

# PASSAGE HOMES - COLEMAN STREET

## SP-11-2012



Zoning: **R-20**  
 CAC: **SOUTH CENTRAL**  
 Drainage Basin: **WALNUT CREEK**  
 Acreage: **1.02**

Number of Units: **18**  
 Planner:  
 Phone:  
 Applicant Contact:  
 Phone:

**JAMES MARAPOTI**  
**(919) 516-2642**  
**CLH DESIGN, P.A.**  
**(919) 319-6716**



# Planning & Development

SP-11-2012

**Customer Service Center**  
 One Exchange Plaza, Suite 400  
 Raleigh, North Carolina 27601  
 Phone 919-516-2495  
 Fax 919-516-2685

G. Pfeiffer 272 239

## Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY
<input checked="" type="checkbox"/> Site Plans for Planning Commission or City Council <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing * <input type="checkbox"/> Multifamily (Infill)*	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Infill Subdivision* <input type="checkbox"/> Infill Recombination* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number  328592
* May require Planning Commission or City Council Approval		

### Section A

#### GENERAL INFORMATION

Development Name Passage Homes- Coleman Street

Proposed Use 1 multi-family apartment building

Property Address(es) 1002 Coleman Street, Raleigh, NC

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. 1713147434 P.I.N. P.I.N. P.I.N.

What is your project type?  Apartment  Banks  Elderly Facilities  Hospitals  Hotels/Motels  Industrial Building  
 Mixed Residential  Non-Residential Condo  Office  Religious Institutions  Residential Condo  Retail  School  Shopping Center  
 Single Family  Telecommunication Tower  Townhouse  Other: If other, please describe:

**PRELIMINARY ADMINISTRATIVE REVIEW**  
 Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively not requiring Planning Commission or City Council approval.

**PLANNING COMMISSION OR CITY COUNCIL REVIEW**  
 Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.  
 This project is a multifamily dwelling located in an R-20 zoning district. The site is less than 5 acres and at least 66% of the periphery of the development abuts existing residential building lots.

**CLIENT (Owner or Developer)**

Company Passage Homes

Name (s) Jeanne Tedrow

Address PO Box 10347, Raleigh, NC 27605

Phone 919-834-0666 Ext. 230 Email jtedrow@passagehome.org Fax 919-834-0663

**CONSULTANT (Contact Person for Plans)**

Company CLH Design, P.A.

Name (s) Renee Pfeifer, PLA and Frank Slinsky, PE

clhdesign@clhdesign.com  
 919-319-6716

**DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)**

Has your project previously been through the pre-submittal process? If yes, provide the transaction #

Zoning Information	Building Information
Zoning District(s) R-20	Proposed building use(s) Multi-family
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross N/A
Overlay District N/A	Proposed Building(s) sq. ft. gross 17,535 gsf
Total Site Acres 1.021 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 17,535 gsf
Off street parking Required 36 Provided 33 reduction of 10% per section 10-2082.6 c (6).	Proposed height of building(s) 39' 9"
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) 39%
BOA (Board of Adjustment) case # A-N/A	Building Lot Coverage percentage 13% (site plans only)
CUD (Conditional Use District) case # Z-N/A	
Stormwater Information	
Existing Impervious Surface 0 acres/ 0 s.f.	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface .55 acres/ 24,000 square feet	If Yes, please provide N/A
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

**CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)**

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030. Multifamily dwelling developments are considered a conditional use within the existing zoning district and abides by the land use map in the Comprehensive Plan 2030. This project is redeveloping a tract that initially was an existing apartment complex. Stormwater management plan based on the City of Raleigh stormwater requirements will be implemented to protect the region's lakes, streams and other surface waters. This project proposes connections and extensions to public water and sewer.

**FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY**

1. Total # Of Townhouse Lots Detached Attached N/A	11. Total number of Open Space (only) lots N/A
2. Total # Of Single Family Lots N/A	12. Total number of all lots 1
3. Total # Of Apartment Or Condominium Units 18	13. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units N/A	If Yes, please answer the questions below:  a) Total number of Townhouse Lots b) Total number of Single Family Lots c) Total number of Group Housing Units d) Total number of Open Space Lots e) Minimum Lot Size f) Total Number of Phases g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No h) Must provide open space quotient per City Code 10-3071 (5)
5. Total # Of Mobile Home Lots N/A	
6. Total Number of Hotel Units N/A	
7. Overall Total # Of Dwelling Units (1-6 Above) 18	
8. Bedroom Units 1br 2br 18 3br 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 18 Units/1.02 ac.	
10. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	

**SIGNATURE BLOCK (Applicable to all developments)**

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

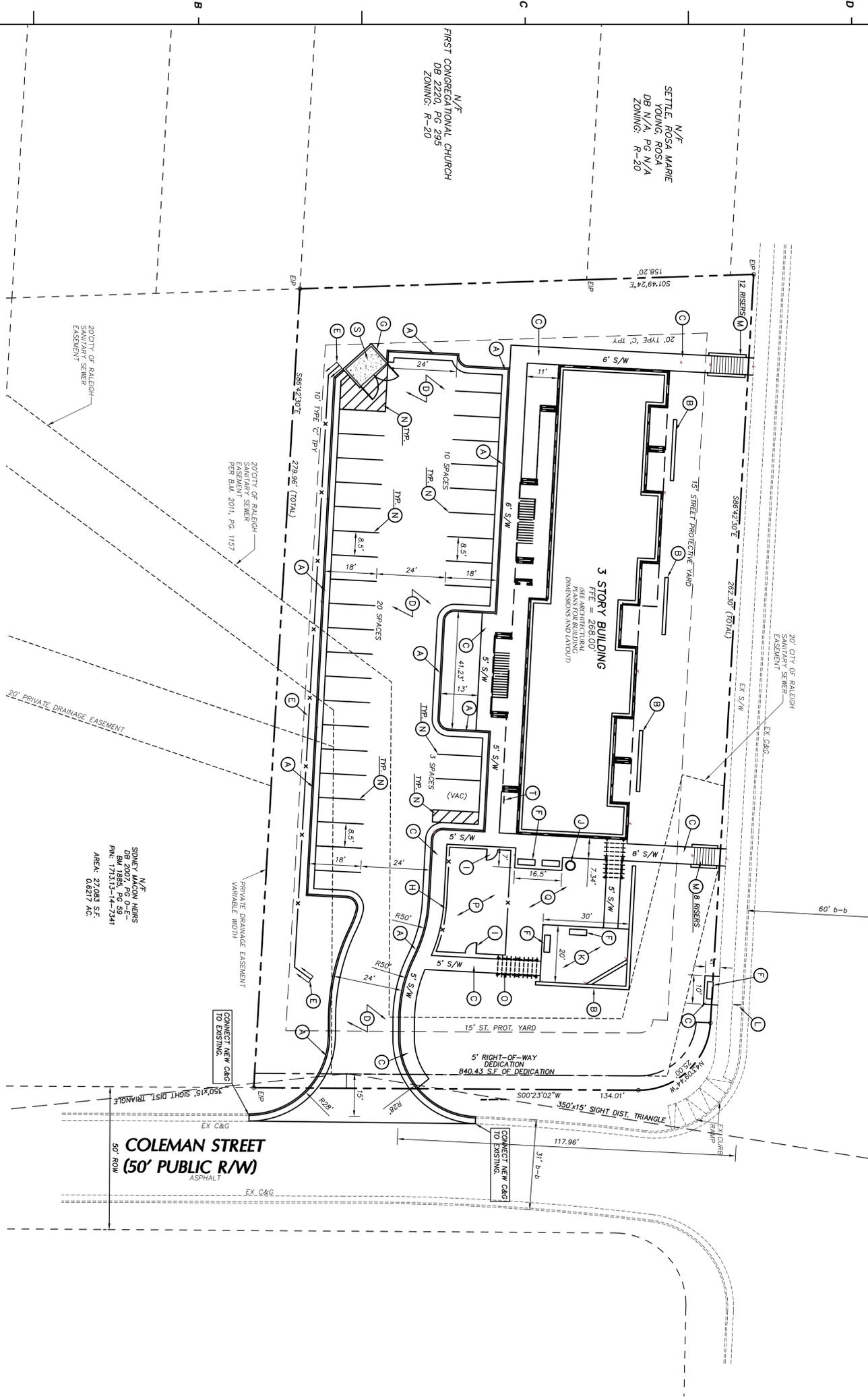
I hereby designate Renee Pfeifer to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed Renee Pfeifer Community Dev Director Date 3/27/12  
 Signed \_\_\_\_\_ Date \_\_\_\_\_

Section B					
	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<b>General Requirements</b>					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
2. <b>Preliminary Development Plan Application</b> completed and signed by the property owner	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
3. Client must complete and print page 1 and 2 of the <b>Preliminary Development Plan Application</b> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. I have referenced the <b>Preliminary Development Plan Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed Site, Subdivision Plan, or Recombination Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

**MARTIN LUTHER KING JR BLVD**  
(VARIABLE PUBLIC R/W)  
ASPHALT



- KEY NOTES**
- A 30' STANDARD CURB & GUTTER, SEE DETAIL SHEET.
  - B LOW DECORATIVE FREE-STANDING STONE WALL, SEE ARCH. PLANS.
  - C CONCRETE SIDEWALK, SEE DETAIL SHEET.
  - D ASPHALT PAVEMENT, SEE DETAIL SHEET.
  - E 6'-FT FRAME SCREEN FENCE, SEE DETAIL SHEET.
  - F NEW BENCH, SEE SPECIFICATIONS.
  - G DUMPSTER ENCLOSURE, SEE ARCH. PLANS.
  - H 4' TALL DECORATIVE FENCE.
  - I 4' TALL DECORATIVE GATE.
  - J 200-GALLON GALVANIZED STEEL CISTERN (DRAINAGE COLLECTED FROM ROOFTOP).
  - K BRICK PATIO (HERRINGBONE), SEE DETAIL SHEET.
  - L TRANSIT STOP SIGNAGE.
  - M CONCRETE STEPS WITH HANDRAILS, SEE DETAIL SHEET.
  - N 4" WHITE PAVEMENT MARKINGS, SEE TRAFFIC CONTROL NOTES, THIS SHEET.
  - O WOODEN PERGOLA, SEE ARCH. PLANS.
  - P PLAYGROUND AREA (LAYOUT TO BE DETERMINED).
  - Q SENSORY GARDEN, SEE LANDSCAPE PLAN SHEET C3.0.
  - R ACCESSIBLE CURB RAMP, SEE DETAIL SHEET.
  - S CONCRETE PAVEMENT, SEE DETAIL SHEET.
  - T ACCESSIBLE PARKING SIGNAGE, SEE DETAIL SHEET.

**SITE DATA**

**CITY OF RALEIGH TRACING NUMBER:**  
PROJECT: PASSAGE HOME  
PREPARED FOR: PASSENGER HOME, INC.  
OWNER CONTACT: 712 W. JOHNSON ST.  
RALEIGH, NC 27603  
PHONE: 919-854-0666  
FAX: 919-854-0663

**DESIGNER:**  
CLH DESIGN, P.A.  
RENEE PREFER, P.L.A.  
CORPORATE OFFICE  
1002 COLEMAN STREET  
RALEIGH, NC 27603  
PHONE: 919-319-6716  
FAX: 919-319-7916

**PROJECT ADDRESS:**  
1002 COLEMAN STREET  
RALEIGH, NC 27603  
PIN: 1713146520

**PLAT REFERENCE(S):**  
BM 2011 PG 1157  
DB 04558 PG 0832  
DB 04121 PG 8263

**DEED BOOK:**  
R-20

**CURRENT ZONING:**  
R-20

**OVERLAYING DISTRICT:**  
NONE

**PROPOSED USE:**  
MULTIFAMILY

**PROPOSED MAX. BUILDING HEIGHT:**  
39'9" MAXIMUM

**TRACT AREA:**  
1,021 AC

**BUILDING COVERAGE:**  
5,845 SF

**PROPOSED GROSS FLOOR AREA:**  
17,535 SF

**SUBMITTED PERMITS:**  
12,380 SF

**EXISTING IMPERVIOUS AREA:**  
0 SF

**EXISTING IMPERVIOUS REMOVED:**  
23,822 SF

**FLOOR AREA RATIO:**  
39.4%

**DISTURBED AREA:**  
X.X ACRES

**PARKING REQUIREMENTS:**  
2 SPACES PER 2 BEDROOM DWELLING UNIT

**NUMBER OF DWELLING UNITS:**  
18- 2 BEDROOM UNITS

**NUMBER OF PARKING SPACES REQUIRED:**  
36

**NUMBER OF PARKING SPACES PROVIDED:**  
33\*\*\*

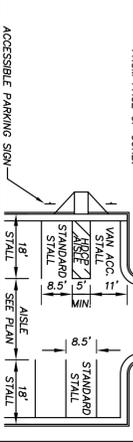
\*\*\* PARKING SPACES HAVE BEEN REDUCED PER CITY CODE SECTION 10-2082.6 c (6), PARKING SPACE REDUCTION.

- NOTES:**
1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS REFERRED AND IS COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLIDS WASTE DESIGN MANUAL.
  2. THE PROPOSED DEVELOPMENT PLANS TO USE THE CITY OF RALEIGH SOLID WASTE SERVICES (SWS) TO HANDLE THEIR TRASH NEEDS. PARTIALLY OBSTRUCTING WALL, FENCE, FOLiage, BENCHING, PARKED VEHICLES, OR SIGN BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVEL WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SITE TRIANGLE OF A PUBLIC STREET PRIVATE AND ALL DIMENSIONS SHOWN ARE TO FACE OF CURB AND FACE OF BUILDING WALL, UNLESS OTHERWISE SHOWN.
  3. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS SHOWN.
  4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
  5. CONSTRUCTION STAKE OUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
  6. PAVENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES SHALL BE 18"X4.5" MIN. VAC SPACE SHALL BE 18'X11'.
  7. (VAC) DENOTES VAC ACCESSIBLE PARKING SPACE.
  8. (VAC) DENOTES VAC ACCESSIBLE PARKING SPACE.
  9. (VAC) DENOTES VAC ACCESSIBLE PARKING SPACE.
  10. (VAC) DENOTES VAC ACCESSIBLE PARKING SPACE.
  11. (VAC) DENOTES VAC ACCESSIBLE PARKING SPACE.

**TRAFFIC CONTROL NOTES**

1. ALL SITE SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT STANDARDS.
2. ALL SIGNS SHALL BE MOUNTED WITH 5'-FT MIN. VERTICAL CLEARANCE TO THE DECK OF 12" MIN. CONCRETE FOOTING.
3. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND NCDOT STANDARDS AND THE PROJECT SPECIFICATIONS.
4. ALL PAVEMENT MARKINGS SHALL BE THE FOLLOWING TYPE EXCEPT FOR PARKING SPACES WHICH SHALL BE THE TYPE SHOWN IN THE PLAN.

**TYPICAL PARKING DIMENSIONS**



**NOTES:** ALL DIMENSIONS ARE FROM FACE OF CURB.

PASSAGE HOME  
passage home

COLEMAN STREET  
MULTI-FAMILY  
HOUSING

CLH DESIGN  
CLH Design, P.A.  
1002 Coleman Street  
Raleigh, NC 27603  
Phone: 919-319-6716  
Fax: 919-319-7916  
www.clhdesign.com

IS3P

IS3P ASSOCIATES LTD.  
444 FAIRVIEW STREET, SUITE 1700  
SALERIE, NORTH CAROLINA 27661-1701  
TEL: 919-853-2790 FAX: 919-853-2790  
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REVISIONS:

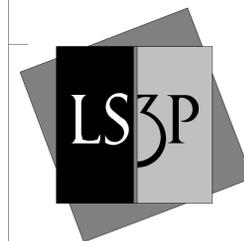
No.	Description	Date

PROJECT: April 4, 2012  
DRAWN BY: K.L.J.P.  
CHECKED BY: K.L.J.S.

**SITE STAKING PLAN**

**C1.0**

SOLUTIONS THROUGH LISTENING  
SERVICE BY DESIGN



LS3P ASSOCIATES LTD.

434 FAYETTEVILLE STREET, SUITE 1700  
RALEIGH, NORTH CAROLINA 27601-1701  
TEL. 919.829.2700 FAX 919.829.2730  
WWW.LS3P.COM

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FROM LS3P ASSOCIATES LTD.

REVISIONS:

No.	Description	Date

PROJECT: 8106-102611  
DATE: APRIL 4, 2012  
DRAWN BY: MB  
CHECKED BY: --

BUILDING  
ELEVATIONS

A-100

SOLUTIONS THROUGH LISTENING

SERVICE BY DESIGN



C1 NORTH ELEVATION  
1/8" = 1'-0"



B1 SITE PLAN - SOUTH ELEVATION  
1/8" = 1'-0"



A1 SITE PLAN - EAST ELEVATION  
1/8" = 1'-0"



A2 SITE PLAN - WEST ELEVATION  
1/8" = 1'-0"