

# Preliminary Subdivision Application

## Planning and Development

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



**INSTRUCTIONS:** This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).

DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="radio"/> Conventional Subdivision	<input type="radio"/> Compact Development	<input type="radio"/> Conservation Development	<input type="radio"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval): City Farm at 5401 North - Lot 14 Subdivision			
Property Address(es): <b>5311 Tin Roof Way</b>			
Recorded Deed PIN(s): 1736695397			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input checked="" type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
<b>NOTE: Please attach purchase agreement when submitting this form</b>	
Company: 5401 CFN I, LLC	Owner/Developer Name and Title: George Richards, Project Manager
Address: 450 Main Street, Baton Rouge, LA 70801	
Phone #: 225-924-7206	Email: grichards@cprt.com
APPLICANT INFORMATION	
Company: McAdams	Contact Name and Title: Brad Rhinehalt, PE
	Address: 2905 Meridian Pkwy Durham, NC 27713
Phone #: 919-361-5000	Email: rhinehalt@mcadamsco.com

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**DEVELOPMENT TYPE + SITE DATE TABLE**  
(Applicable to all developments)

**ZONING INFORMATION**

Gross site acreage: 5.78

Zoning districts (if more than one, provide acreage of each): PD

Overlay district:

Inside City limits? ☒ Yes ☐ No

Conditional Use District (CUD) Case # Z- MP-1-10

Board of Adjustment (BOA) Case # A-

Z-29-16

**STORMWATER INFORMATION**

Existing Impervious Surface:

Acres: 1.67 Square Feet: 72,745

Proposed Impervious Surface:

Acres: 1.77 Square Feet: 77,101

Neuse River Buffer ☐ Yes ☒ No

Wetlands ☐ Yes ☒ No

Is this a flood hazard area? ☐ Yes ☒ No

If yes, please provide the following:

Alluvial soils: \_\_\_\_\_

Flood study: \_\_\_\_\_

FEMA Map Panel #:

**NUMBER OF LOTS AND DENSITY**

Total # of townhouse lots: Detached Attached

Total # of single-family lots:

Proposed density for each zoning district (UDO 1.5.2.F):

Total # of open space and/or common area lots: 1

Total # of requested lots: 2

**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, Brad Rhinehalt 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: Brad Rhinehalt Date: 2/4/2022

Printed Name: Brad Rhinehalt, PE

Signature: George Richards Date: 2/4/2022

Printed Name: George Richards

Please email your completed application to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).



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REVISION 02.19.21

[raleighnc.gov](mailto:raleighnc.gov)

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
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Zoning districts (if more than one, provide acreage of each): PD	
Overlay district:	
Conditional Use District (CUD) Case # Z-29-16	Board of Adjustment (BOA) Case # A-
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Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following: Alluvial soils: Flood study: FEMA Map Panel #:	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached Attached
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Proposed density for each zoning district (UDO 1.5.2.F):	
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Signature: <i>Brad Rhinehalt</i>	Date: 2/4/2022
Printed Name: Brad Rhinehalt, PE	
Signature: <i>George Richards</i>	Date: 2/4/2022
Printed Name: George Richards	

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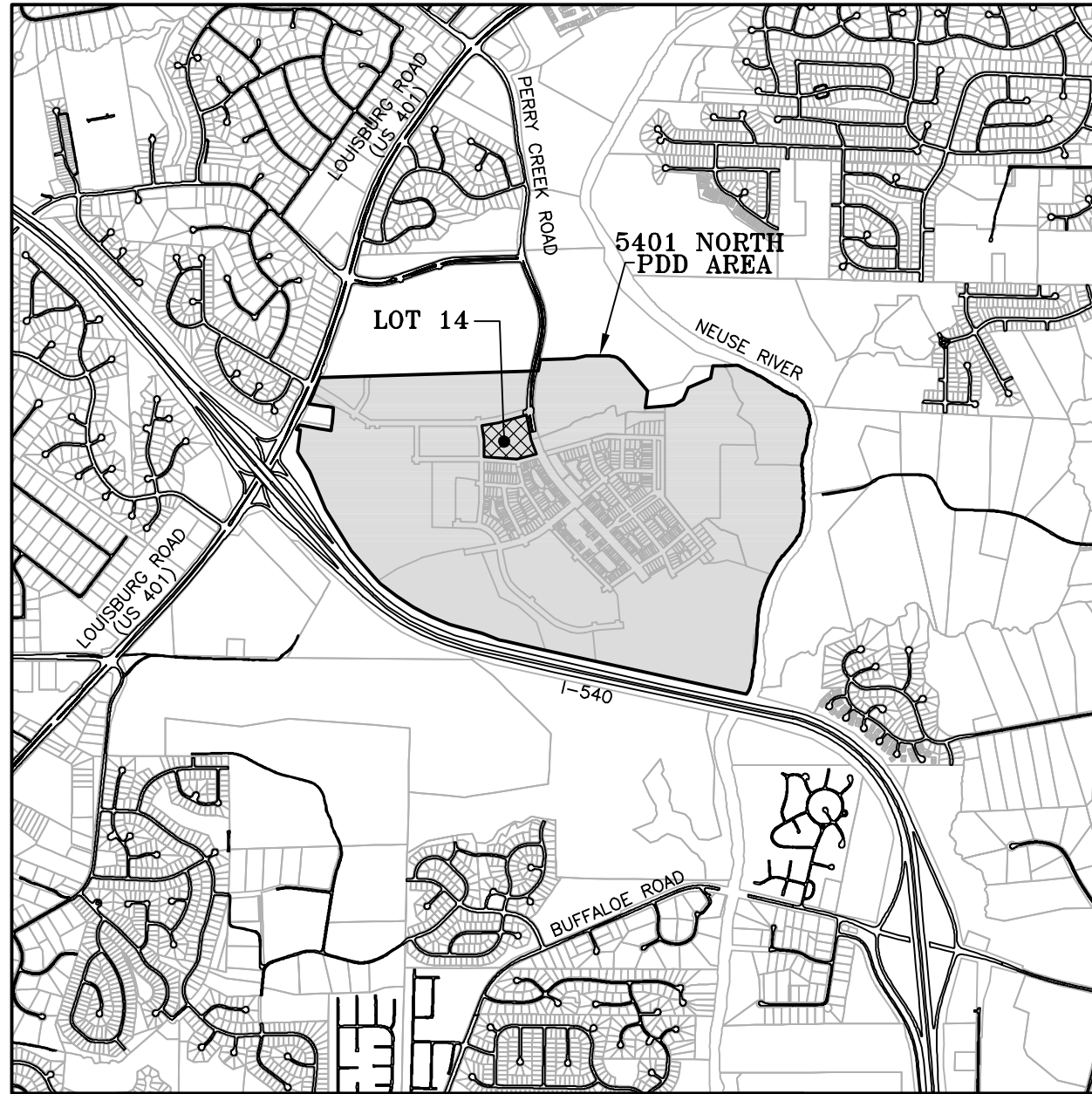
REVISION 02.19.21

[raleighnc.gov](mailto:raleighnc.gov)

# 5401 NORTH - LOT 14

5311 TIN ROOF WAY  
RALEIGH, NORTH CAROLINA

## PRELIMINARY SUBDIVISION PROJECT NUMBER: CRC-17030 DATE: FEBRUARY 8, 2022 SUB-0008-2022 FOR REFERENCE: ADMINISTRATIVE SITE REVIEW CITY OF RALEIGH TRANSACTION #: 544272 CITY OF RALEIGH CASE #: SR-8-18



VICINITY MAP  
1" = 2,000'



### SHEET INDEX

C0.01	LOT 14 ACCESS & WATERLINE EASEMENT RECORDED PLAT
C0.02	FUTURE TRACT INTENSITY
C1.00	EXISTING CONDITIONS
C1.01	CUMULATIVE MAP
C2.00	SITE PLAN
L1.01	TREE CONSERVATION PLAN
L1.02	RECORDED TREE CONSERVATION PLAT
L1	LANDSCAPE PLAN
L-2	LANDSCAPE PLAN DETAILS

SITE DATA		
PHYSICAL ADDRESS:	5311 TIN ROOF WAY RALEIGH, NORTH CAROLINA	
OWNER:	5401 CFN I LLC 100 NORTH STREET, SUITE 900 BATON ROUGE, LOUISIANA 70802	
PIN:	1736695397	
REAL ESTATE ID:	0422136	
ZONING:	PD	
WATERSHED:	NEUSE RIVER	
LOT AREA:	LOT 14 96,300 SF / 2.21 AC LOT 5104 155,351 SF / 3.57 AC	
PROJECT AREA:	107,691 SF / 2.47 AC	
AREA IN FLOODWAY/FLOODPLAIN:	NONE	
BUILDING SQUARE FOOTAGE:	BUILDING E: 7,472 SF BUILDING F: 5,321 SF BUILDING G: 5,932 SF	
AMENITY SPACE REQUIRED AMENITY/OPEN SPACE - LOT 14 PROVIDED AMENITY/OPEN SPACE - LOT 14	2.21 AC. * 0.10 (10%) = 0.22 ACRES 0.66 ACRES (28,730 SF)	
PARKING SUMMARY - LOT 14 REQUIRED PARKING (MIN. UDO 10-2081): OFFICE (BUILDING E & F) RESTAURANT (BUILDING G) TOTAL (MIN.)	43 SPACES (1 PER 300 SF) 119 SPACES (1 PER 50 SF) 162 SPACES	
PARKING REDUCTION PER APPROVED PDD AMENDMENT, UDO 10-2057.F.4.H	45%	
REQUIRED PARKING:	89 SPACES	
PROVIDED PARKING:	101 SPACES	
ACCESSIBLE PARKING:	REQUIRED - 5 SPACES PROPOSED - 6 SPACES (VAN ACCESSIBLE)	
BIKE PARKING SUMMARY - LOT 14 REQUIRED PARKING (MIN. UDO 7.1.2.C): OFFICE (BUILDING E & F) RESTAURANT (BUILDING G)		
SHORT-TERM: 1 PER 5000 SF (MIN. 4) 4 LONG-TERM: 1 PER 10000 SF (MIN. 4) 4 SHORT-TERM: 1 PER 25000 SF (MIN. 4) 4 LONG-TERM: 1 PER 50000 SF (MIN. 4) 4		
TOTAL REQUIRED SHORT-TERM PARKING: 8 TOTAL REQUIRED LONG-TERM PARKING: 8 TOTAL PROVIDED PARKING: 16		
LOT IMPERVIOUS: LOT 14 68,002 SF / 1.56 AC (70.6% OF LOT 14 AREA) LOT 5104 8,946 SF / 0.21 AC (5.9% OF LOT 5104 AREA)		
5401 NORTH PLANNED DEVELOPMENT STANDARDS		
BUILDING SETBACKS TO PUBLIC STREETS	TRANSECT ZONE T5	TRANSECT ZONE T4-0
PRIMARY (MIDTOWN MARKET AVENUE):	0' (MIN)	0' (MIN)
SIDE (ARCHWOOD & PERRY CREEK):	0' (MIN)	0' (MIN)
REAR:	0' (MIN)	5' (MIN)
SIDE STREET:	0' (MIN)	0' (MIN)
AGGREGATE:	0' (MIN)	0' (MIN)
FRONT MAXIMUM:	15' (MAX)	15' (MAX)
ACCESSORY/GARAGE:	5' (MIN)	5' (MIN)
MAX. BUILDING HEIGHT	115'	80'
MAX. HEIGHT PROVIDED	29'	27'-10"
MIN. LOT AREA	2,000 SF	5,000 SF
AREA PROVIDED	N/A	N/A
MIN. LOT WIDTH	20'	35'
WIDTH PROVIDED	N/A	N/A
MIN. SIDEWALK WIDTH	12'	12'
WIDTH PROVIDED	12'	12'

**McADAMS**  
The John R. McAdams Company, Inc.  
2905 Meridian Parkway  
Durham, NC 27713

phone 919. 361. 5000  
fax 919. 361. 2269  
license number: C-0293, C-187

[www.mcadamsco.com](http://www.mcadamsco.com)

### CONTACT

Brad Rhinehalt  
rhinehalt@mcadamsco.com  
PHONE: 919. 287. 0803

### CLIENT

5401 CFN I LLC  
450 MAIN STREET  
BATON ROUGE, LOUISIANA 70801  
PHONE: 225. 924. 7206

### PROJECT DIRECTORY

### REVISIONS

NO.	DATE
1	7/13/22 REVISED PER COMMENTS
2	8/12/22 REVISED PER COMMENTS

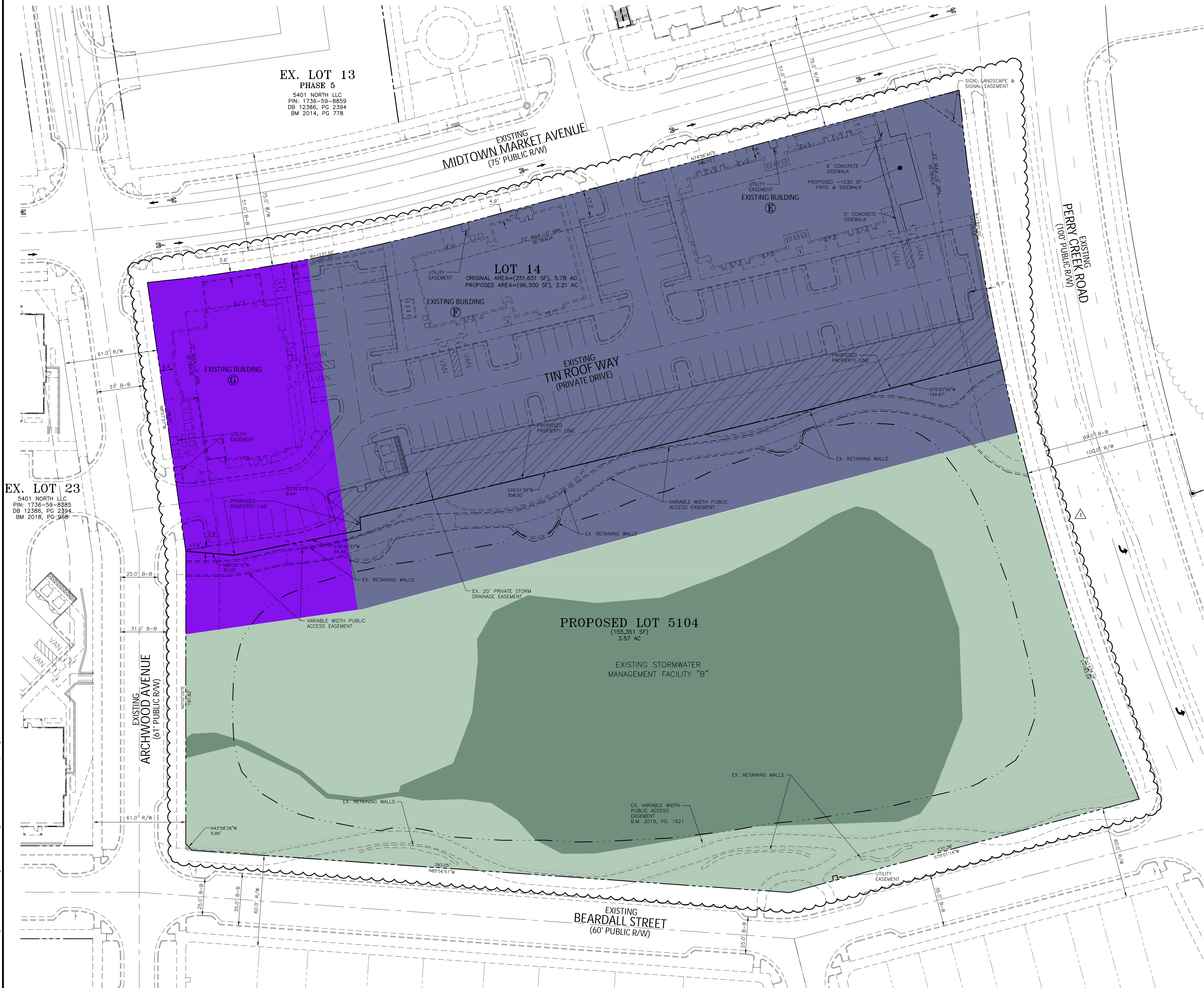
### PRELIMINARY SUBDIVISION DRAWINGS FOR:

5401 NORTH - LOT 14  
RALEIGH, NORTH CAROLINA  
PROJECT NUMBER: CRC-17030

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

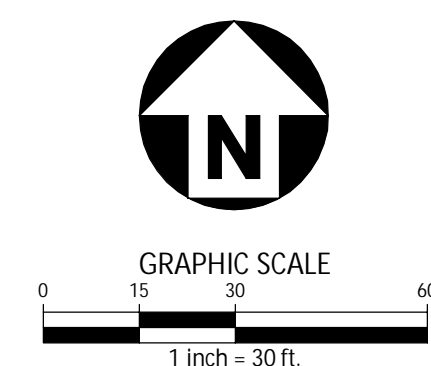


X:\Projects\CRC\CRC-17030\Land Preliminary Subdivisions\Current Drawings\CRC17030-PSP.dwg, 4/22/2022 12:43:17 PM, Luke Spaulding



SITE LEGEND	
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	ACCESSIBLE RAMPS
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	CENTERLINE
	AMENITY AREA 0.32 AC.

TRANSECT LEGEND	
	TRANSECT ZONE T2
	TRANSECT ZONE T5 (CX PARKING SETBACKS)
	TRANSECT ZONE T5-1 (IX PARKING SETBACKS)
	TRANSECT ZONE CIVIC





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5401 NORTH - LOT 14  
PRELIMINARY SUBDIVISION  
5311 TIN ROOF WAY  
RALEIGH, NORTH CAROLINA



REVISIONS		
NO.	DATE	REVISION
1	04.12.2022	REVISED PER COR COMMENTS

PLAN INFORMATION	
PROJECT NO.	CRC-17030
FILENAME	CRC17030X-PSP.DWG
CHECKED BY	DWP
DRAWN BY	LRS
SCALE	1" = 30'
DATE	02.08.2022

SHEET
C2.00