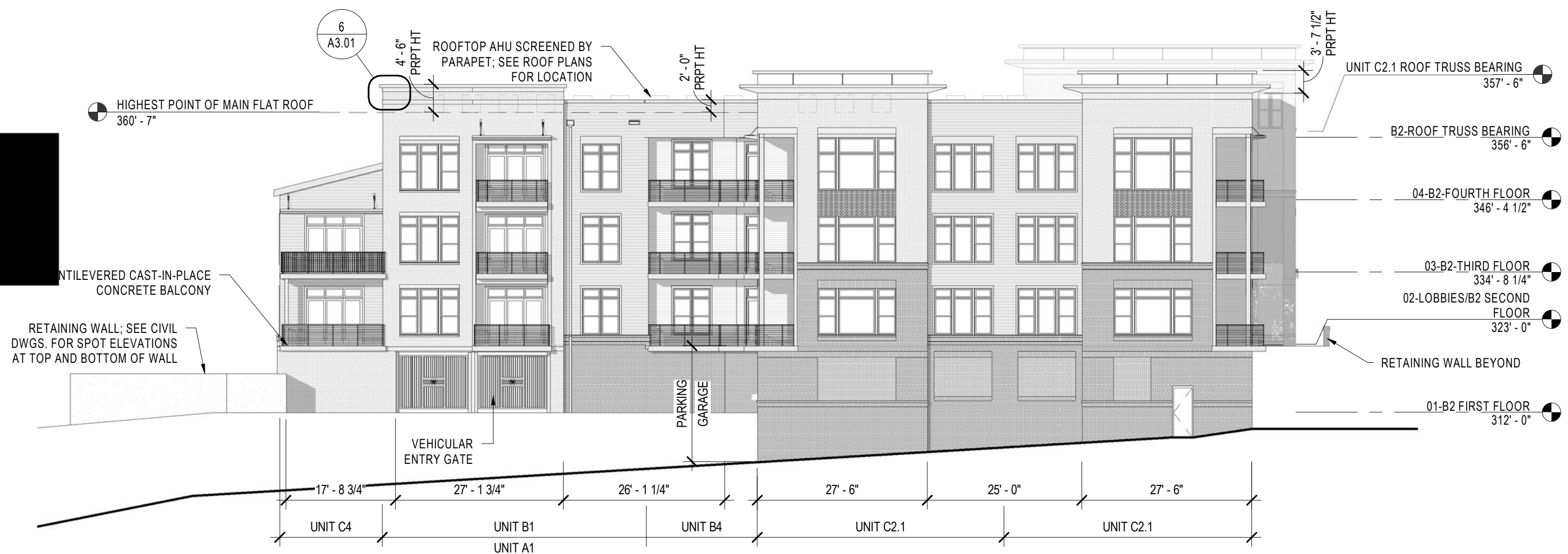
JDAVIS

570 South Williams St. | Raleigh, NC 27601 | Tel: 919.335.1501
1218 Chestnut Street, 7th Floor | Philadelphia, PA 19107 | Tel: 215.545.0121





BUILDING 2 NORTH ELEVATION
1/16" = 1'-0" 2



WEST E

PROJECT:	CD SET	DATE	-
ISSUE:	City Staff Comments		04/07/2021

REVISIONS:

DRAWN BY:	Author
CHECKED BY:	Checker

CONTENT:	OVERALL ELEVATIONS - BUILDING
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