

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 10-14-19 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
<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
Subdivision case #: _____	
Scoping/sketch plan case #: _____	
Certificate of Appropriateness #: _____	
Board of Adjustment #: _____	
Zoning Case #: _____	
Administrative Alternate #: _____	

GENERAL INFORMATION

Development name: Bloomsbury Mixed-Use
Inside City limits? Yes ☒ No ☐
Property address(es): 121 & 131 S. Boylan Ave. 27603
Site P.I.N.(s): 1703 48 1666 & 1703 48 1557
Please describe the scope of work. Include any additions, expansions, and change of use.
Construction a 7-story mixed-use building including structured parking, 135 residential units and ground floor retail.

Current Property Owner/Developer Contact Name: Robert E. Coleman, Jr.
NOTE: please attach purchase agreement when submitting this form.
Company: Raleigh Florence St. MMM LLC Title: Manager
Address: 115 S. Saint Marys Street, Suite A
Phone #: 919.828.4808 Email: eddie@nearicoleman.com
Applicant Name: David Boyette, PE
Company: McAdams Address: One Glenwood Avenue, Suite 201, Raleigh, NC 27603
Phone #: 919.244.9528 Email: boyette@mcadamsco.com

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REVISION 02.19.21

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DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): DX-7-UL	Existing gross floor area (not to be demolished): 0 SF
Gross site acreage: 29,001 SF (0.67 AC)	Existing gross floor area to be demolished: 8,424 SF
# of parking spaces required: 0	New gross floor area: 183,490 SF
# of parking spaces proposed: 114	Total sf gross (to remain and new): 183,490 SF
Overlay District (if applicable): N/A	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Multi-family	Proposed # of stories for each: 7
Proposed use (UDO 6.1.4): MIXED USE	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.20 Square Feet: 8,795	Proposed Impervious Surface: Acres: 0.72 Square Feet: 31,464
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: n/a	
Alluvial soils: n/a	
Flood study: n/a	
FEMA Map Panel #: 3720170330J	
Neuse River Buffer: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

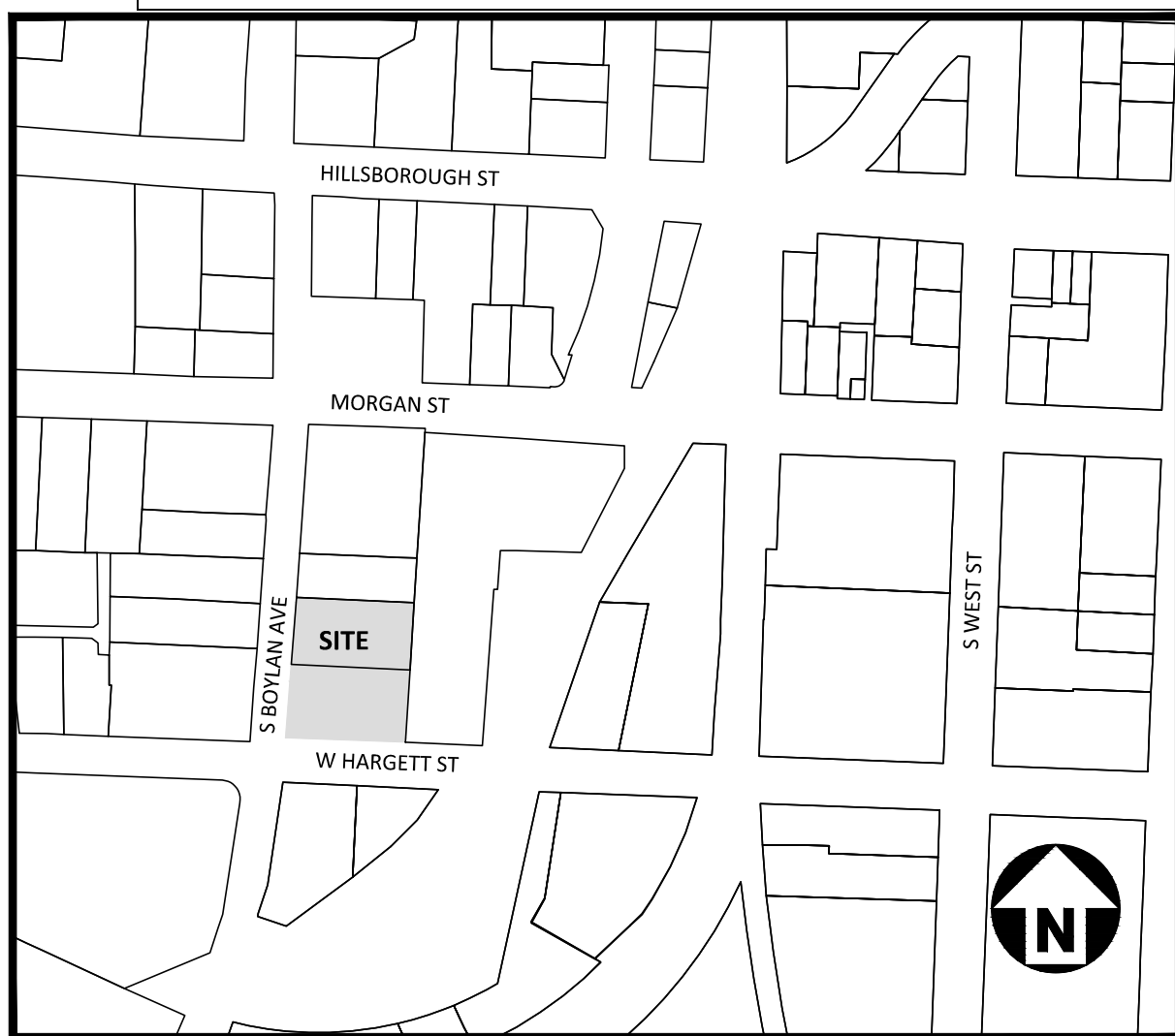
RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 135	Total # of hotel units:
# of bedroom units: 1br 110 2br 25 3br 4br or more	
# of lots: 1	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

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, David Boyette, 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: 09.09.2021
Printed Name: David Boyette, PE	

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REVISION 02.19.21

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VICINITY MAP

N.T.S.



Know what's below.
Call before you dig.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

BLOOMSBURY MIXED USE

ADMINISTRATIVE SITE REVIEW

121 & 131 SOUTH BOYLAN AVENUE
RALEIGH, NORTH CAROLINA 27603
PROJECT NUMBER: 2020110291
CITY OF RALEIGH CASE #: ASR-XXXX-XXXX
DATE: 09.09.2021

SITE DATA

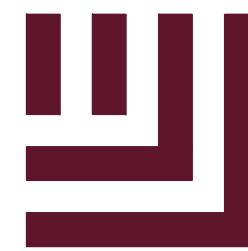
SITE ADDRESS: 121 & 131 S. BOYLAN AVENUE, RALEIGH NORTH CAROLINA 27603	
PARCEL PIN NUMBER: 1703481666 & 1703481557	
EXISTING ZONING: DX-7-UL : DOWNTOWN MIXED USE; 7 STORY; URBAN LIMITED FRONTAGE	
STREETSCAPE TYPE: MIXED USE	
OVERLAY DISTRICT: NA	
BLOCK PERIMETER: MAX ALLOWABLE: 2,000 LF EXISTING BLOCK: 2,780 LF (BLOCK WAS CREATED PRIOR TO SEPT 2013 AND IS LESS THAN 150% OF THE MAXIMUM - UDO SEC. 8.3.2.A.1.vii)	
WATERSHED: WALNUT CREEK	
FLOODPLAIN/FIRM PANEL: NA	
SITE AREA: 29,001 SF / 0.67 AC (EXISTING) 27,245 SF / 0.62 AC (PROPOSED; LESS R/W DEDICATION)	
EXISTING BUILDING TYPE: MULTI-FAMILY RESIDENTIAL	
PROPOSED BUILDING TYPES: MIXED-USE	
EXISTING USE: BUSINESS	
PROPOSED USE: MIXED-USE; RESIDENTIAL AND RETAIL STUDIO UNITS 38 ONE BEDROOM 72 TWO BEDROOM 25 TOTAL 135 UNITS (97,618 SF)	
PROPOSED BUILDING AREA: RESIDENTIAL / RETAIL GROSS SQUARE FOOTAGE: 132,132 SF PARKING GROSS SQUARE FOOTAGE: 51,358 SF TOTAL GROSS SQUARE FOOTAGE: 183,490 SF	
PARKING DATA:	VEHICLE PARKING REQUIRED PARKING: NO PARKING REQUIRED PER DX ZONING PARKING PROVIDED: GARAGE LEVEL B2 (LOWER): 62 SPACES GARAGE LEVEL B1 (UPPER): 52 SPACES TOTAL: 114 SPACES COMPACT SPACES: GARAGE LEVEL B2 (LOWER): 11 SPACES GARAGE LEVEL B1 (UPPER): 12 SPACES TOTAL: 23 SPACES ACCESSIBLE PARKING REQUIRED: GARAGE LEVELS: 5 TOTAL ACCESSIBLE (1 VAN) PROVIDED: GARAGE LEVELS: 5 TOTAL ACCESSIBLE (1 VAN) BIKE PARKING REQUIRED: 11 SHORT TERM, 4 LONG TERM SPACES RESIDENTIAL: 7 SHORT TERM RESTAURANT: 4 SHORT TERM; 4 LONG TERM PROVIDED: 12 SHORT TERM; 45 LONG TERM BUILDING + PARKING SETBACK: BUILD-TO REQUIRED (PRIMARY STREETS (0' - 20'): BOYLAN AVE: 92 LF (50% OF 184 LF) HARGETT ST: 74 LF (50% OF 148 LF) PROVIDED: BOYLAN AVE: 175 LF (95%) HARGETT ST: 140 LF (95%) PARKING SETBACK: PRIMARY STREET: 10' SIDE LOT LINE: 3' REAR LOT LINE: 3' BUILDING HEIGHT: MAXIMUM ALLOWED: 7 STORIES PROPOSED: 7 STORIES OUTDOOR AMENITY AREA: REQUIRED: (10% OF NET SITE AREA) 2,725 SF PROPOSED: POOL AMENITY AREA 2,560 SF LEVEL 6 AMENITY TERRACE 740 SF TOTAL AMENITY 3,300 SF TREE CONSERVATION PER UDO SECTION 9.1.2 TREE CONSERVATION IS NOT REQUIRED FOR SITES LESS THAN TWO ACRES IN SIZE.

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

SHEET INDEX

C0.00	PROJECT NOTES
C1.00	EXISTING CONDITIONS
C2.00	DEMOLITION PLAN
C3.00	SITE PLAN
C4.00	GRADING & STORM DRAINAGE PLAN
C5.00	UTILITY PLAN
C6.00	STORMWATER MANAGEMENT PLAN
C7.00	LIGHTNING PLAN
C8.00	SITE DETAILS
L5.00	LANDSCAPE PLAN
L5.01	LANDSCAPE NOTES & DETAILS

Z1.01	LEVEL B2 PLAN
Z1.02	LEVEL B1 PLAN
Z1.03	LEVEL 1 PLAN
Z1.04	BUILDING ELEVATIONS
Z1.05	BUILDING ELEVATIONS



McADAMS

The John R. McAdams Company, Inc.
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CONTACT

David Boyette
boyette@mcadamsco.com
PHONE: 919.244.9528

CLIENT

NEARI COLEMAN ASSOCIATES
115 S. SAINT MARYS STREET
RALEIGH, NC 27603
PHONE: 919.828.4808

PROJECT DIRECTORY

CIVIL ENGINEER + LAND PLANNING
MCADAMS
ONE GLENWOOD AVE, SUITE 201
RALEIGH NC, 27603

REVISIONS

NO. DATE

ADMINISTRATIVE SITE
REVIEW FOR:

BLOOMSBURY MIXED-USE
RALEIGH, NORTH CAROLINA 27603
PROJECT NUMBER: 2020110291

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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CLIENT

NEARI COLEMAN ASSOCIATES
115 S. SAINT MARYS STREET
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BLOOMSBURY MIXED-USE
ADMINISTRATIVE SITE REVIEW
121 & 131 S. BOYLAN AVENUE
RALEIGH, NC



REVISIONS

NO.	DATE
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PLAN INFORMATION

PROJECT NO.	2020-110291
FILENAME	
CHECKED BY	DMB
DRAWN BY	JNJ
SCALE	1"=20'
DATE	09.09.2021

SHEET

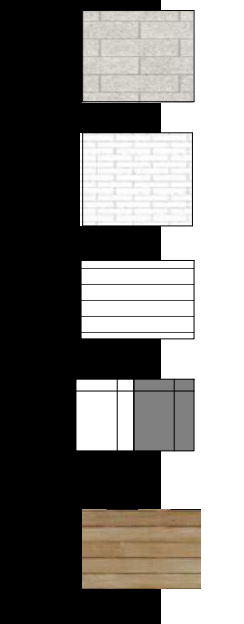
SITE PLAN

C3.00



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

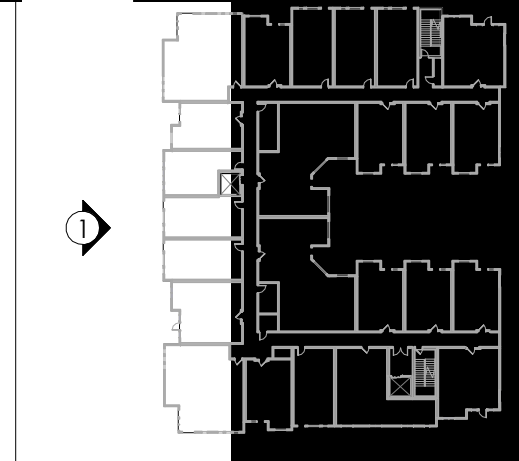
MATERIAL LEGEND:



ZONING NOTES:

DX-7-UL
OWN MIX
S MAX AL
RENCY R
9 STORY: 6
ORY: 20%
ALL AREA

KEY PLAN:



NON-RESIDENTIAL
TRANSPARENT AREA: 1080 SF
TOTAL WALL AREA: 1562 SF
TRANSPARENCY: 69%

WEST HARGETT ST OVERALL
ELEVATION - ASR SUBMITTAL

2
Z1.04

SCALE: 3/32" = 1'-0"

AVERAGE GRADE PLANE

	HIGH	LOW	AVERAGE
BOYLAN AVENUE	349.10	346.88	347.99
HARGETT STREET	346.21	333.48	339.85

EL 421' - 2"
HIGH PARAPET
EL 416' - 2"
ROOF BEARING
EL 406' - 8"
LEVEL 6
EL 396' - 0"
LEVEL 5
EL 385' - 4"
LEVEL 4
EL 374' - 8"
LEVEL 3
EL 364' - 0"
LEVEL 2
EL 349' - 0"
LEVEL 1
EL 348' - 0"
AVERAGE GRADE
BOYLAN AVE
EL 338' - 0"
LEVEL B1

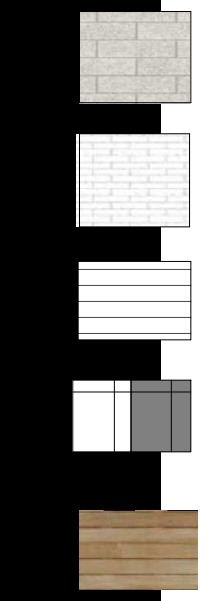


NON-RESIDENTIAL
TRANSPARENT AREA: 884 SF
TOTAL WALL AREA: 1329 SF
TRANSPARENCY: 66.5%

1
Z1.04

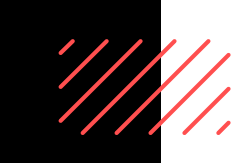
Z1.04

MATERIAL LEGEND:

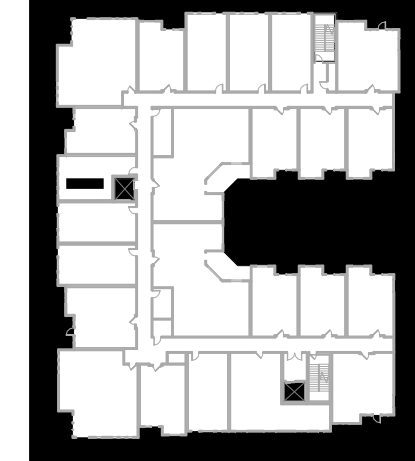


ZONING NOTES:

DX-7-UL
OWN MIXE
MAX AL
RENCY RE
STORY: 6
DRY: 20%
ALL AREA



KEY PLAN:



NORTH OVERALL ELEVATION - ASP
SUBMITTAL

2
Z1.05

SCALE: 3/32" = 1'-0"



1
Z1.05