

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	
<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 #: <u>Z - 5 - 20</u>	
		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, ASLA, 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): RX-4-GR-CU	Existing gross floor area (not to be demolished): N/A
	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: Acres: <u>0.91 acres</u> Square Feet: <u>39,639.6 sq ft</u>	Proposed Impervious Surface: Acres: <u>2.81 acres.</u> Square Feet: <u>122,403.6 sq ft</u>
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please provide: _____ Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
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: 156	Total # of hotel units: N/A
# of bedroom units: 1br <input checked="" type="checkbox"/> 122 2br <input checked="" type="checkbox"/> 24 3br <input type="checkbox"/>	4br or more <input type="checkbox"/> 10 Studios
# of lots: 1	Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SIGNATURE BLOCK

I hereby designate Cline Design Associates (Janet Mountcastle) 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 six consecutive months of inactivity.

Signature: Kayla Rosenberg

Date: 12/15/20

Printed Name: Kayla Rosenberg Strampe

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



125 N. Harrington St.
Raleigh, NC 27603
919/833-6413
919/836-1280 FAX
ClineDesignAssoc.com

DEVELOPER: DHIC, Inc
113 Wilmington Street
Raleigh, NC 27601
Contact:
CONTACT@DHIC.com

ARCHITECT/ LANDSCAPE ARCHITECT: CLINE DESIGN ASSOCIATES, PA
125 N. Harrington St.
Raleigh, North Carolina
Architecture Contact:
Jason Lettie 919.833.6413
Jasonl@clinedesignassoc.com
Landscape Architecture Contact:
Janet Mountcastle 919.833.6413
JanetM@clinedesignassoc.com

CIVIL ENGINEER: KIMLEY HORN
421 Fayetteville Street, Ste.600
Raleigh, North Carolina, 27601
Contact: Chris Bostic 919.677.2000
Chris.Bostic@kimley-horn.com

SITE DATA

SITE DATA	
Developer:	DHIC, Inc 113 S. Wilmington Street Raleigh, NC 27601
Site Address(es):	1950 New Bern Ave Raleigh, NC 27610
Wake County PIN #'s:	1713 68 0540
Existing Lot Size:	280,088 SF, 4.59 AC
Proposed Lot Size:	193,450 SF, 4.36 AC
Proposed ROW Dedication	Kennedy Street: Variable Width, 2,376 SF Hawkins Street: Variable Width, 1,293 SF Russ Street: Variable Width, 2,267 SF
Zoning District:	RX-4-GR-CU
Existing Use:	Civic (Church)
Proposed Use:	Multi-Unit Living (Age Restricted): 156 Units (34DU/AC) Bldg 1: 86,475 Gross SF, (15) Studios, (61) 1 Bedrooms, (12) 2 Bedrooms Bldg 2: 86,007 Gross SF, (15) Studios, (61) 1 Bedrooms, (12) 2 Bedrooms
Bldg Data:	
Sec 6.3.2	
Block Perimeter:	Max Length: 3,000 LF Existing Length: 2,015 LF Provided Length: 2,006 LF
Sec 8.4.4	
Street Types:	New Bern Avenue: NCDOT S. King Charles Street - Neighborhood Street 64' ROW, 36' R/B Russ, Kennedy & Hawkins Streets-Local Neighborhood Street 59' ROW, 31' R/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
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 Amenity Area Required:	19,345 SF (10%)
Outdoor Amenity Area Provided:	21,200 SF (11%)
Sec 3.3.1 (TC-1(B)-20)	
Maximum Bldg Height:	4 Stories/ 68'
Sec 7.1.3.C.2	
Required Parking	No Parking Required For First 16 Units (UDO 7.1.3.C.2) 1 Space/DU X 156 DU = 140 spaces 148 Spaces (0.96/DU)
Provided Parking:	
Sec 7.1.2	
Bicycle Parking Required	Short Term: 1 space/20 Units, Min. 4 8 Spaces Required
Bicycle Parking Provided:	8 Spaces Provided

APPLICATION

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GENERAL INFORMATION

Development name: Kimley Horn 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 Stampe
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, ASLA, PLA
Company: Cline Design Assoc. PA Address: 125 N Harrington Street, Raleigh, NC 27603 919-
Phone #: 919-801-0067 Email: janetm@clinedesignassoc.com

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Gross site acreage: 4.6 AC	New gross floor area: 172,482 sq ft
# of parking spaces required: 140	Total of gross (to remain and new): 172,482 sq ft
# of parking spaces proposed: 148	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: Acres: 0.91 acres Square Feet: 39,639.6 sq ft	Proposed Impervious Surface: Acres: 2.81 acres Square Feet: 122,403.6 sq ft
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RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: 156	Total # of hotel units: 10A
# of bedroom units: 1br <input checked="" type="checkbox"/> 122 2br <input checked="" type="checkbox"/> 24 3br <input type="checkbox"/>	4br or more <input type="checkbox"/> 10 Studios
# of lots: 1	Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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Signature: Kayla Rosenberg Date: 12/15/20
Printed Name: Kayla Rosenberg Stampe

Page 1 of 2

Page 2 of 2

TRIP GENERATION

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
252 Senior Adult Housing - Attached	156 d.u.	602	31	11	20	40	22	18

VICINITY MAP

Scale: 1"=1200'

SHEET INDEX

Cover	
Existing Conditions	
Demolition Plan	C1.0
Overall Site Plan	SD1.00
Enlarged Site Plan	SD1.10
Enlarged Site Plan	SD1.20
Preliminary Grading and Drainage Plan	C2.0
Preliminary Utility Plan	C3.0
New Bern Avenue Cross Sections	C4.0
New Bern Avenue Cross Sections	C4.1
Wet Pond Details	C10.0
Site Details	SD2.00
Site Details	SD2.10
Landscape Plan	LP1.00
Plant Schedule and Details	LP2.00
1st and 2nd Floor Plans	A1.1
3rd and 4th Floor Plans	A1.2
Roof Plan	A1.3
Bldg 1 Exterior Elevations	A2.1
Bldg 1 Exterior Elevations	A2.2
Bldg 2 Exterior Elevations	A2.3
Bldg 2 Exterior Elevations	A2.4
Gazebo Exterior Elevations	A2.5

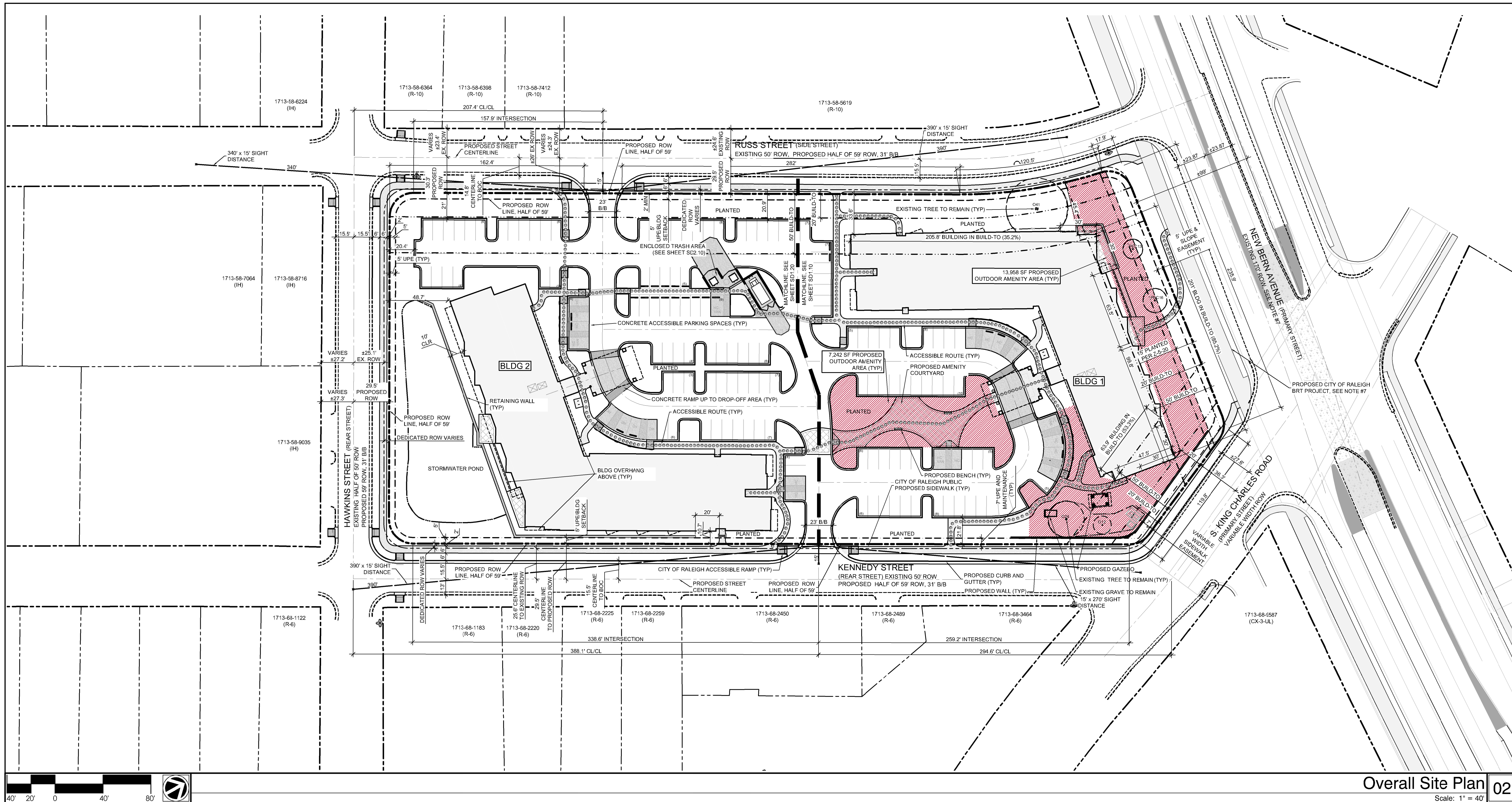
SUBMISSIONS

Administrative Site Review	12.15.2020
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Revisions:

Resp. to 1st Cmnts.	03.12.2021
Resp. to 2nd Cmnts.	04.30.2021

SIGNATURE BLOCK



Overall Site Plan

Scale: 1" = 40'

02

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Proposed Use:	Multi-Unit Living (Age Restricted) 156 Units (340U/AC)
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Outdoor Amenity Area Required:	19,345 SF (10%) 21,200 SF (11%)
Sec 3.3.1.C (16)-20	
Maximum Bldg Height:	4 Stories/ 68'
Sec 7.1.3.C.2	
Required Parking	No Parking Required For First 16 Units (UDO 7.1.3.C.2) 1 Space/DU X 156 DU = 140 spaces 148 Spaces (0.96/DU)
Provided Parking:	
Sec 7.1.2	
Bicycle Parking Required	Short Term: 1 space/20 Units, Min. 4 8 Spaces Required
Bicycle Parking Provided:	8 Spaces Provided

- ALL CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH NCDOT AND/OR THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS. ALL NCDOT DRIVEWAY AND/OR ENCROACHMENT PERMITS MUST BE OBTAINED PRIOR TO BUILDING PERMIT ISSUANCE.
- ALL DIMENSIONS ARE FROM BACK OF CURB, UNLESS OTHERWISE INDICATED ON THE PLANS.
- SIDEWALKS WILL BE PROVIDED FROM THE MAIN ENTRANCES OF BUILDINGS TO THE PUBLIC SIDEWALK SYSTEM.
- ALL LIGHTING AT BUILDINGS ADJACENT TO RESIDENTIAL LOTS AND ALONG PUBLIC RIGHTS-OF-WAY WILL BE SHIELDED.
- SIGHT DISTANCE TRIANGLE CALCULATIONS PER CITY OF RALEIGH STREET DESIGN MANUAL.
- WITHIN THE SIGHT TRIANGLES AND SIGHT EASEMENTS SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2' AND 8' IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, PARKED VEHICLE OR OTHER OBJECT. ALL STREET TREES FALLING WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN SHALL BE LIMBED-UP BETWEEN 2' AND 8' IN HEIGHT ABOVE THE CURB LINE ELEVATION. REFER TO SECTION 10-2086 (A) OF THE RALEIGH CITY CODE FOR ADDITIONAL DETAILS.
- NEW BERN AVENUE IS WITHIN THE SCOPE OF THE CITY OF RALEIGH TRANSIT BRT PROJECT; IMPROVEMENTS TO BE DETERMINED.



Bldg 1 West Elevation (Russ St.)

2



Bldg 1 North Elevation (New Bern Ave.)

1



Bldg 1 East Elevation (King Charles Rd.) 2



Bldg 1 South Elevation (Hawkins St.) 1



Bldg 2 East Elevation (Kennedy St.)

2



Bldg 2 South Elevation (Hawkins St.)

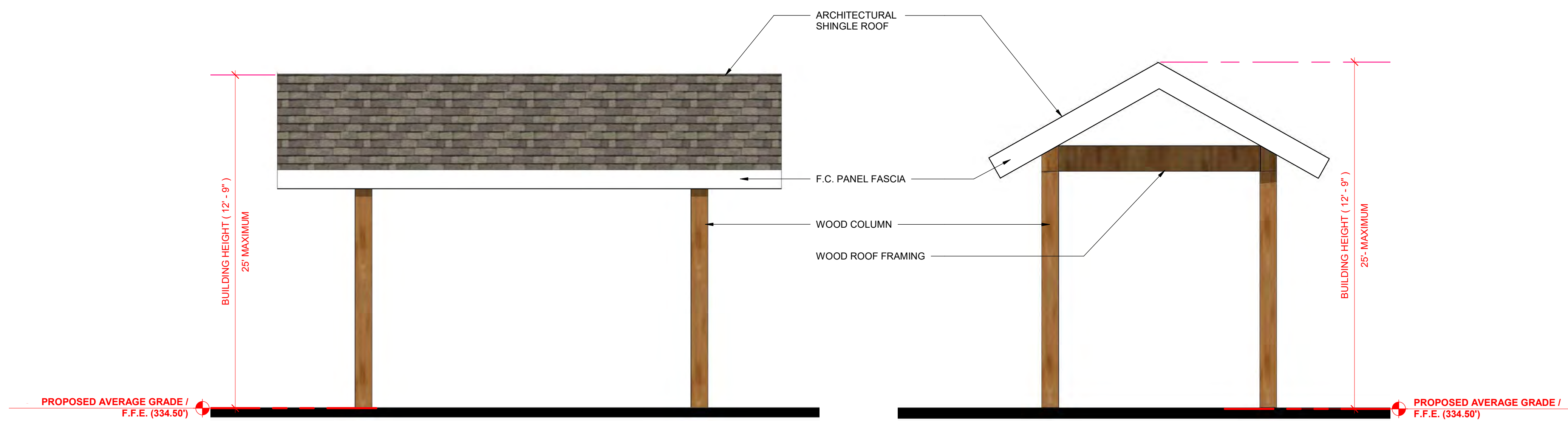
1



Bldg 2 West Elevation (Russ St.) 2

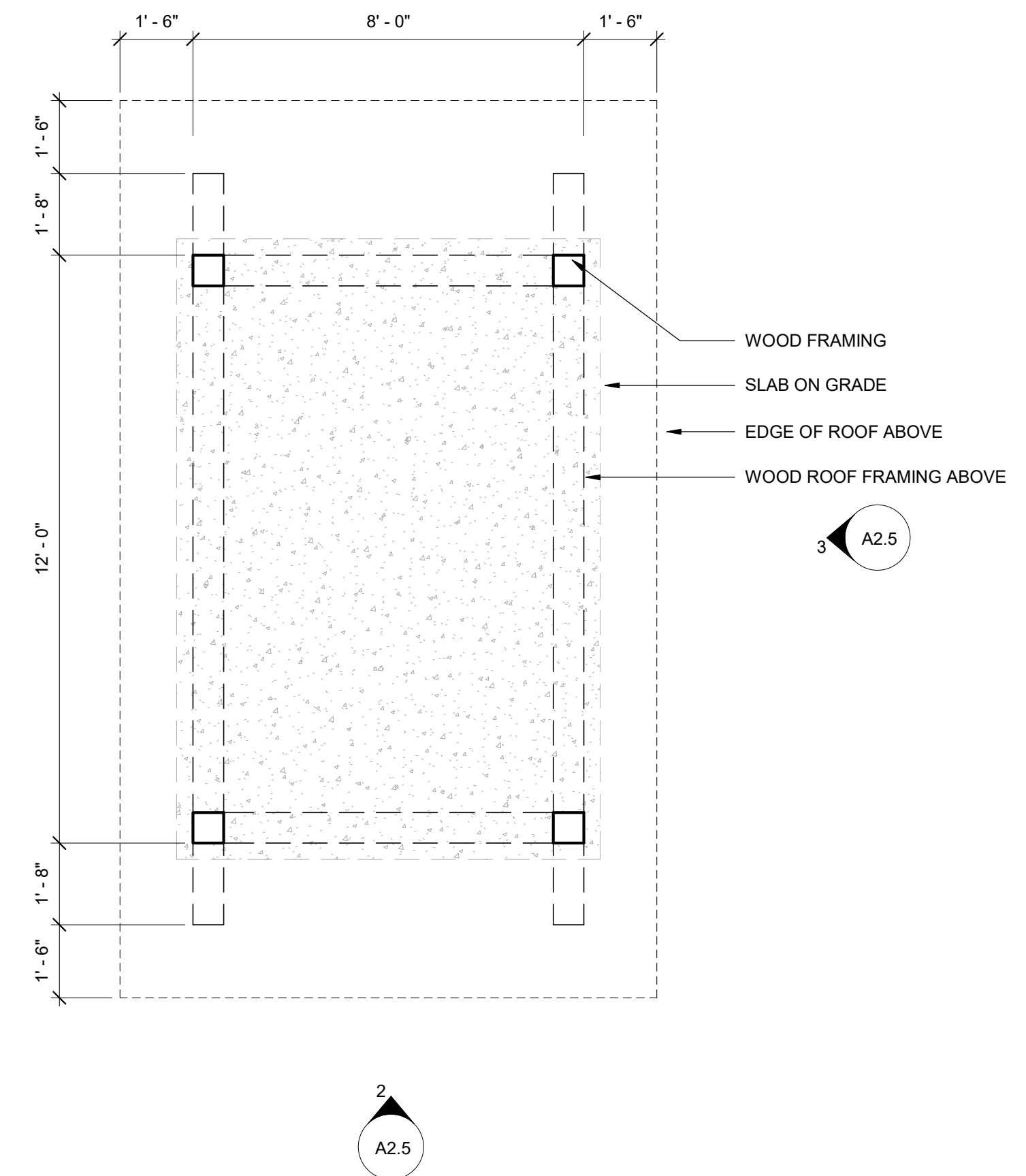


Bldg 2 North Elevation (Parking) 1



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

Gazebo Front Elevation 2
3/8" = 1'-0"



Gazebo Plan 1
3/8" = 1'-0"