

# 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		Tier Three Site Plan	
Building Type		Site Transaction History	
Detached	General	Subdivision case #: _____	
Attached	Mixed use	Scoping/sketch plan case #: _____	
Apartment	Open lot	Certificate of Appropriateness #: _____	
Townhouse	Civic	Board of Adjustment #: _____	
		Zoning Case #: _____	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name:			
Inside City limits?    Yes    No			
Property address(es):			
Site P.I.N.(s):			
Please describe the scope of work. Include any additions, expansions, and change of use.			
Current Property Owner/Developer Contact Name:			
<b>NOTE: please attach purchase agreement when submitting this form.</b>			
Company:		Title:	
Address:			
Phone #:		Email:	
Applicant Name:			
Company:		Address:	
Phone #:		Email:	

**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):
	Existing gross floor area to be demolished:
Gross site acreage:	New gross floor area:
# of parking spaces required:	Total sf gross (to remain and new):
# of parking spaces proposed:	Proposed # of buildings:
Overlay District (if applicable):	Proposed # of stories for each:
Existing use (UDO 6.1.4):	
Proposed use (UDO 6.1.4):	

**STORMWATER INFORMATION**

Existing Impervious Surface: Acres: _____ Square Feet: _____	Proposed Impervious Surface: Acres: _____ Square Feet: _____
Is this a flood hazard area?      Yes      No If yes, please provide: _____ Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
Neuse River Buffer      Yes      No	Wetlands      Yes      No

**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      No

**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, \_\_\_\_\_ 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 shall expire after 180 days of inactivity.

Signature



Date:

Printed Name



# KINGS RIDGE APARTMENTS (AFFORDABLE HOUSING)

200 MICHAEL J SMITH LN

CITY OF RALEIGH SUBMITTAL  
ASR-0104-2021

SUBMITTED ON: 05.16.2022

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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 type="checkbox"/>	
<b>Building Type</b>	
<input type="checkbox"/> Detached	<input type="checkbox"/> General
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic
<b>Site Transaction History</b>	
Subdivision case #: _____	
Scoping/sketch plan case #: _____	
Certificate of Appropriateness #: _____	
Board of Adjustment #: BOA-0004-2022	
Zoning Case #: Z-8-21	
Administrative Alternate #: _____	
<b>GENERAL INFORMATION</b>	
Development name: KINGS RIDGE APARTMENTS (AFFORDABLE HOUSING)	
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Property address(es): 200 MICHAEL J SMITH LN , RALEIGH, NC 27610	
Site P.I.N.(s): 1723482795	
Please describe the scope of work. Include any additions, expansions, and change of use. PROPOSED 100 UNIT AFFORDABLE HOUSING APARTMENT BUILDING AND ASSOCIATED INFRASTRUCTURE	
Current Property Owner/Developer Contact Name: JESS BRANDES	
NOTE: please attach purchase agreement when submitting this form.	
Company: CASA	Title: SR DIRECTOR OF REAL ESTATE
Address: 624 W JONES ST, RALEIGH, NC 27603	
Phone #: 919.307.3429	Email: JBRANDES@CASANC.ORG
Applicant Name: LUKE PERKINS	
Company: SWIFT PARTNERS PLLC	Address: 319 FAYETTEVILLE ST, RALEIGH, NC 27601
Phone #: 828.735.1862	Email: LUKE.PERKINS@SWIFT-PARTNERS.COM

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REVISION 02.19.21

raleighnc.gov

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REVISION 02.19.21

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## TRIP GENERATION ESTIMATE

LAND USE (ITE CODE)	INTENSITY	DAILY TRAFFIC	AM		PM	
			ENTER	EXIT	ENTER	EXIT
LOW RISE MULTIFAMILY (221)	100 UNITS	560	15	73	35	82

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): OX-5-PL-CU	Existing gross floor area (not to be demolished): 0
Gross site acreage: 4.26 AC / 185,694 SF	Existing gross floor area to be demolished: 0
# of parking spaces required: 0 - TOD OVERLAY	New gross floor area: 102,779 SF
# of parking spaces proposed: 37	Total sf gross (to remain and new): 102,779 SF
Overlay District (if applicable): TRANSIT OVERLAY DISTRICT	Proposed # of buildings: 1
Existing use (UDO 6.1.4): VACANT	Proposed # of stories for each: 4
Proposed use (UDO 6.1.4): MULTI-UNIT LIVING	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 1.47 Square Feet: 64,182
Is this a flood hazard area? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, please provide: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: 3720172200J	
Neuse River Buffer Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 100	Total # of hotel units: 0
# of bedroom units: 1br 69 2br 25 3br 8 4br or more 0	
# 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	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 _____, re after 180 days of inactivity.	
Signature:	Date: 12/12/2021
Printed Name: LUKE PERKINS	

## SHEET INDEX

SHEET NUMBER	SHEET TITLE
C0.00	COVER SHEET
C0.20	GENERAL NOTES
C1.00	EXISTING CONDITIONS PLAN
C1.01	RECORDED PLAN
C2.00	DEMOLITION PLAN
C3.00	SITE PLAN
C5.00	GRADING AND DRAINAGE PLAN
C5.10	SCM DETAILS
C6.00	UTILITY PLAN
C9.00	SITE DETAILS
L100	PLANTING PLAN
L200	PLANTING DETAILS
L201	SITE DETAILS
A3.01	EXTERIOR ELEVATIONS
A3.02	EXTERIOR ELEVATIONS
A3.03	EXTERIOR ELEVATIONS

## VICINITY MAP

## SITE DATA

PROJECT NAME:	KINGS RIDGE APARTMENTS (AFFORDABLE HOUSING)
SITE ADDRESS:	200 MICHAEL J SMITH LN
COUNTY:	WAKE
PARCEL PIN #:	1723482795
PARCEL OWNER:	CASA
PARCEL AREA:	4.26 AC / 185,694 SF
TOTAL SITE GROSS ACREAGE:	4.26 AC / 185,694 SF
RIGHT-OF-WAY DEDICATION:	0.08 AC / 3,293 SF
NET ACREAGE:	4.19 AC / 182,401 SF
CURRENT ZONING:	OX-5-PL-CU
PROPOSED ZONING:	OX-5-PL-CU
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	MULTI UNIT LIVING
FLOOD PLAIN DATA:	N/A
RIVER BASIN:	N/A
DEVELOPMENT TYPE:	APARTMENT
MAX BUILDING HEIGHT:	90
PROPOSED BUILDING HEIGHT:	56
NUMBER OF BUILDING STORIES PROPOSED:	4
TOTAL BUILDING GROSS FLOOR AREA:	102,779 SF
PROPOSED NUMBER OF LOTS:	1
PROPOSED NUMBER OF UNITS:	100
1 BEDROOM	69
2 BEDROOM	25
3 BEDROOM	6
TREE CONSERVATION AREA:	0.22 AC / 9,583 SF
TOTAL LIMITS OF DISTURBANCE:	2.974 AC / 129,539 SF
EXISTING IMPERVIOUS AREA:	0 AC / 0 SF
PROPOSED IMPERVIOUS AREA:	1.47 AC / 64,182 SF
AMENITY AREA REQUIRED	0.42 AC / 18,240 SF
AMENITY AREA PROVIDED	0.46 AC / 20,189 SF

BUILDING/STRUCTURE SETBACKS	
FROM PRIMARY STREET (MIN.)	REQUIRED: 5'; PROVIDED: 7'
FROM SIDE STREET (MIN.)	REQUIRED: 5'; PROVIDED: N/A
FROM SIDE LOT LINE (MIN.)	REQUIRED: 0' OR 6'; PROVIDED: 80'
FROM REAR LOT LINE (MIN.)	REQUIRED: 0' OR 6'; PROVIDED: 175'
FROM ALLEY (MIN.)	REQUIRED: 4' OR 20'; PROVIDED: N/A
PARKING SETBACKS	
FROM PRIMARY STREET (MIN.)	REQUIRED: 100'
FROM SIDE STREET (MIN.)	REQUIRED: 10'; PROVIDED: N/A
FROM SIDE LOT LINE (MIN.)	REQUIRED: 0'; PROVIDED: 60'
FROM REAR LOT LINE (MIN.)	REQUIRED: 0'; PROVIDED: 100'
FROM ALLEY, GARAGE ONLY (MIN.)	REQUIRED: 4'; PROVIDED: N/A
BUILD-TO REQUIREMENTS (URBAN LIMITED PER TOD OVERLAY (SEC 5.5.1.D.1.B))	
PRIMARY STREET BUILD-TO (MIN/MAX) ** SEE BUILD-TO NOTE BELOW	0' / 20'
BUILDING WIDTH IN PRIMARY BUILD-TO (MIN.)	50%
SIDE STREET BUILD-TO (MIN/MAX)	0' / 20'
BUILDING WIDTH IN SIDE BUILD-TO (MIN.)	25%
PARKING DATA:	
REQUIRED PARKING:	119 SPACES
PROPOSED PARKING:	37 SPACES
TOTAL PARKING:	37 SPACES - PER TOD OVERLAY (SEC 7.1.3.B.1) NONE REQUIRED, 2 SPACES/UNIT MAX
SHORT-TERM BIKE PARKING REQUIRED	5 SPACES (1 SPACE/20 UNITS, 4 MIN.)
SHORT-TERM BIKE PARKING PROVIDED	6 SPACES
LONG-TERM BIKE PARKING REQUIRED	20 LONG-TERM SPACES - PER TOD OVERLAY (SEC 7.1.3.B.1) 1 SPACE/5 UNITS REQUIRED
LONG-TERM BIKE PARKING PROVIDED	30 SPACES

## ZONING CONDITIONS - Z-8-21

- THE FOLLOWING USE IS NOT PERMITTED: COMMERCIAL PARKING FACILITY (NO COMMERCIAL PARKING FACILITY IS PROPOSED AS A PART OF THIS DEVELOPMENT)

## SOLID WASTE

- SOLID WASTE TO BE HANDLED BY PRIVATE SOLID WASTE SERVICES COMPANY. DUMPSTER AND APPROPRIATE ENCLOSURE HAVE BEEN PROVIDED ON SITE.

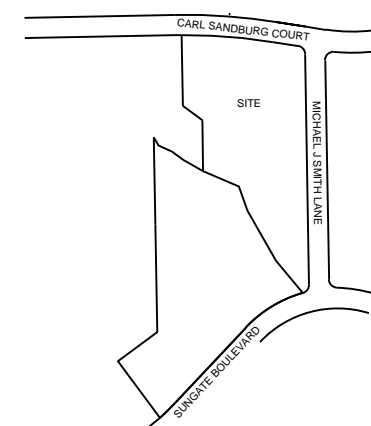
## BLOCK PERIMETER

- PROJECT IS EXEMPT FROM BLOCK PERIMETER REQUIREMENTS PER UDO SECTION 8.3.2.A.1.b.iv.  
*The new street or street stub right-of-way, including utility placement easement, would consume more than 15 percent of either the area of the impacted adjacent property or the property to be developed.*

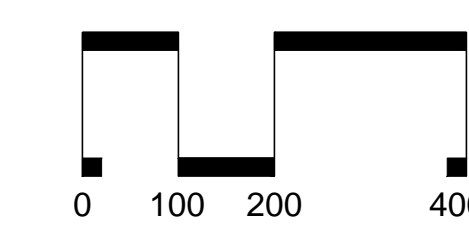
## BUILD-TO

- \*\* BUILD-TO REQUIREMENTS HAVE BEEN ALTERED PER VARIANCE UNDER BOARD OF ADJUSTMENT CASE BOA-0004-2022. SEE SHEET C0.20 GENERAL NOTES FOR SIGNED APPROVAL.

## VICINITY

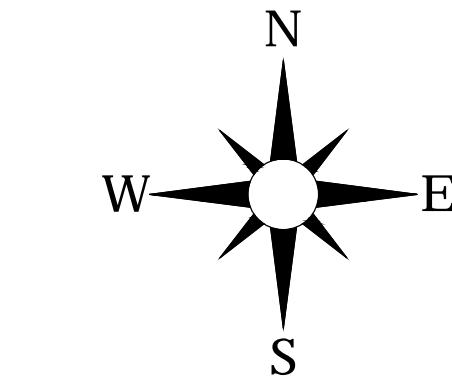


## SCALE



SCALE: 1"=200'

## ARROW



PROSPECT LANDSCAPE ARCHITECTURE PLLC

227 GLASCOCK STREET  
RALEIGH NC 27604  
JEN WAGNER  
919.607.0025  
JENWAGNERLANDSCAPE@GMAIL.COM

J DAVIS >

510 S WILMINGTON ST  
RALEIGH, NC 27601  
KAITLYN WRENN  
919.835.1500  
KAITLYNW@JDAVISARCHITECTS.COM



SWIFT PARTNERS PLLC  
319 FAYETTEVILLE ST  
RALEIGH NC 27601  
LUKE PERKINS  
828-735-1862  
LUKE.PERKINS@SWIFT-PARTNERS.COM

SHEET NO.

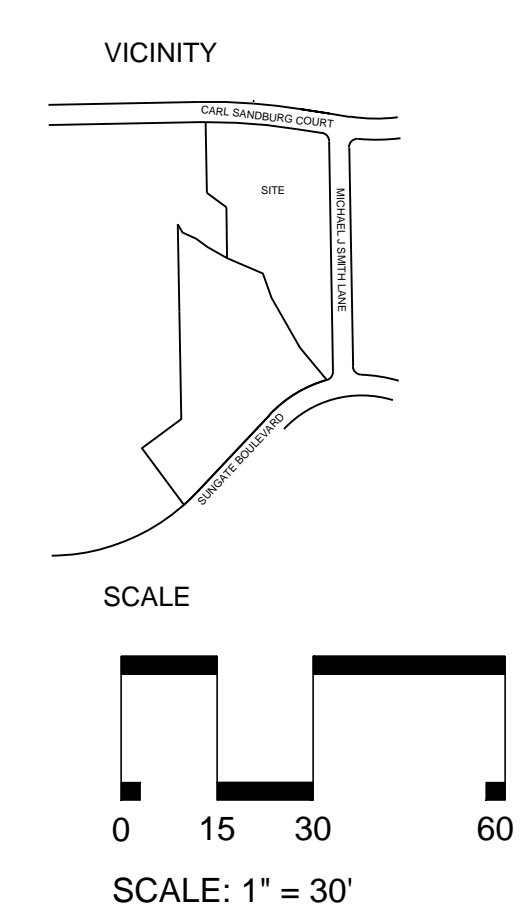
C0.00





























DATE: 05.16.2022  
DRAWN BY: JESS BRANDES  
PROJECT: KINGS RIDGE APARTMENTS (AFFORDABLE HOUSING)  
PROJECT #: C202105  
SHEET TITLE: COVER SHEET



FIRM LICENSE: P-2187



[illegible]

SITE LEGEND:	
SYMBOL	DESCRIPTION
	PROPOSED BUILDING
	PROPOSED AMENITY AREA
	PROPOSED CONCRETE SIDEWALK
	PROPOSED BRICK SIDEWALK
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED CONCRETE PAVERS
	PROPOSED GRAVEL
	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 PEDESTRIAN STEEL PLATE
	LIMITS OF DISTURBANCE

NOTES:

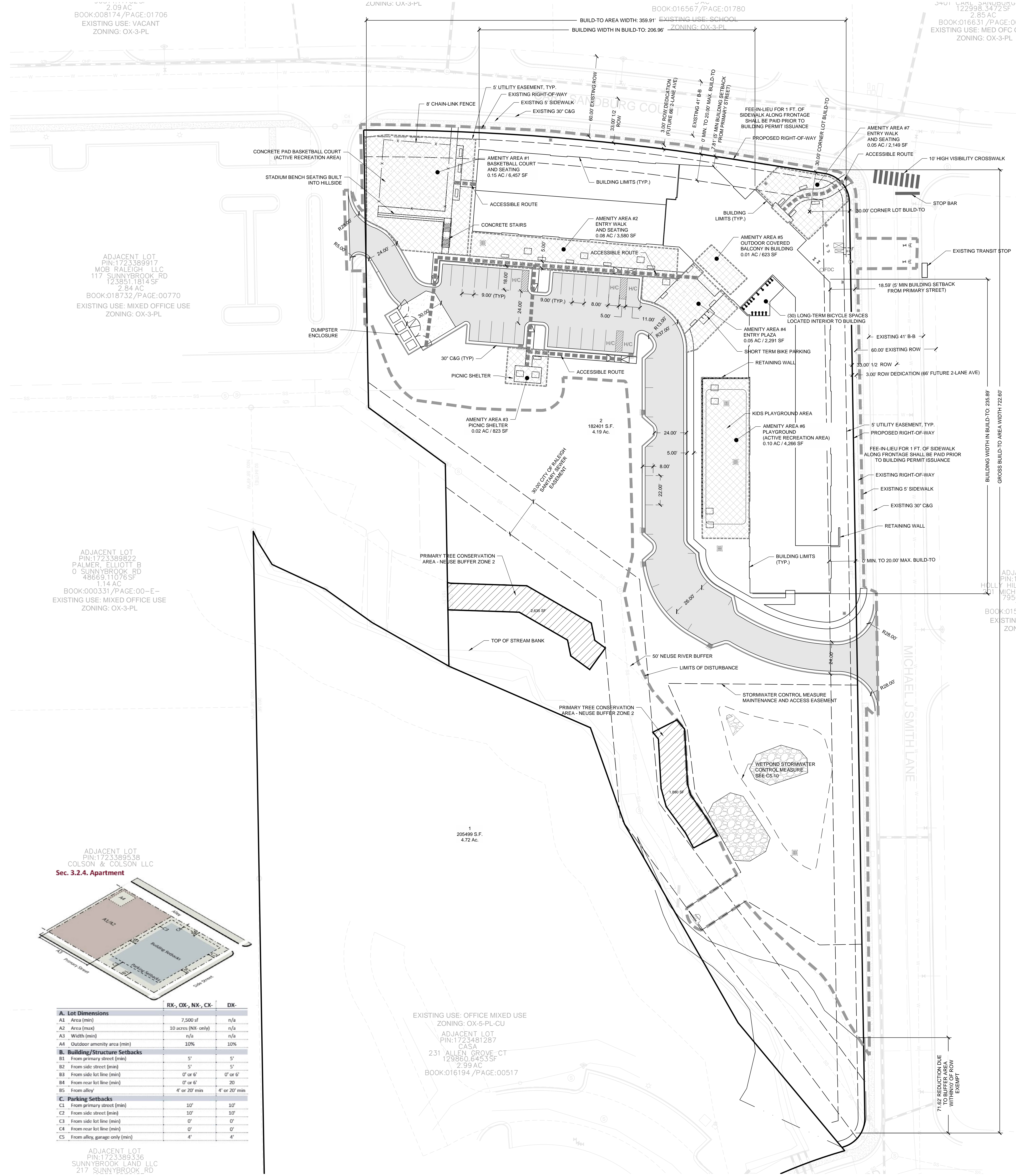
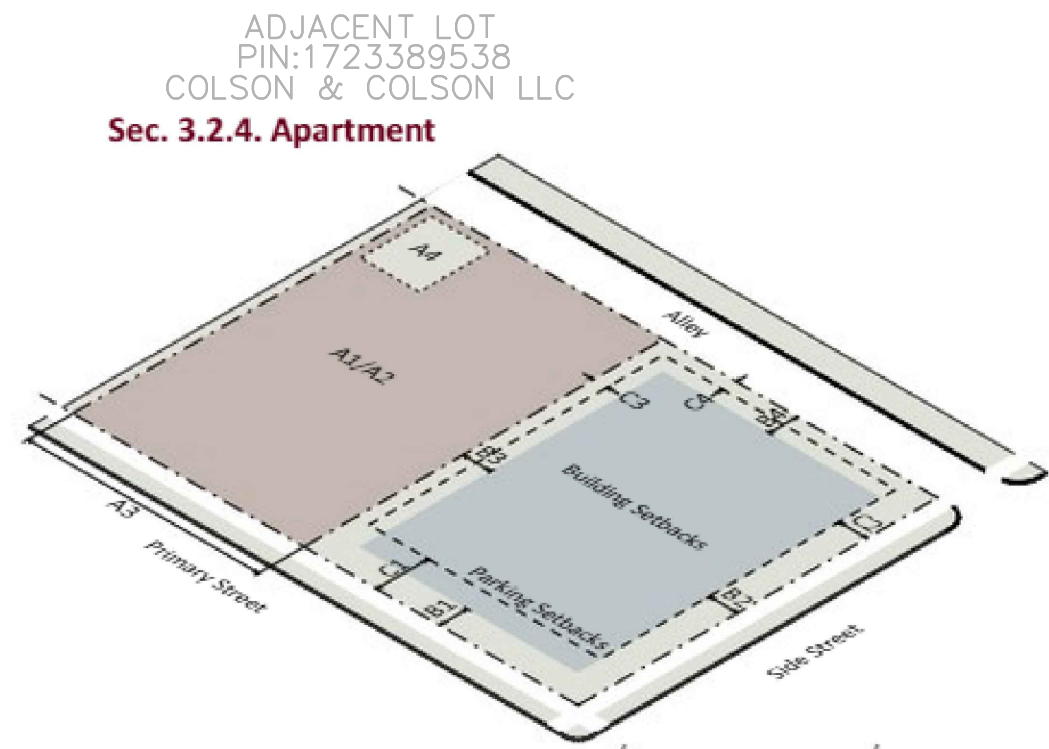
1. SEE SHEET C0.10 FOR GENERAL AND SITE NOTES.

## SITE DATA

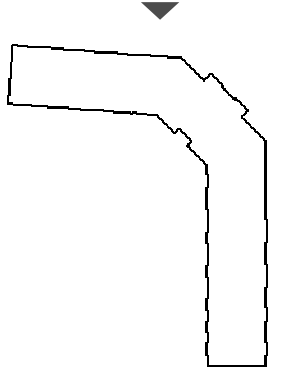
PROJECT NAME:	KINGS RIDGE APARTMENTS (AFFORDABLE HOUSING)
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COUNTY:	WAKE
PARCEL PIN #:	1723482795
PARCEL OWNER:	CASA
PARCEL AREA:	4.26 AC / 185,694 SF
TOTAL SITE GROSS ACREAGE:	4.26 AC / 185,694 SF
RIGHT-OF-WAY DEDICATION:	0.08 AC / 3,293 SF
NET ACREAGE:	4.19 AC / 182,401 SF
CURRENT ZONING:	OX-5-P-CU
PROPOSED ZONING:	OX-5-P-CU
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	MULTI UNIT LIVING
FLOOD PLAIN DATA:	N/A
RIVER BASIN:	N/A
DEVELOPMENT TYPE:	APARTMENT
MAX BUILDING HEIGHT:	90'
PROPOSED BUILDING HEIGHT:	56'
NUMBER OF BUILDING STORIES PROPOSED:	4
TOTAL BUILDING GROSS FLOOR AREA:	102,779 SF
PROPOSED NUMBER OF LOTS:	1
PROPOSED NUMBER OF UNITS:	100
1 BEDROOM	69
2 BEDROOM	25
3 BEDROOM	6
TREE CONSERVATION AREA:	0.22 AC / 9,583 SF
TOTAL LIMITS OF DISTURBANCE:	2.974 AC / 129,539 SF
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FROM SIDE LOT LINE (MIN.)	REQUIRED: 0', PROVIDED: 60'
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FROM ALLEY, GARAGE ONLY (MIN)	REQUIRED: 4', PROVIDED: N/A
BUILD-TO REQUIREMENTS (URBAN LIMITED PER TOD OVERLAY (SEC 5.5.1 D.1.B))	
PRIMARY STREET BUILD-TO (MIN/MAX) ** SEE BUILD-TO NOTE BELOW	0' / 20'
BUILDING WIDTH IN PRIMARY BUILD-TO (MIN)	50%
SIDE STREET BUILD-TO (MIN/MAX)	0' / 20'
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PARKING DATA:	
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LONG-TERM BIKE PARKING PROVIDED	30 SPACES

<b>BUILD-TO CALCULATIONS</b>	
CARL SANDBURG CT	
BUILD-TO WIDTH:	359.91
REQUIRED (50%):	179.96
PROVIDED:	206.96
MICHAEL J SMITH LANE**	
GROSS BUILD-TO WIDTH:	722.60
NET BUILD-TO ((LESS EXEMPTIONS))	650.98
REQUIRED (50%):	325.49
PROVIDED:	235.89
** BUILD-TO REQUIREMENTS FOR MICHAEL J SMITH LANE HAVE BEEN ALTERED PER VARIANCE UNDER BOARD OF ADJUSTMENT CASE BOA-0004-2022. SEE SHEET C0.20 GENERAL NOTES FOR SIGNED APPROVAL.	

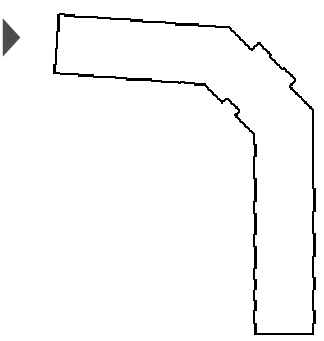
A. Lot Dimensions		RX, OX, NX, CX-	DX-
A1	Area (min)	7,500 sf	n/a
A2	Area (max)	10 acres (NX only)	n/a
A3	Width (min)	n/a	n/a
A4	Overall amenity area (min)	10%	10%
<b>B. Building/Structure Setbacks</b>			
B1	From primary street (min)	5'	5'
B2	From side street (min)	5'	5'
B3	From side lot line (min)	0' or 6'	0' or 6'
B4	From rear lot line (min)	0'	20'
B5	From alley	4' or 20 min	4' or 20' min
<b>C. Parking Setbacks</b>			
C1	From primary street (min)	10'	10'
C2	From side street (min)	10'	10'
C3	From side lot line (min)	0'	0'
C4	From rear lot line (min)	0'	0'
C5	From alley, garage only (min)	4'	4'



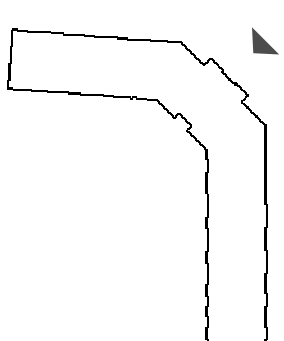




2



3



1

CASA  
Kings  
Raleigh

FOR  
REVIEW  
ONLY

A3.01





SOUTH ELEVATION

SCALE: 1/8"=1'0"

3



SOUTH ENTRANCE ELEVATION

SCALE: 1/8"=1'0"

2



SOUTH ELEVATION
SCALE: 1/8"=1'0"

1

NOT FOR CONSTRUCTION

FOR  
REVIEW  
ONLY

		DATE
PROJECT:	20096	
ISSUE:	ADMINISTRATIVE SITE REVIEW	05.16.2022
REVISIONS:	.	.
	.	.
	.	.
	.	.
	.	.
	.	.
DRAWN BY:	.	
CHECKED BY:	.	
CONTENT:	EXTERIOR ELEVATIONS	
	.	
	.	

A3.02

CASA  
Kings  
Raleigh

# Kings Ridge Apartments (Affordable Housing)



JD AVIS

1518 Walnut St. Suite 1308 | Philadelphia, PA 19102 | tel 215.545.0121  
310 South Wilmington St. | Raleigh, NC 27601 | tel 919.833.1300





RETAINING WALL. SEE CIVIL SHEET  
C5.00 FOR NOTES AND DIMENSIONS

EAST ELEVATION
SCALE: 1/8"=1'0"

60' - 8 1/2" BUILDING HEIGHT FROM



RETAINING WALL. SEE CIVIL SHEET  
C5.00 FOR NOTES AND DIMENSIONS

WEST ELEVATION
SCALE: 1/8"=1'0"

1

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NOT FOR CONSTRUCTION

CASA

**Kings Ridge Apartments (Affordable Housing)**  
Raleigh, NC

FOR  
REVIEW  
ONLY

		DATE
PROJECT:	20096	
ISSUE:	ADMINISTRATIVE 05.16.2022	
SITE REVIEW		
REVISIONS:		
	"	"
	"	"
	"	"
	"	"
DRAWN BY:	.	
CHECKED BY:	.	
CONTENT:	EXTERIOR ELEVATIONS	
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A3.03



**JDAVIS**

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