### **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):						
Building Type		Site Transaction History					
Detached	General	Subdivision case #:					
Attached	Mixed use	Scoping/sketch plan case #:					
		Certificate of Appropriateness #:					
Apartment	Open lot	Board of Adjustment #:					
Townhouse	Civic	Zoning Case #: Z - 5 - 20 Administrative Alternate #:					
	GENERAL INFORMATION						
Development name: Milner Commons							
	Inside City limits? 🖌 Yes 🔄 No						
Property address(es): 1950 New Bern Ave. Raleigh, NC							
Site P.I.N.(s): 1713-68-0540							
Please describe the scope of work. Include any additions, expansions, and change of use.							
The project proposes to demolish the existing church structures and construct (2) 4-story Apartment buildings for age-restricted renters with associated surface parking and amenities							
Current Property Owner/Developer Contact Name: Kayla Rosenberg Strampe NOTE: please attach purchase agreement when submitting this form.							
Company: DHIC (dba: Milner Senior Housing Partners, LLC) Title: Project Manager							
Address: 113 S Wilmington Street   Raleigh, NC 27601							
Phone #: (919) 615.3735	Email: Kayla	@dhic.org					
Applicant Name: Janet Mountcastle, ASL	_A, PLA						
Company: Cline Design Assoc. PA	Address: 125	N Harrington Street, Raleigh, NC 27603919-					
Phone #: 919-801-0087 Email: janetm@clinedesignassoc.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):	Existing gross floor area (not to be demolished): N/A			
RX-4-GR-CU	Existing gross floor area to be demolished: 23,263 sq ft			
Gross site acreage: 4.6 AC	New gross floor area: 172,482 sq ft			
# of parking spaces required: 140	Total sf gross (to remain and new): 172,482 sq ft			
# of parking spaces proposed: 145	Proposed # of buildings: 2			
Overlay District (if applicable): N/A	Proposed # of stories for each: 4			
Existing use (UDO 6.1.4): Civic (Church)				
Proposed use (UDO 6.1.4): Multi-unit Living				

STORMWATER INFORMATION					
Existing Impervious Surface:	Proposed Impervious Surface:				
Acres: <u>0.91 acres</u> Square Feet: <u>39,639.6 sq st</u>	Acres: <u>2.81 acres.</u> Square Feet: <u>122,403.6 sq ft</u>				
Is this a flood hazard area? Yes V No					
If yes, please provide:					
Alluvial soils:					
Flood study:					
FEMA Map Panel #:					
Neuse River Buffer Yes Vo	Wetlands Yes V No				

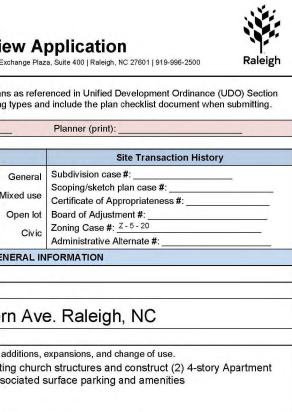
RESIDENTIAL DEVELOPMENTS				
Total # of dwelling units: 156	Total # of hotel units: N/A			
# of bedroom units: 1br 🖌 122 2br 🖌 24 3br	4br or more 10 Studios			
# of lots: 1	Is your project a cottage court? Yes V No			

SIGNATURE BLOCK	
I hereby designate Cline Design Associates (Janet Mountcastle) regarding this application, to receive and response to administrative comments, t 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 app applicable with the proposed development use. I acknowledge that this application calendar and submittal policy, which states applications will expire after six conse	lication requirements on is subject to the filing
Signature: Kayla Rosenberg	Date: 12/15/20
Printed Name: Kayla Rosenberg Strampe	

**REVISION 07.07.20** 

# **ADMINISTRATIVE SITE REVIEW** City of Raleigh Case # ASR-0102-2020 Milner Commons Raleigh, North Carolina

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DEVELOPE	R: DHIC, Inc 113 Wilmington Street Raleigh, NC 27601 Contact: CONTACT@DHIC.com	APPLICATION
		Administrative Site Review App Planning and Development Customer Service Center • One Exchange Plaza, S
ANDSCAP ANDSCAP ARCHITEC	E 125 N. Harrington St. Raleigh, North Carolina	This form is required when submitting site plans as reference 10.2.8. Please check the appropriate building types and in         Office Use Only: Case #:
CIVIL ENGINEER	<ul> <li>KIMLEY HORN</li> <li>421 Fayetteville Street, Ste.600</li> <li>Raleigh, North Carolina, 27601</li> <li>Contact: Chris Bostic 919.677.2000</li> <li>Chris.Bostic@kimley-horn.com</li> </ul>	Property address(es): 1950 New Bern Ave. Site P.I.N.(s):1713-68-0540 Please describe the scope of work. Include any additions, expa The project proposes to demolish the existing church s buildings for age-restricted renters with associated surf Current Property Owner/Developer Contact Name: Kayla Ro NOTE: please attach purchase agreement when submitting Company: DHIC (dba: Milner Senior Housing Partners, LLC) Tit
SITE DAT	A	Address: 113 S Wilmington Street   Raleigh, NC 27601         Phone #: (919) 615.3735       Email: Kayla@c         Applicant Name: Janet Mountcastle, ASLA, PLA         Company: Cline Design Assoc. PA       Address: 125 N
SITE DATA Developer:	DHIC. Inc	Phone #:919-801-0087 Email:janetm@
	113 S. Wlimington Dtreet Raleigh, NC 27601	
Site Address(es):	1950 New Bern Ave Raleigh, NC 27610	
Wake County PIN #'s:	1713 68 0540	
Existing Lot Size: Proposed Lot Size:	200,068 SF, 4.59 AC 193,450 SF, 4.26 AC	Page 1 of 2
Proposed ROW Dedication	Kennedy Street: Variable Width, 2,376 SF Hawkins Street: Variable Width, 1,293 SF Russ Street: Variable Width, 2,267 SF	TRIP GENERATIO
Zoning District:	RX-4-GR-CU	
Existing Use: Proposed Use:	Civic (Church) Multi-Unit Living (Age Restricted) 156 Units (34DU/AC)	Land Use
Bldg Data:	Bldg 1: 86,475 Gross SF, (5) Studios, (61) 1 Bedrooms, (12) 2 Bedrooms	
Sec 8.3.2	Bldg 2: 86,007 Gross SF, (5) Studios, (61) 1 Bedrooms, (12) 2 Bedrooms	252 Senior Adult Housing - Attached
Block Perimeter:	Max Length: 3,000 LF Existing Length: 2,015 LF Provided Length: 2,006 LF	VICINITY MAP
Sec 8.4.4 Street Types:	New Bern Avenue-NCDOT S. King Charles Street - Neighborhood Street 64' ROW. 36' B/B Russ, Kennedy & Hawkins Streets-Local Neighborhood Street 59' ROW. 31' B/B	
Sec 8.5.2.C Streetscape Classification:	New Bern Avenue & S. King Charles Street-Green Primary Russ Street-Green Side Street Hawkins /Kennedy Streets: Green Rear Street	
Streetscape Required:	Green - Commercial 5' Utility, 2' Maint. 6' Sidewalk, 6' Planting Area, Trees 40'oc	
Streetscape Provided:	5' Utility, 2' Maint. 6' Sidewalk, 6' Planting Area, Trees 40'oc	and the second s
Sec 3.4.6 Build-To Required:	New Bern Ave. : 20'/50' 50% of 235.9 LF = 118 LF (Primary) S. Charles Street: 20'/50'of 50% of 119.8 LF = 59.9 LF (Primary) Russ St.: 20'/50' 35% of 584.3 LF = 204.5 LF (Side)	
Build-To Provided:	New Bern Ave.:201 LF Building /235.9 LF Frontage = 85.2% (Primary) S. Charles Street : 63.9 LF Building / 119.8 LF Frontage = 53.3% (Primary) Russ : 205.8 LF Building / 584.3 LF Frontage = 35.2% (Side)	
Minimum Parking Setbacks:	New Bern Ave./S. Charles St.: 20' (Primary Street, Green Frontage) Russ St: 10' (Side Street) Hawkins Street/Kennedy Street : 10' (Side Street)	
Sec 3.2.4 B Minimum Bldg Setbacks:	New Bern Ave./S. Charles St: 5' (Primary) Russ St. : 5' (Side) Hawkins Street/Kennedy Street : 5' (Side Street)	
Outdoor Amerity Area Required:	19,345 SF (10%)	
Outdoor Amenity Area Provided: Sec 3.3.1 (TC-1(B)-20)	21,200 SF (11%)	
Maximum Bldg Height: Sec.7.1.3.C.2	4 Stories/ 68'	
Required Parking	No Parking Required For First 16 Units (UDO 7.1.3.C.2) 1 Space/DU X 156 DU = 140 spaces	
Provided Parking:	148 Spaces (0.96/DU)	
Sec. 7.1.2 Bicycle Parking Required	Short Term: 1 space/20 Units, Min. 4 8 Spaces Required	
Bicycle Parking Provided:	8 Spaces Required	



	Rosenberg Strampe	
n submit	tting this form.	
rs, LLC)	Title: Project Manager	
27601		
il: Kayla	@dhic.org	
ess: 125	N Harrington Street, Raleigh, NC 27603919-	
il:ianetm	n@clinedesignassoc.com	

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### **ZONING CONDITIONS**

### Ordinance (2020) 95 ZC 798 Adopted: 6/2/2020

Z-5-20 – 1950 New Bern Avenue:

Conditions dated: May 5, 2020

email correspondence.

raleighnc.gov

- 1. The following uses shall be prohibited as principal uses on the property: Dormitories, fraternities, sororities; telecommunications towers; and outdoor sports or entertainment facilities.
- Proposed use is Multi-Living Units (Apartments) 2. An area having a width of 15 feet along the entire New Bern Avenue frontage of the property shall be landscaped with a minimum of 4 shade trees and 15 shrubs per 100
- linear feet. A 15-foot street yard along New Bern Ave. with the minimum required planting is proposed on the Code Compliant Landscape Plan consisting of existing
- preserved and proposed material. 3. The existing gravesite located along the eastern edge of the property shall remain in its current location.
- Per the proposed Preliminary Site Plan, the existing grave site is shown to remain. 4. For a period of no less than 30 years after issuance of the first certificate of occupancy in connection with the property after the effective date of the ordinance adopting these conditions, a minimum of 80% of occupied dwelling units shall be occupied by at least one individual 55 years of age or older.
- The project proposed 100% of the dwelling units to be occupied by individuals 55 years of age or older, ee enclosed ground lease agreements. 5. Prior to issuance of a demolition permit for the sanctuary building currently existing on the site, the applicant shall document the building in its original location through photographs (black and white and in color) and provide a copy of the documentation to the City of Raleigh Department of Planning, Historic Preservation. Documentation has been submitted to and accepted by the City of Raleigh Department of Planning, Historic Preservations, see enclosed documentation via

### ATION

Intensity		Daily	AN	Peak H	our	PM	Peak Ho	our
inte	nsity	Total	Total	In	Out	Total	In	Out
156	d.u.	602	31	11	20	40	22	18







C1.0

SD1.00

SD1.10

SD1.20

C2.0

C3.0

C4.0

C4.1

C10.0

SD2.00

SD2.10

LP1.00

LP2.00

A1.1

A1.2

A1.3

A2.1

A2.2

A2.3

A2.4

A2.5

SHEET INDEX						
Cover						
Existing Conditions						
Demolition Plan						
Overall Site Plan						
Enlarged Site Plan						
Enlarged Site Plan						
Preliminary Grading and Drainage Plan						
Preliminary Utility Plan						
New Bern Avenue Cross Sections						
New Bern Avenue Cross Sections						
Wet Pond Details						
Site Details						
Site Details						
Landscape Plan						
Plant Schedule and Details						
1st and 2nd Floor Plans						
3rd and 4th Floor Plans						
Roof Plan						
Bldg 1 Exterior Elevations						
Bldg 1 Exterior Elevations						
Bldg 2 Exterior Elevations						
Bldg 2 Exterior Elevations						
Gazebo Exterior Elevations						
SUBMISSIONS						
Administrative Site Review						

12.15.2020
03.12.2021
04.30.2021

SIGNATURE BLOCK

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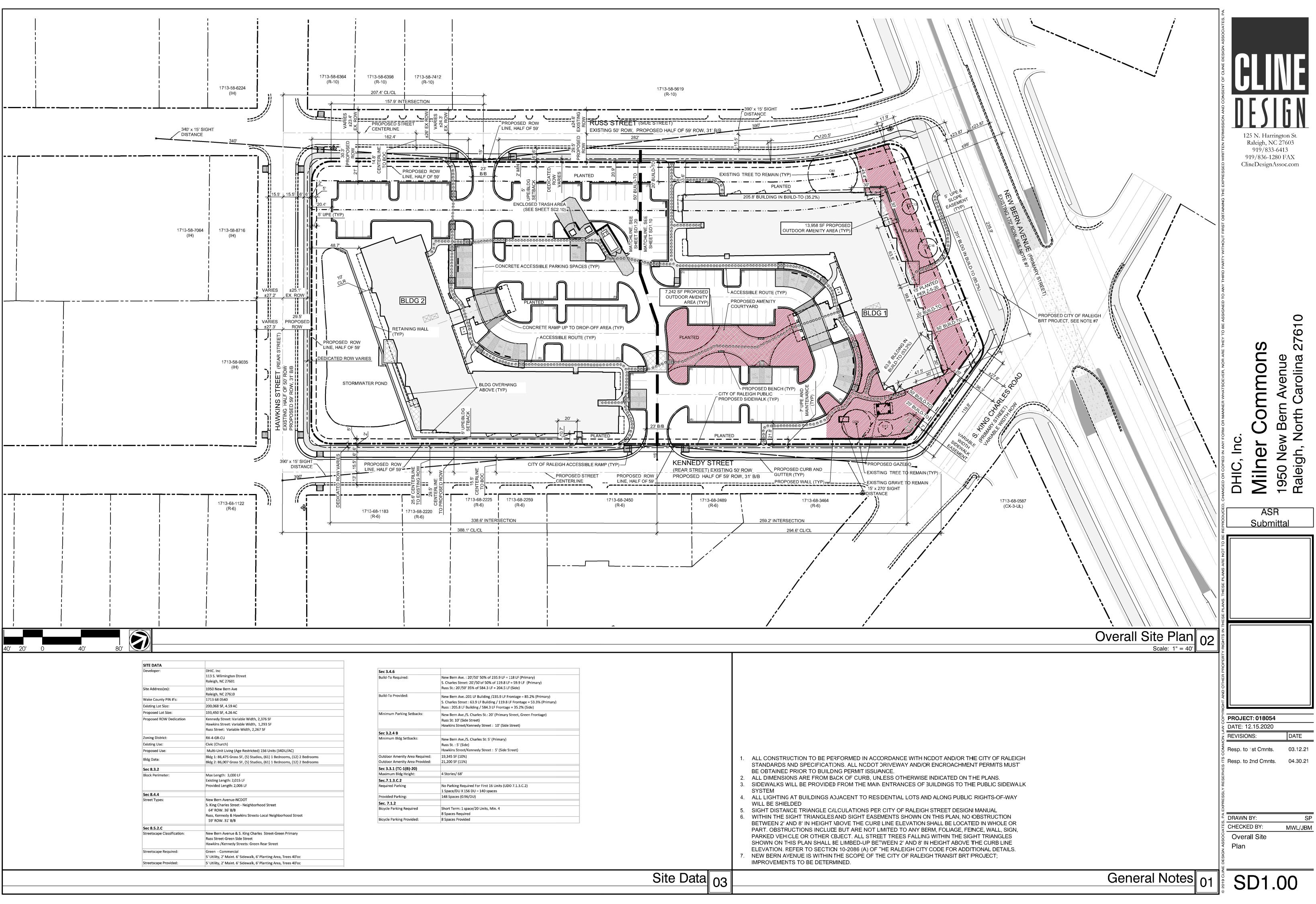
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New Bern Ave. : 20'/50' 50% of 235.9 LF = 118 LF (Primary) S. Charles Street: 20'/50'of 50% of 119.8 LF = 59.9 LF (Primary) Russ St.: 20'/50' 35% of 584.3 LF = 204.5 LF (Side)			
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4 Stories/ 68' No Parking Required For First 16 Units (UDO 7.1.3.C.2) 1 Space/DU X 156 DU = 140 spaces		2. 3.	· · · · · · · · · · · · · · · · · · ·
148 Spaces (0.96/DU)         Short Term: 1 space/20 Units, Min. 4         8 Spaces Required         8 Spaces Provided		4. 5. 6.	WITHIN THE SIGHT TRIANGLES AND SIGHT EASEMENTS SHOW BETWEEN 2' AND 8' IN HEIGHT ABOVE THE CURB LINE ELEVATION
		7.	PART. OBSTRUCTIONS INCLUE BUT ARE NOT LIMITED TO ANY PARKED VEHICLE OR OTHER CBJECT. ALL STREET TREES FALL SHOWN ON THIS PLAN SHALL BE LIMBED-UP BETWEEN 2' AND ELEVATION. REFER TO SECTION 10-2086 (A) OF THE RALEIGH C NEW BERN AVENUE IS WITHIN THE SCOPE OF THE CITY OF RAL IMPROVEMENTS TO BE DETERMINED.
	Site Data	03	







## Milner Senior Apartments

1950 New Bern Ave., Raleigh, NC

Bldg 1 North Elevation (New Bern Ave.) 1

Bldg 1 West Elevation (Russ St.) 2









## **Milner Senior Apartments**

1950 New Bern Ave., Raleigh, NC

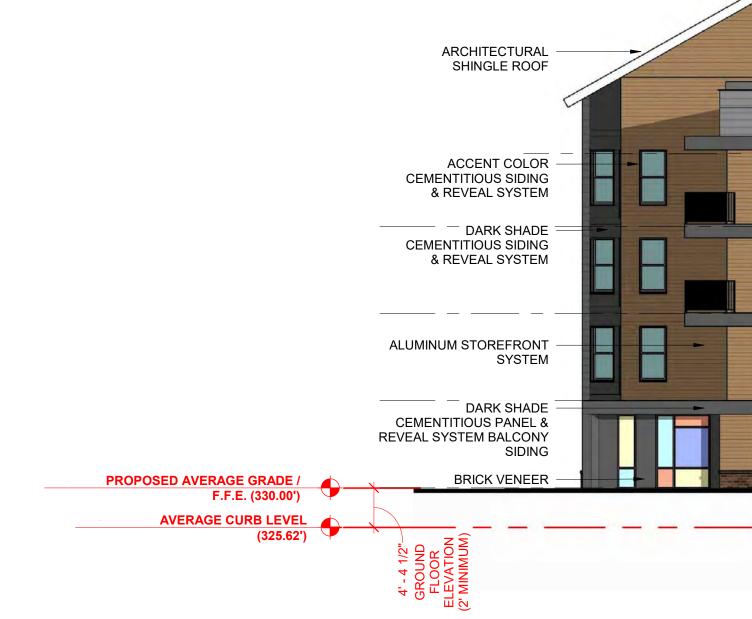
ALUMINUM STOREFRONT SYSTEM

## Bldg 1 East Elevation (King Charles Rd.) 2

Bldg 1 South Elevation (Hawkins St.) 1

### **BLDG 1 EXTERIOR ELEVATIONS** 3/32" = 1'-0" 018054









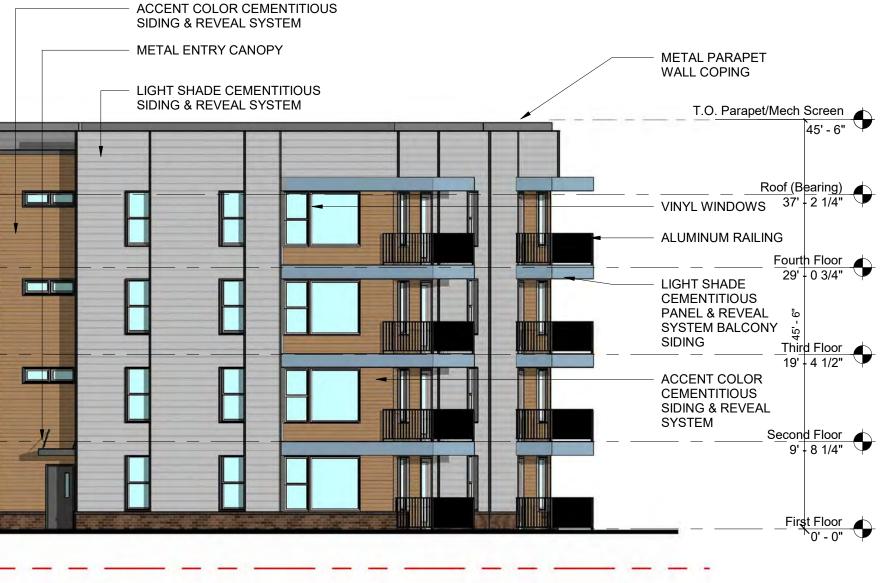
### Milner Senior Apartments

1950 New Bern Ave., Raleigh, NC

DARK SHADE CEMENTITI PANEL & REVEAL SYSTE	TIOUS MEDIUM SHADE EM FASCIA CEMENTITIOUS SIDING & REVEAL SYSTEM DARK SHADE CEMENTITIOUS PANEL & REVEAL SYSTEM FASCIA AT BAY FLAT MEMBRANE ROOF

Bldg 2 South Elevation (Hawkins St.) 1

Bldg 2 East Elevation (Kennedy St.) 2



**BLDG 2 EXTERIOR ELEVATIONS** A2.3 3/32" = 1'-0" 4/30/2021 018054





adhic

HOME TO OPPORTUNITY

CLINE Design

1950 New Bern Ave., Raleigh, NC

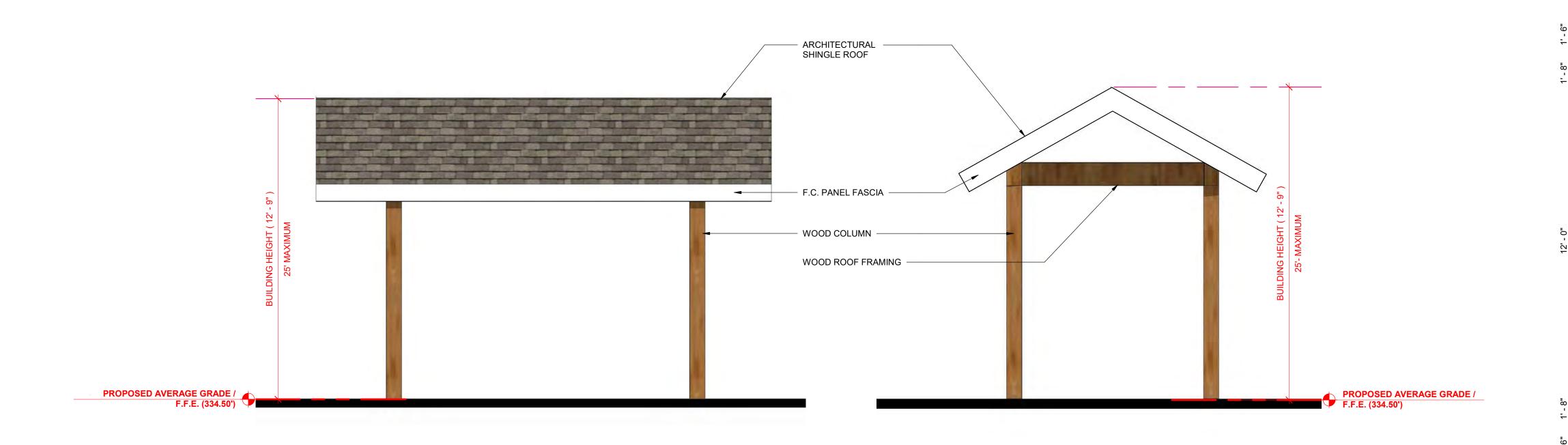
### **Milner Senior Apartments**

## Bldg 2 West Elevation (Russ St.) 2

Bldg 2 North Elevation (Parking) 1

### **BLDG 2 EXTERIOR ELEVATIONS** A2.4 3/32" = 1'-0"

4/30/2021 018054



Gazebo Side Elevation 3/8" = 1'-0"



**Milner Senior Apartments** 

1950 New Bern Ave., Raleigh, NC



