

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 type="checkbox"/> Mixed use | Scoping/sketch plan case #: _____ |
| <input checked="" type="checkbox"/> Apartment | <input type="checkbox"/> Open lot | Certificate of Appropriateness #: _____ |
| <input type="checkbox"/> Townhouse | <input type="checkbox"/> Civic | Board of Adjustment #: _____ |
| | | Zoning Case #: _____ |
| | | Administrative Alternate #: _____ |
| GENERAL INFORMATION | | |
| Development name: GARNER TOWNS | | |
| Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | | |
| Property address(es): 1313, 1315, 1317 GARNER ROAD, 1408 & 1412 SAWYER ROAD | | |
| Site P.I.N.(s): 1703-93-4013, 1703-92-4926, 1703-92-4829, 1703-93-6013, 1703-92-6925 | | |
| Please describe the scope of work. Include any additions, expansions, and change of use. PROPOSED MULTI-UNIT LIVING DEVELOPMENT | | |
| Current Property Owner/Developer Contact Name: RDG DESIGN BUILD - COBURN MURRAY - DEVELOPER NOTE: please attach purchase agreement when submitting this form. | | |
| Company: REDEEMING DEVELOPMENT GROUP, LLC | | Title: COBURN MURRAY - OWNER |
| Address: 618 CUMBERLAND STREET, RALEIGH, NC 27612 | | |
| Phone #: 919-473-6461 | | Email: COBURNMURRAY@YAHOO.COM |
| Applicant Name: LUKE PERKINS, PE | | |
| Company: SWIFT PARTNERS, PLLC | | Address: 319 FAYETTEVILLE STREET, UNIT 210, RALEIGH, NC 27612 |
| Phone #: 828-735-1862 | | Email: COBURNMURRAY@YAHOO.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): R-10 | Existing gross floor area (not to be demolished): 0 |
| | Existing gross floor area to be demolished: 8,538 SF |
| Gross site acreage: 1.71 | New gross floor area: 47,852 SF |
| # of parking spaces required: 56 | Total sf gross (to remain and new): 47,852 SF |
| # of parking spaces proposed: 64 | Proposed # of buildings: 8 |
| Overlay District (if applicable): | Proposed # of stories for each: 3 |
| Existing use (UDO 6.1.4): SINGLE FAMILY | |
| Proposed use (UDO 6.1.4): MULTI-UNIT LIVING | |

STORMWATER INFORMATION

| | |
|---|---|
| Existing Impervious Surface: Acres: 0.43 Square Feet: 18,531 | Proposed Impervious Surface: Acres: 1.24 Square Feet: 54,099 |
| 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 #: 3720170400J DATED MAY 2, 2006 | |
| Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |

RESIDENTIAL DEVELOPMENTS

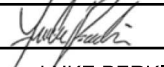
| | |
|--|---|
| Total # of dwelling units: 28 | Total # of hotel units: 0 |
| # of bedroom units: 1br 2br 3br 28 4br or more | |
| # of lots: 1 | Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |

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.

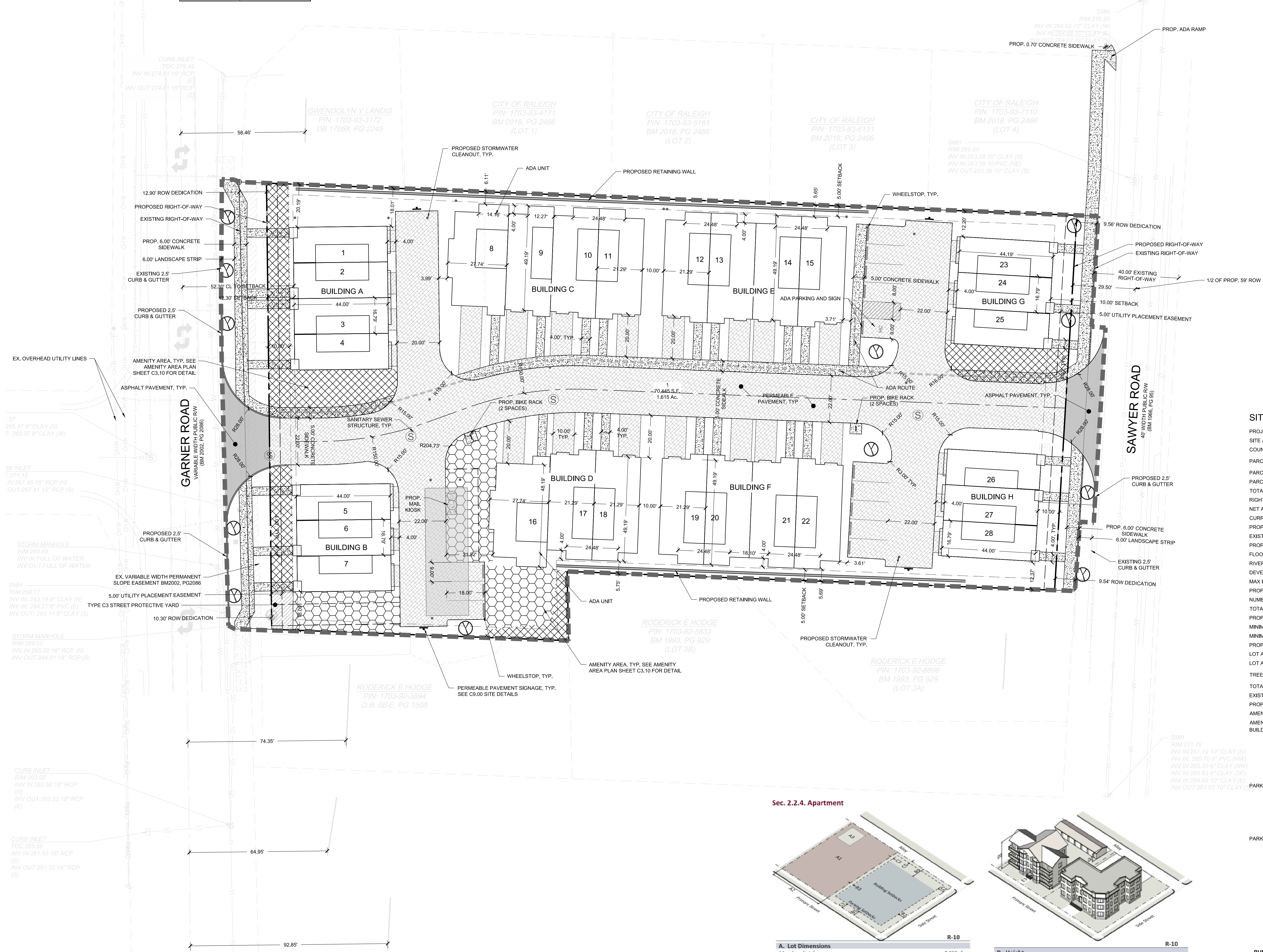
I, LUKE PERKINS, PE will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

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.

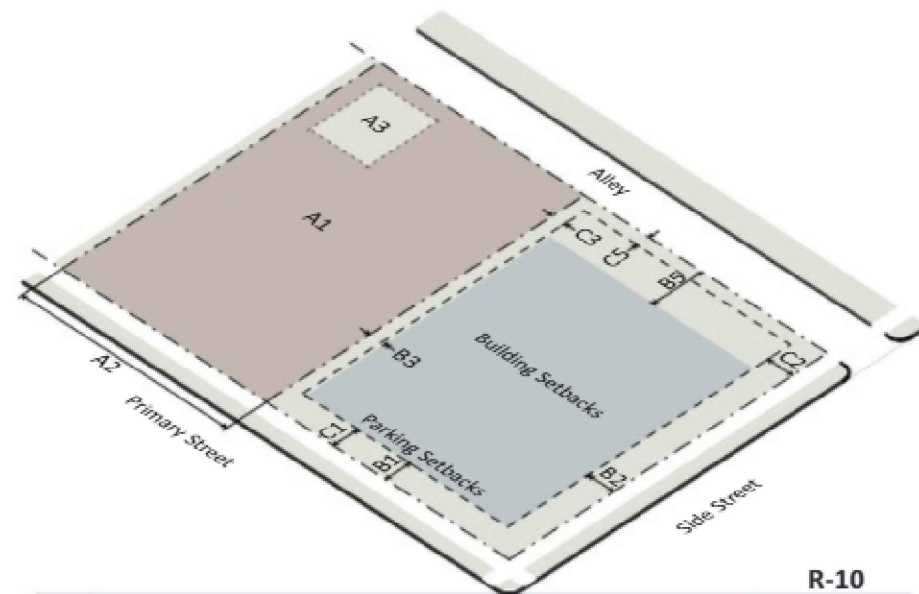
| | |
|--|------------------|
| Signature:  | Date: 04.22.2022 |
| Printed Name: LUKE PERKINS, PE | |

C0.00

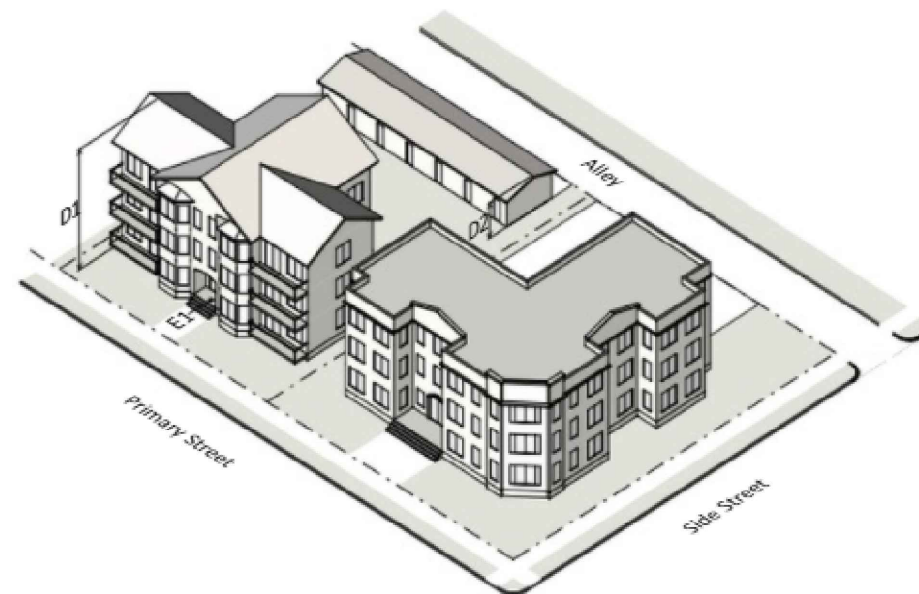
| GARNER ROAD RESIDENTIAL INFILL LOT SETBACK | |
|--|-----------------------|
| SAMPLE LOT | CENTERLINE TO SETBACK |
| 1301 GARNER ROAD | 58.46 |
| 1405 GARNER ROAD | 74.35 |
| 1409 GARNER ROAD | 64.95 |
| 1411 GARNER ROAD | 92.85 |
| MEDIAN | 69.65 |
| +/- 25% MEDIAN | 52.24 - 87.06 |
| PROVIDED SETBACK | 52.3 |



Sec. 2.2.4. Apartment



| A. Lot Dimensions | |
|--|---------------|
| A1 Area (min) | 7,500 sq' |
| A2 Width (min) | 80' |
| A3 Outdoor amenity area (min) | 10% |
| A4 Lot area per unit (min) | 2,900 sq' |
| B. Building/Structure Setbacks | |
| B1 From primary street | 10' |
| B2 From side street (min) | 10' |
| B3 From side lot line (min) | 5' |
| B4 From rear lot line (min) | 20' |
| B5 From alley | 4' or 20' min |
| B6 Residential infill rules may apply (see Sec. 2.2.7) | yes |
| C. Parking Setbacks | |
| C1 From primary street (min) | 10' |
| C2 From side street (min) | 10' |
| C3 From side/rear lot line (min) | 0' |
| C4 From rear lot line (min) | 3' |
| C5 From alley, garage only (min) | 4' |



| | | R-10 |
|---|--|--------------|
| D. Height | | |
| D1 | Principal building (max) | 45/3 stories |
| D2 | Accessory structure (max) | 25' |
| D3 | Residential infill rules may apply (see Sec. 2.2.7.) | yes |
| E. Pedestrian Access | | |
| E1 | Street-facing entrance required (min 1 per building) | yes |
| See Sec. 1.5.4.D "Building Setbacks" for specific building element requirements. | | |
| <p>*Garages (or a portion thereof) must either be located 4 feet from the travel lane of alley or rear access drive, or be a minimum of 10 feet from the alley or rear access drive. Where parking is located between the garage and the alley or rear access drive, the garage must be located at least 2 feet from the travel lane of alley or rear access drive.</p> | | |

SITE DATA

| | |
|--------------------------------------|--|
| PROJECT NAME: | GARNER TOWNS |
| SITE ADDRESS: | 1313, 1315, 1317 GARNER ROAD, 1408 & 1412 SAWYER ROAD |
| COUNTY: | WAKE |
| PARCEL PIN #: | 1703-93-4013, 1703-92-4926, 1703-92-4829, 1703-93-6013, 1703-92-4925 |
| PARCEL OWNER: | GARNER & SAWYER LLC |
| PARCEL AREA: | 1.71 AC / 74,565 SF |
| TOTAL SITE GROSS ACREAGE: | 1.71 AC / 74,565 SF |
| RIGHT-OF-WAY DEDICATION: | 0.095 AC / 4,120 SF |
| NET ACREAGE: | 1.615 AC / 70,445 SF |
| CURRENT ZONING: | R-10 |
| PROPOSED ZONING: | R-10 |
| EXISTING LAND USE: | SINGLE FAMILY |
| PROPOSED LAND USE: | MULTI-UNIT LIVING |
| FLOOD PLAIN DATA: | N/A |
| RIVER BASIN: | N/A |
| DEVELOPMENT TYPE: | APARTMENT |
| MAX BUILDING HEIGHT: | 45' / 3 STORIES |
| PROPOSED BUILDING HEIGHT: | TBD |
| NUMBER OF BUILDING STORIES PROPOSED: | 3 STORIES |
| TOTAL BUILDING GROSS FLOOR AREA: | 102,779 SF |
| PROPOSED NUMBER OF LOTS: | 1 |
| MINIMUM LOT AREA: | 0.17 AC / 7,500 SF |
| MINIMUM LOT WIDTH: | 80' |
| PROPOSED NUMBER OF UNITS: | 28 (3 BEDROOM) |
| LOT AREA PER UNIT (MIN.): | 0.06 AC / 2,600 SF |
| LOT AREA PER BUILDING: | 0.06 AC / 2,616 SF |
| TREE CONSERVATION AREA: | SITE EXEMPT FROM TCA REQUIREMENTS PER UDO SECTION 9.1.2 - PARCEL IS LESS THAN 2 ACRES |
| TOTAL LIMITS OF DISTURBANCE: | 1.79 AC / 77,803 SF |
| EXISTING IMPERVIOUS AREA: | 0.43 AC / 18,531 SF |
| PROPOSED IMPERVIOUS AREA: | 1.00 AC / 43,594 SF |
| AMENITY AREA REQUIRED: | 0.16 AC / 7,045 SF; ADA: (50%): 3.522 SF / 0.08 AC |
| AMENITY AREA PROVIDED: | 0.16 AC / 7,375 SF; ADA (50%): 3.522 SF / 0.08 AC |
| BUILDING SETBACKS: | REQUIRED - GARNER RD: SEE NOTE BELOW, SAWYER RD: 10' PROVIDED: 10' |
| FROM PRIMARY STREET (MIN.) | REQUIRED: 10'; PROVIDED: N/A |
| FROM SIDE STREET (MIN.) | REQUIRED: 5'; PROVIDED: 5.6' |
| FROM SIDE LOT LINE (MIN.) | REQUIRED: 20'; PROVIDED: N/A |
| FROM REAR LOT LINE (MIN.) | REQUIRED: 4' OR 20', PROVIDED: 4' |
| FROM ALLEY (MIN.) | |
| PARKING SETBACKS: | |
| FROM PRIMARY STREET (MIN.) | REQUIRED: 10' |
| FROM SIDE STREET (MIN.) | REQUIRED: 10' |
| FROM SIDE LOT LINE (MIN.) | REQUIRED: 0' |
| FROM REAR LOT LINE (MIN.) | REQUIRED: 3' |
| FROM ALLEY, GARAGE ONLY (MIN) | REQUIRED: 4' |
| PARKING DATA: | |
| REQUIRED PARKING: | 56 SPACES (2 SPACES PER UNIT) |
| PROPOSED PARKING: | 56 SPACES (BUILDINGS 3-6: ONE GARAGE, ONE DRIVEWAY; BUILDINGS 1, 2, 7, 8: ONE GARAGE, ONE SURFACE) |
| SHORT-TERM BIKE PARKING REQUIRED | 5 SPACES (1 SPACE/20 UNITS, 4 MIN.) |
| SHORT-TERM BIKE PARKING PROVIDED | 4 SPACES |
| LONG-TERM BIKE PARKING REQUIRED | NONE |
| LONG-TERM BIKE PARKING PROVIDED | NONE |

BUILDING SETBACK

SITE IS SUBJECT TO RESIDENTIAL INFILL RULES, UDO SECTION 2.2.7. SETBACK TO BE DETERMINED BY COMPARATIVE SAMPLE OF 4 CLOSEST PRINCIPAL BUILDINGS. SEE GARNER ROAD CALCULATIONS THIS SHEET. SAWYER ROAD DOES NOT QUALIFY DUE TO INSUFFICIENT SAMPLE AND THUS, DEFAULTS TO UNDERLYING ZONING REQUIREMENTS.

SITE LEGEND:

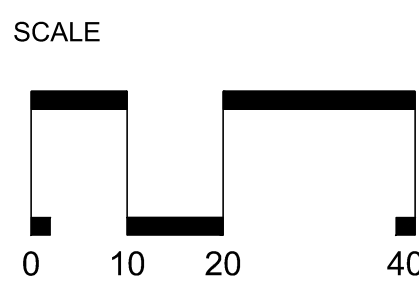
| SYMBOL | DESCRIPTION |
|--------|---|
| | PROPOSED ASPHALT PAVEMENT |
| | PROPOSED CONCRETE SIDEWALK |
| | PROPOSED PERMEABLE PAVERS |
| | PROPOSED CURB & GUTTER |
| | PROPOSED STOP BAR |
| | PROPOSED CROSSWALK |
| | PROPOSED 6' WIDE STANDARD CROSSWALK |
| | PROPOSED 10' WIDE HIGH VISIBILITY CROSSWALK |
| | PROPOSED SIGN |
| | PROPOSED ADA PARKING SPACE |
| | PROPOSED KEYSTONE WALL |
| | PROPOSED CIP WALL |
| | PROPOSED WHEEL STOP |
| | PROPOSED GRAVEL TRAIL |
| | PROPOSED ASPHALT TRAIL |
| | PROPOSED TREELINE |
| | PROPOSED FENCE |
| | PROPOSED VEHICLE GATE (X' WIDE) |
| | PROPOSED LIGHT |
| | PROPOSED BIKE RACK |
| | PROPOSED BENCH |
| | PROPOSED BOLLARD |
| | PROPOSED AMENITY AREA (SEE SHEET C3.10 FOR DETAIL) |
| | PROPOSED ADA ACCESSIBLE AMENITY AREA (SEE SHEET C3.10 FOR DETAIL) |
| | PROPOSED TYPE C3 STREET PROTECTIVE YARD |
| | LIMITS OF DISTURBANCE |

NOTES:

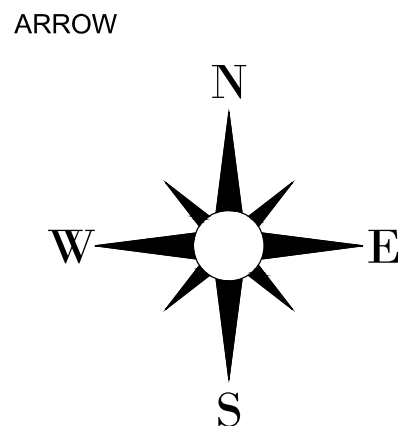
1. SEE SHEET C0.10 FOR GENERAL AND SITE NOTES.
2. TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY TAYLOR LAND CONSULTANTS, PLLC, DATED 07/30/21.
3. PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720170400J DATED MAY 2, 2006.
4. NO ONSITE WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN. NO STREAM HAS BEEN IDENTIFIED WITHIN THE PROJECT.
5. PROPOSED SOLID WASTE COLLECTION LOCATION IS FOR REPRESENTATIVE PURPOSES AND DOES NOT REPRESENT ANY ADDITIONAL IMPERVIOUS SURFACE OR STRUCTURAL COMPONENTS.

[illegible]

VICINITY



SCALE: 1" = 20'





BUILDING A - WEST ELEVATION
GARNER ROAD



BUILDING A - NORTH ELEVATION



BUILDING A - EAST ELEVATION



BUILDING A - SOUTH ELEVATION



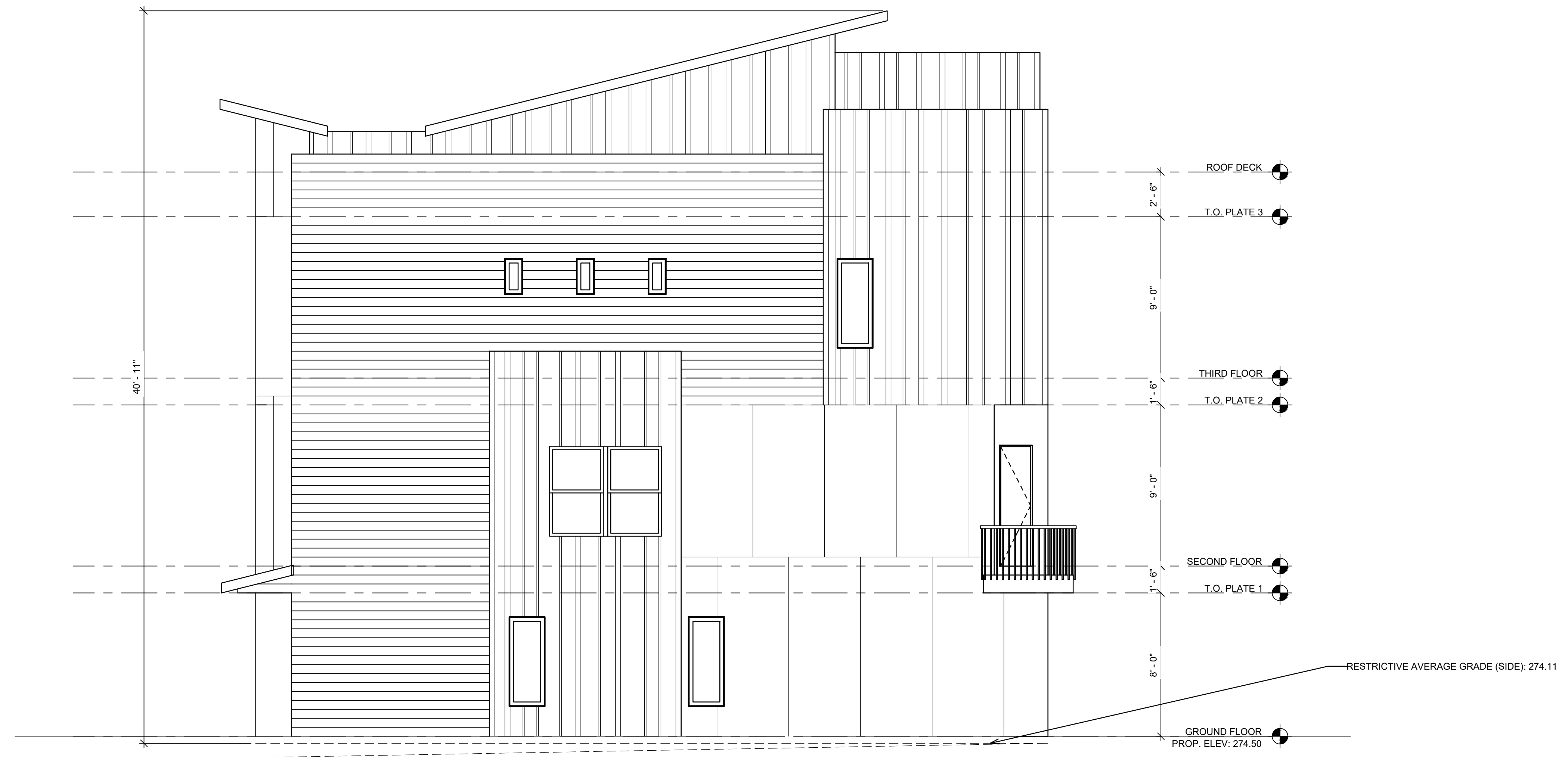
BUILDING B - WEST ELEVATION
GARNER ROAD



BUILDING B - NORTH ELEVATION



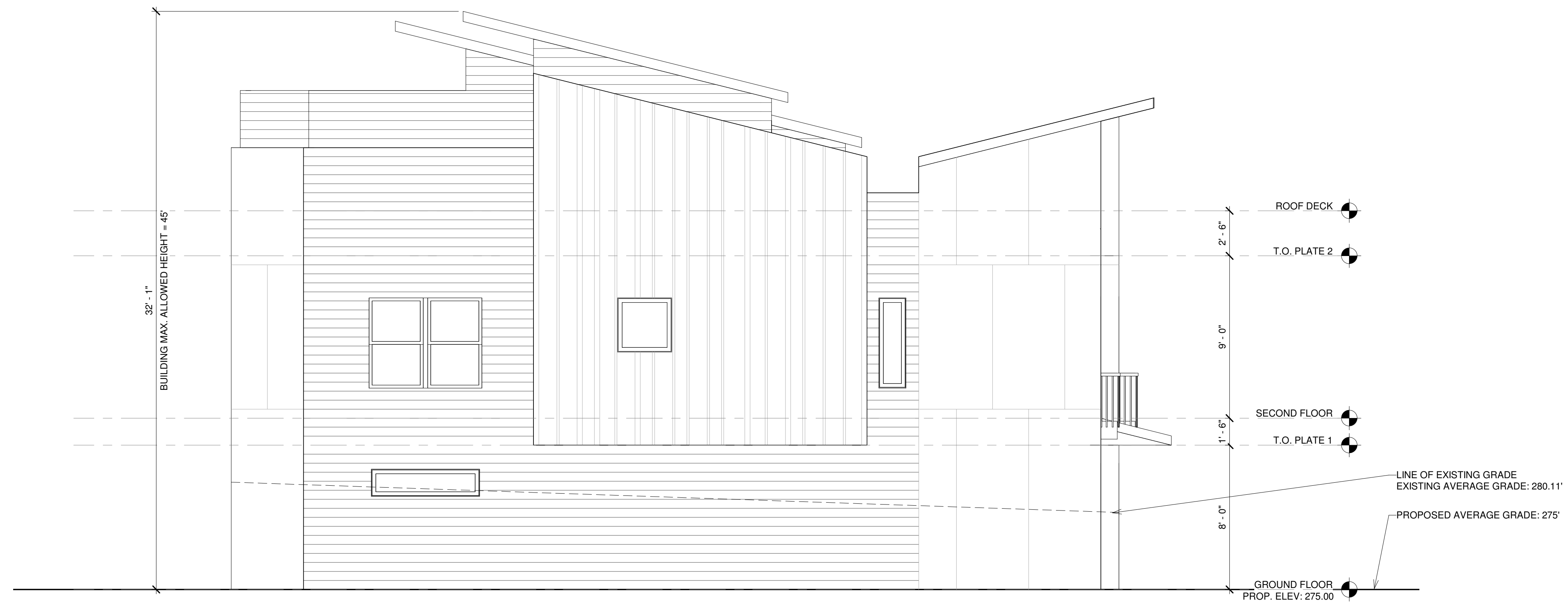
BUILDING B - EAST ELEVATION



BUILDING B - SOUTH ELEVATION



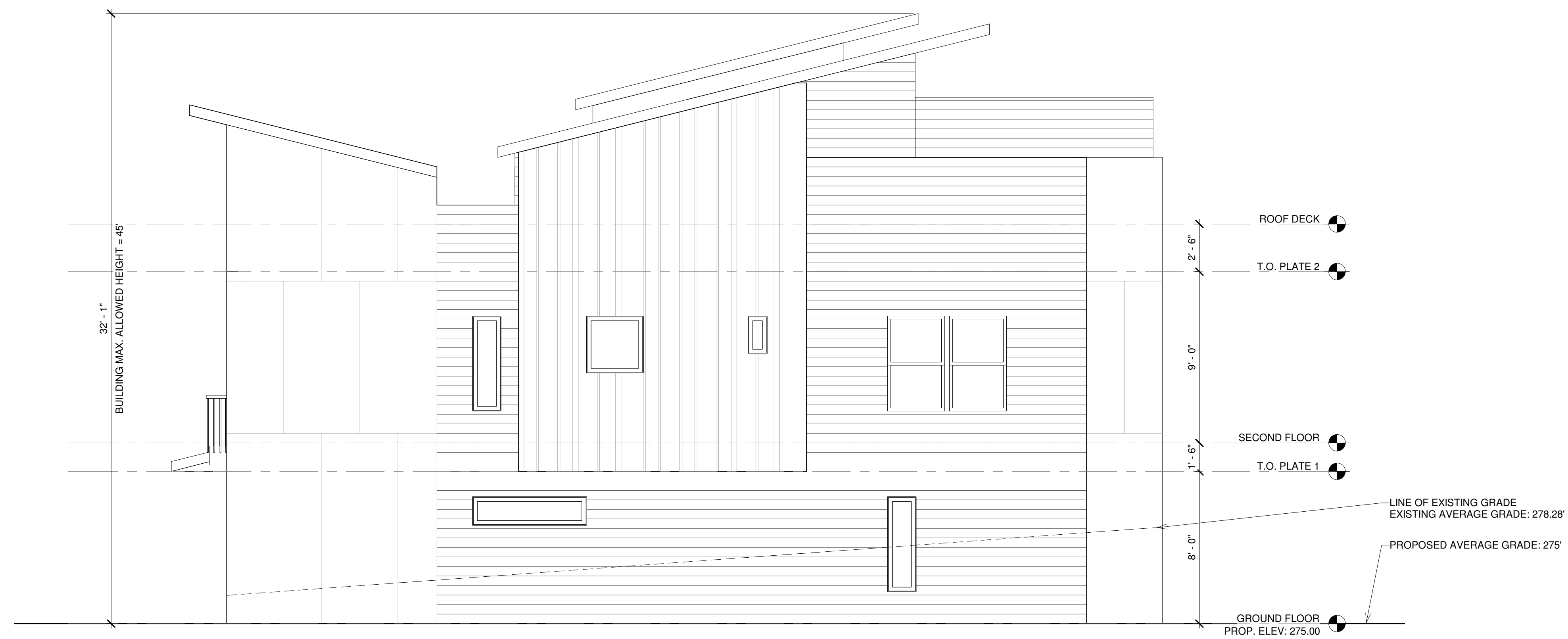
BUILDING C - SOUTH ELEVATION



BUILDING C - WEST ELEVATION



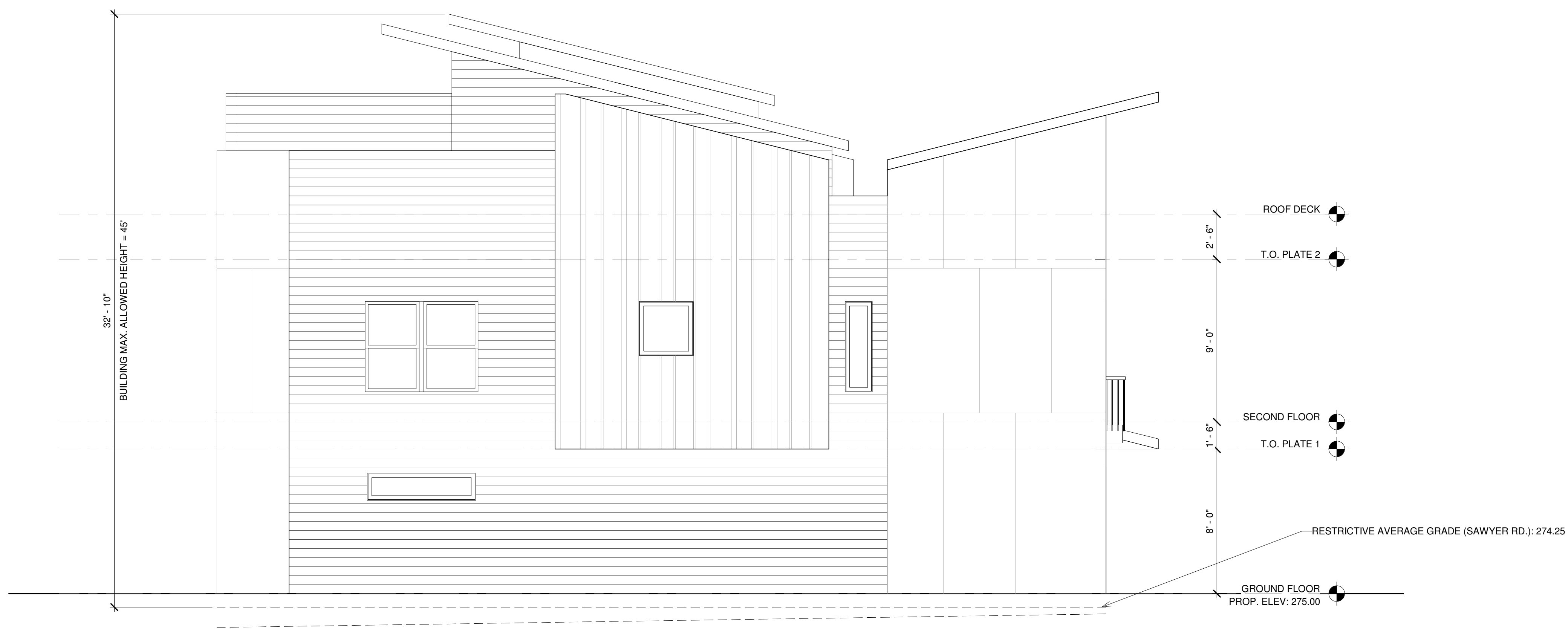
BUILDING C - NORTH ELEVATION



BUILDING C - EAST ELEVATION



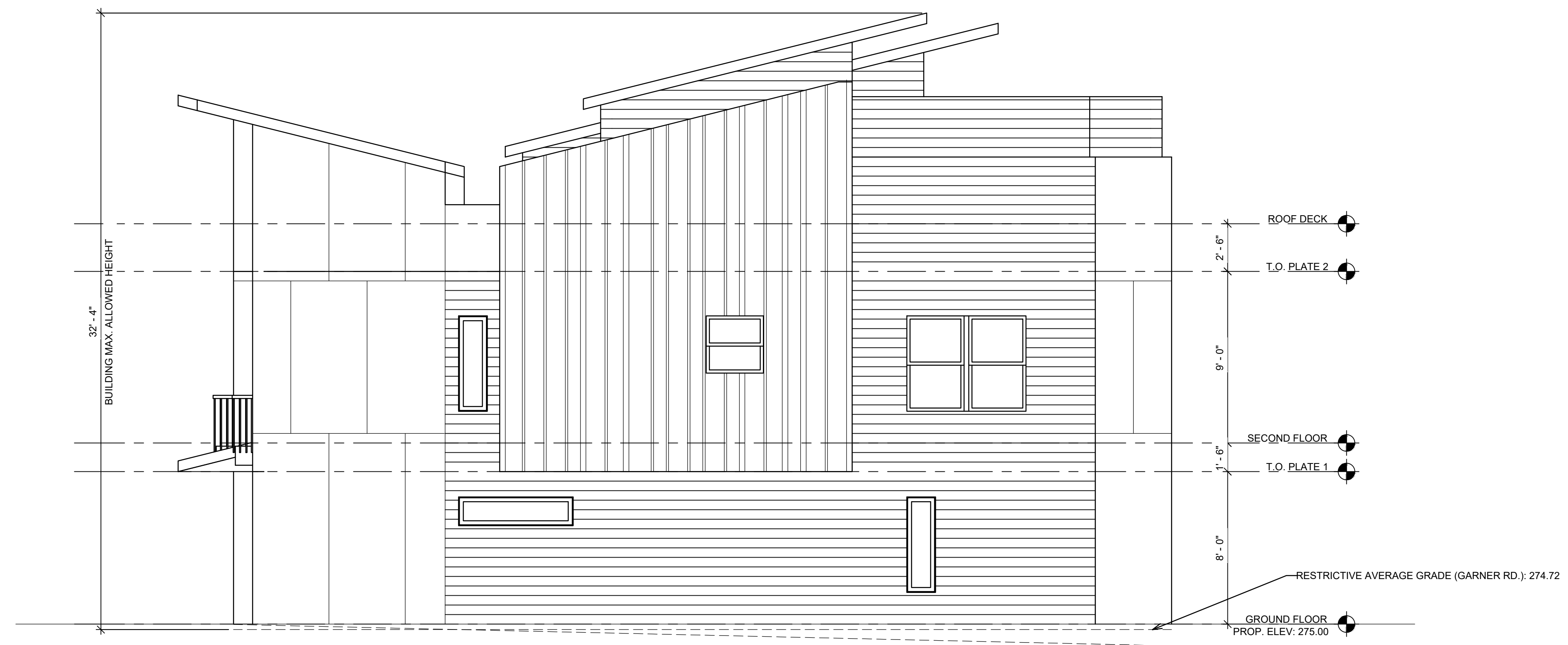
BUILDING D - NORTH ELEVATION



BUILDING D - EAST ELEVATION



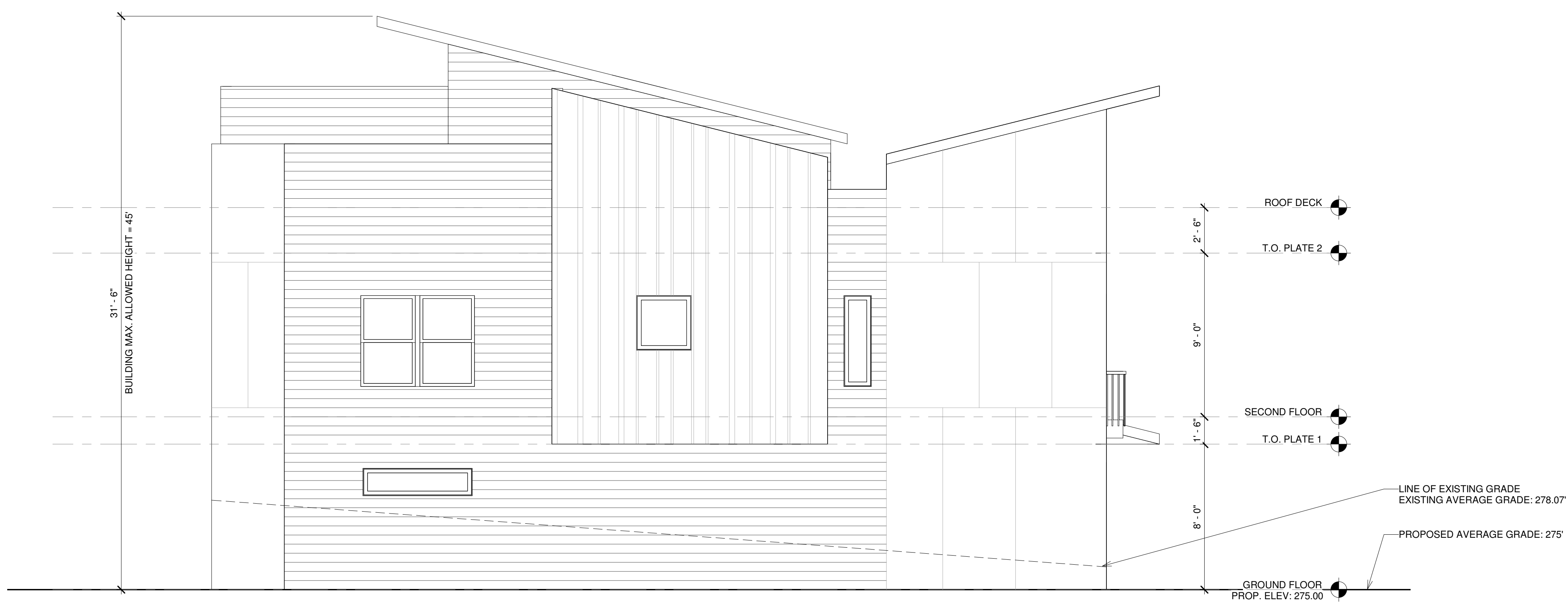
BUILDING D - SOUTH ELEVATION



BUILDING D - WEST ELEVATION



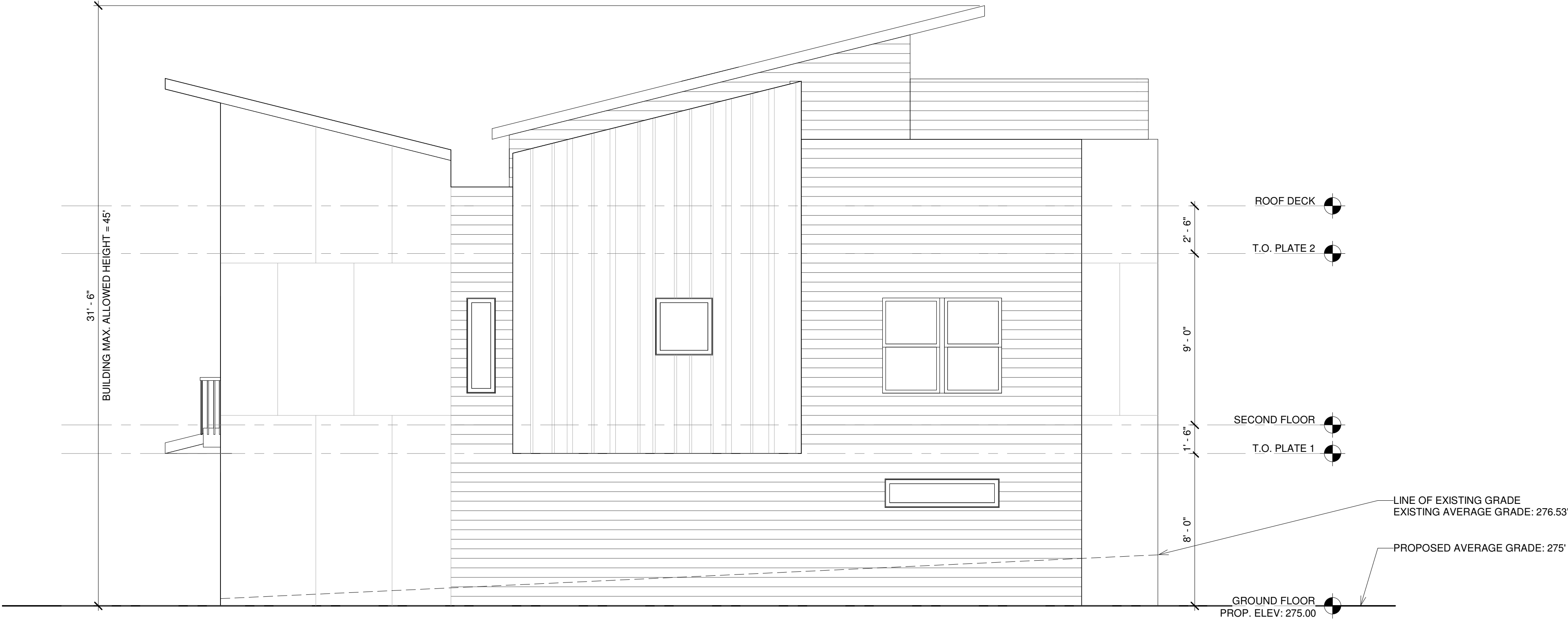
BUILDING E - SOUTH ELEVATION



BUILDING E - WEST ELEVATION



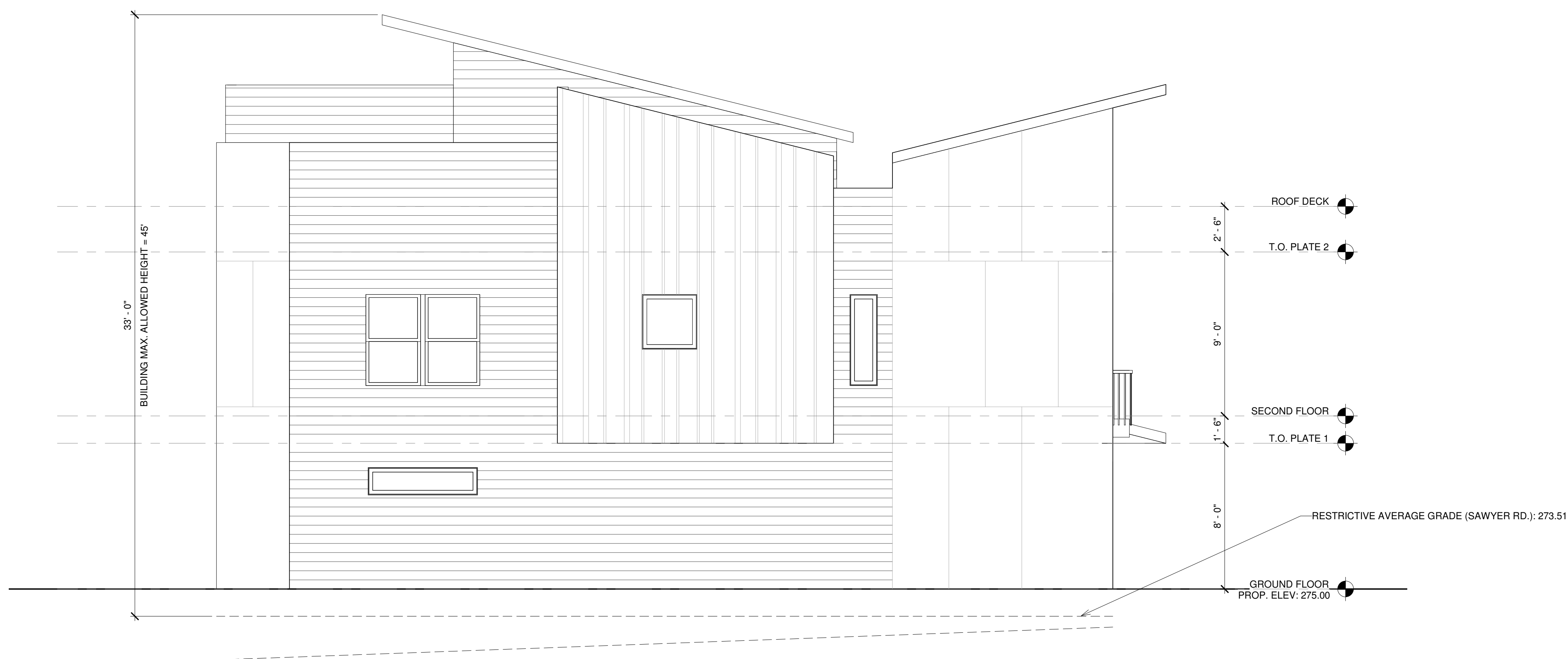
BUILDING E - NORTH ELEVATION



BUILDING E - EAST ELEVATION



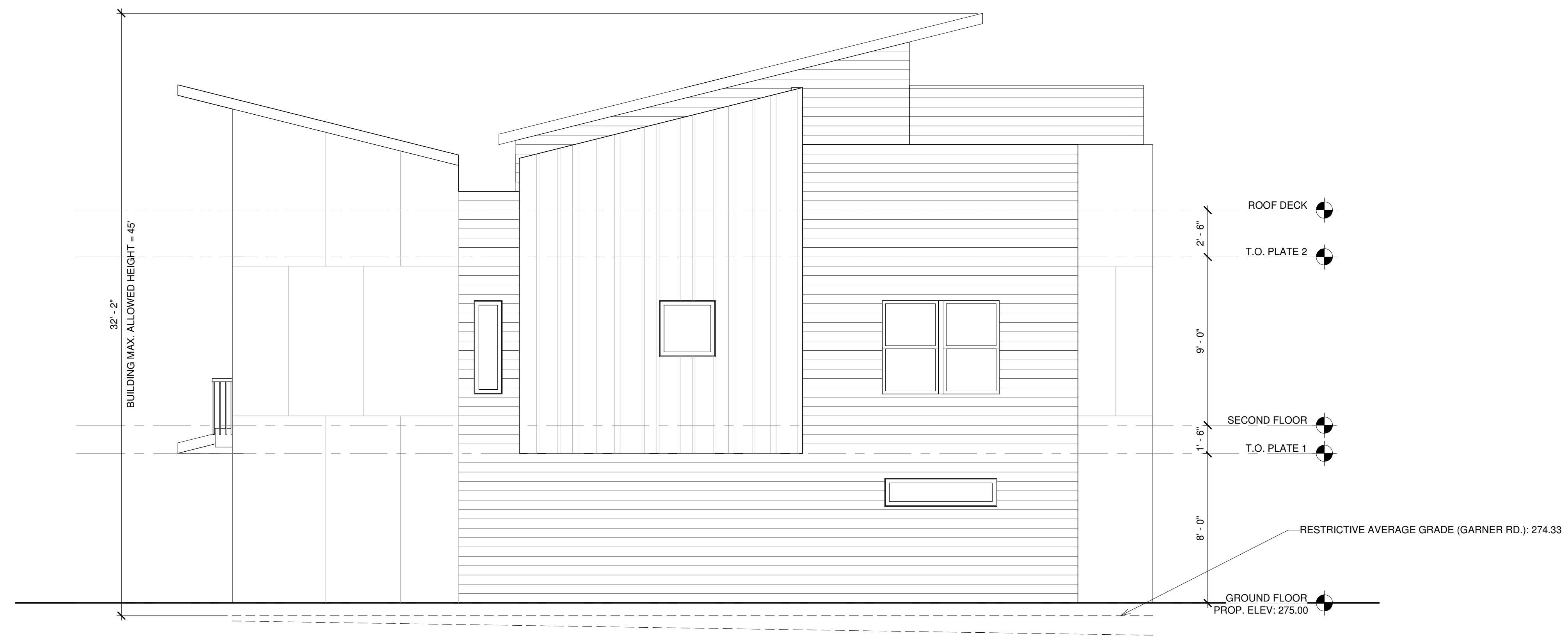
BUILDING F - NORTH ELEVATION



BUILDING F - EAST ELEVATION



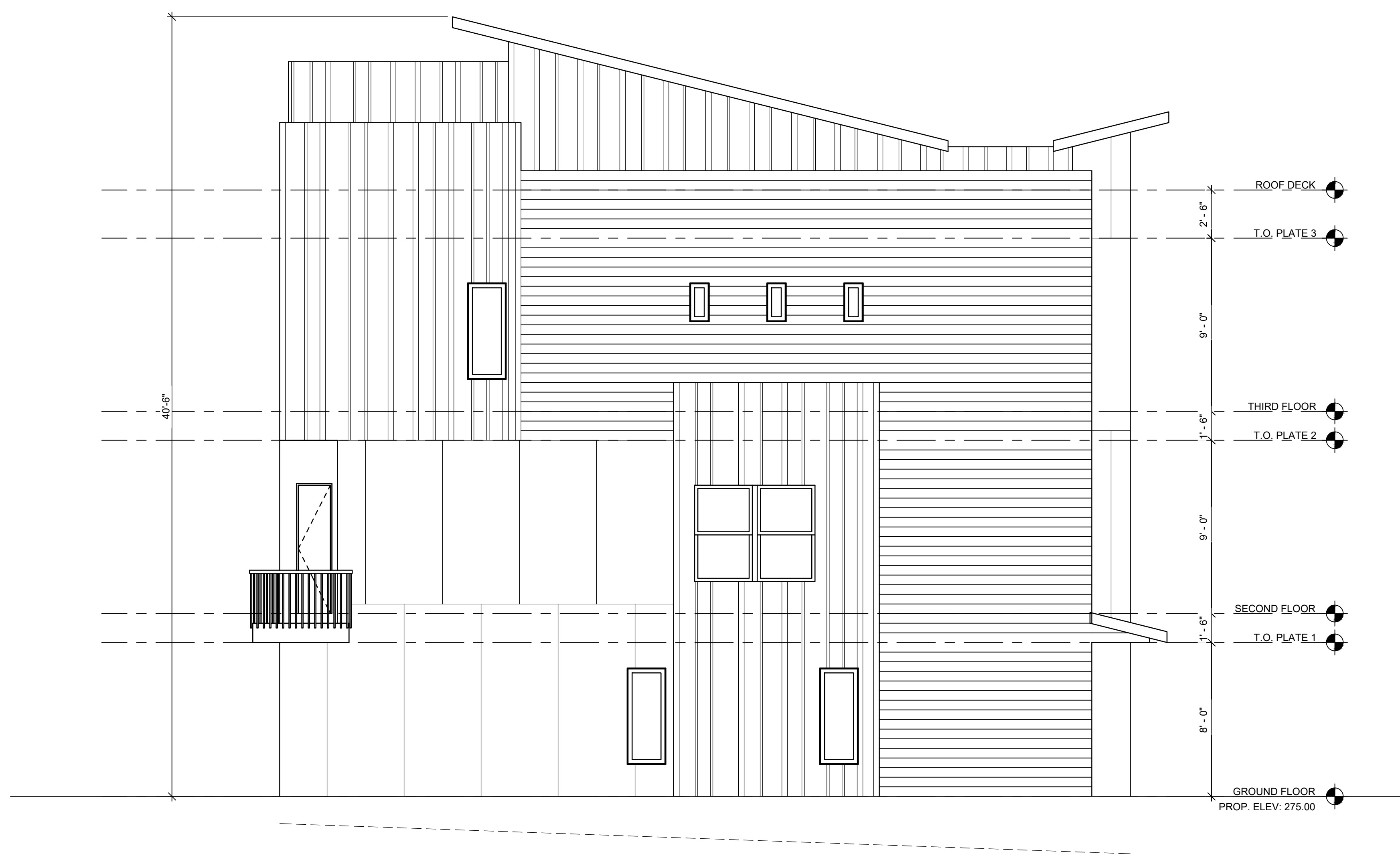
BUILDING F - SOUTH ELEVATION



BUILDING F - WEST ELEVATION



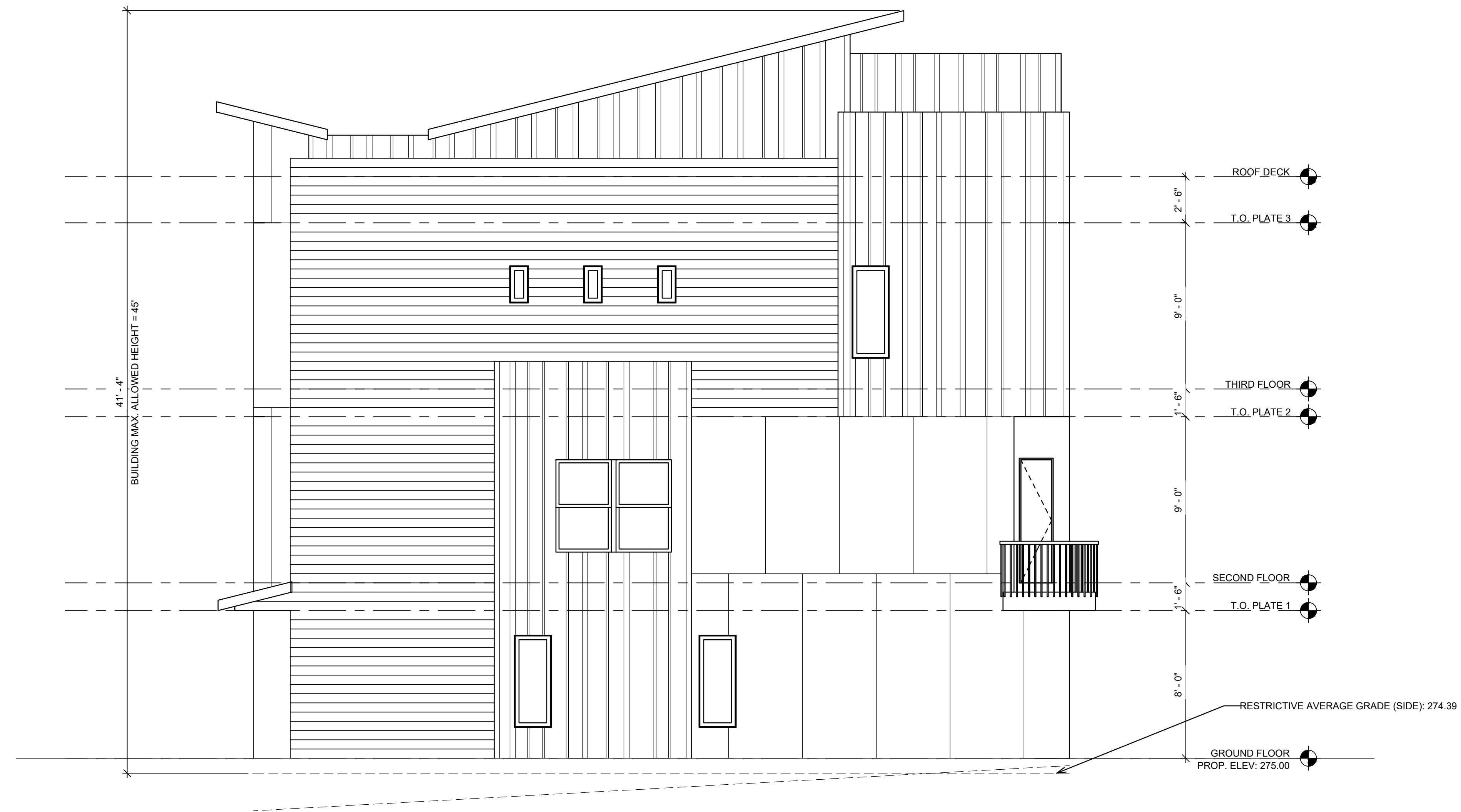
BUILDING G - EAST ELEVATION
SAWYER ROAD



BUILDING G - SOUTH ELEVATION



BUILDING G - WEST ELEVATION



BUILDING G - NORTH ELEVATION



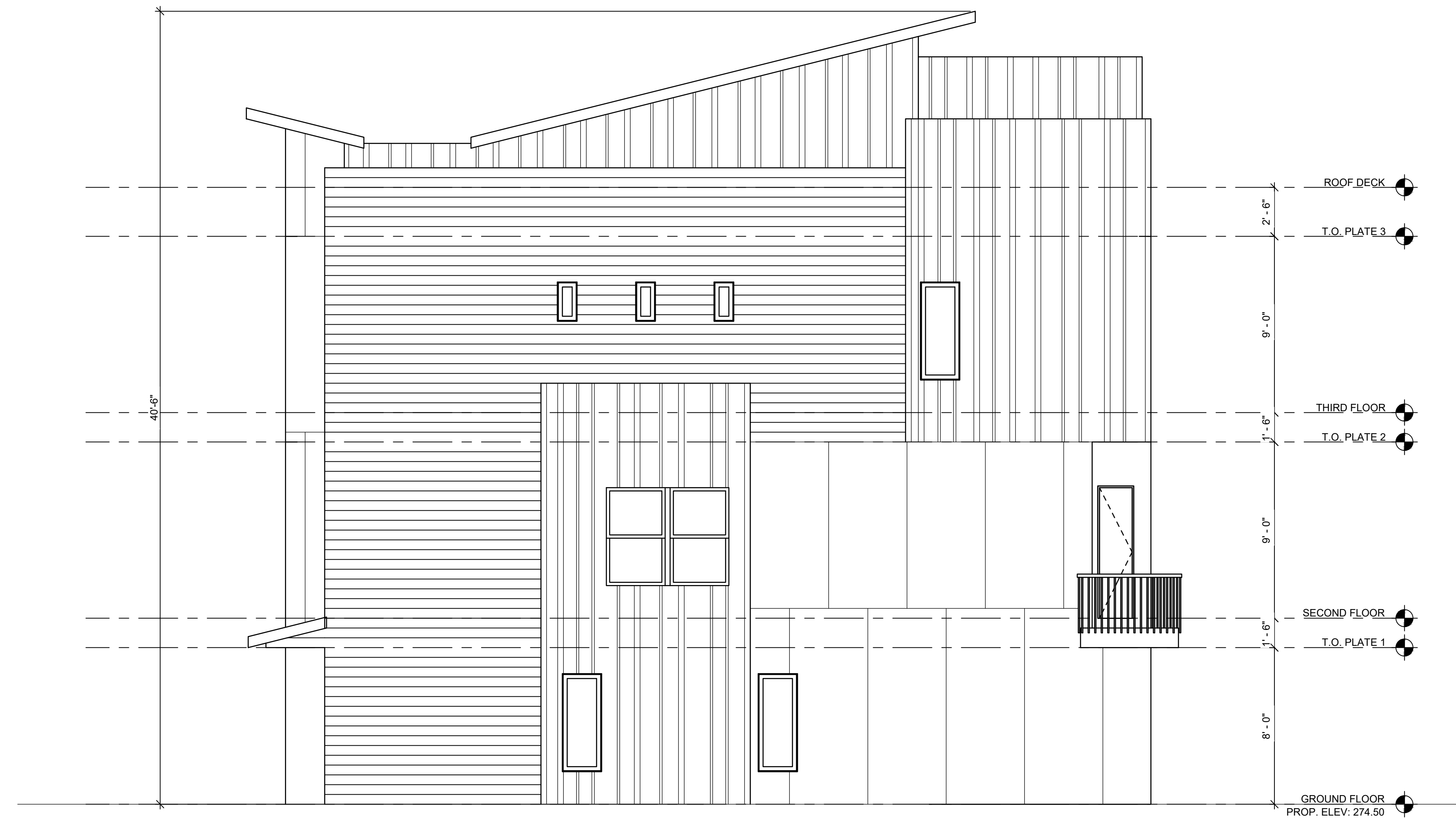
BUILDING H - EAST ELEVATION
SAWYER ROAD



BUILDING H - SOUTH ELEVATION



BUILDING H - WEST ELEVATION



BUILDING H - NORTH ELEVATION