

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](#) and [TC-11-21](#) 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 checked="" type="checkbox"/>		Tier Three Site Plan <input type="checkbox"/>	
Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision case #: _____	
<input type="checkbox"/> Attached	<input checked="" 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: Canvas at Pack Place Apartments			
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Property address(es): 6019 & 6101 Hillsborough St, Raleigh, NC 27606			
Site P.I.N.(s): 0774819351, 0774818354			
Please describe the scope of work. Include any additions, expansions, and change of use. We will demolish the existing structures, driveways and parking lots, utilities and vegetation per the Existing Conditions and Demo sheet and then construct a new five story apartment building, parking lot and dog park.			
Current Property Owner/Developer Contact Name: NOTE: please attach purchase agreement when submitting this form.			
Company: Hillsborough Street Properties LLC		Title:	
Address: 2044 Oakton Drive, Raleigh, NC 27606-9696			
Phone #:		Email:	
Applicant Name: Ryan M. Bowker - Land Development and Entitlements Manager			
Company: JD Signature Homes		Address: 41 Byberry Road Suite One, Hatboro, PA 19040	
Phone #: 267-332-6800		Email: ryan@jdsignaturehomes.net	

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): NX-5-GR-CU	Existing gross floor area (not to be demolished): 0 SF
	Existing gross floor area to be demolished: 3,812 SF
Gross site acreage: 1.69 AC	New gross floor area: 15,540*5= 77,700 sf
Maximum # of parking spaces: 88 SPACES	Total sf gross (to remain and new): 77,700 SF
# of parking spaces proposed: 88 SPACES	Proposed # of buildings: 1
Overlay District (if applicable): N/A	Proposed # of stories for each: 5
Existing use (UDO 6.1.4): SINGLEFAM	
Proposed use (UDO 6.1.4): NX	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: <u>0.33 AC</u> Square Feet: <u>14,162 SF</u>	Proposed Impervious Surface: Acres: <u>1.31 AC</u> Square Feet: <u>57,131 SF</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 #: <u>0774 - Map# 3720077400K, Revised July 19th, 2022</u> attached	
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:	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 checked="" type="checkbox"/>

SIGNATURE BLOCK	
<p>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.</p> <p>I, <u>Jamie Guerrero, TE (MRA & NC)</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.</p> <p>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.</p>	
Signature: 	Date: <u>9-21-22</u>
Printed Name: <u>Ryan Bowler</u>	

