



# Planning & Development

## Development Services Customer Service Center

One Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-996-2495  
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### Administrative Alternate

Administrative Alternate Request	OFFICE USE ONLY
Section(s) of UDO affected: 1.5.9.C	Transaction Number
Provide an explanation of the alternate requested, along with an applicant's statement of the findings <u>Please see attached written narrative explaining the alternate being requested.</u>	
Provide all associated case plan numbers including zoning and site plan: SPR-0048-2021 and BLDNR-034112-2021	

GENERAL INFORMATION			
Property Address 601 E. Six Forks Road, Raleigh, NC 27609		Date 8/23/21	
Property PIN 1715230652	Current Zoning CX-3-PL		
Nearest Intersection Wake Forest Rd and Six Forks Rd		Property size (in acres)	
Property Owner <small>RRPV 601 Midtown Raleigh LP, a NC limited partnership BY: RRPV 601 Midtown Raleigh GP, a NC limited liability company, its General Partner BY: Ram Realty Associates V LLC, a DE limited liability company, its Manager</small>		Phone 704-377-9295	Mail 127 W. Worthington Ave. Suite 290 Charlotte, NC 28203
Project Contact Person Anne Marks c/o Edwards + Hotchkiss Architects		Email dklepser@ramrealestate.com	
		Phone (615)467-2903	Mail 2 Brentwood Commons 750 Old Hickory Blvd., Ste 250 Brentwood, TN 37027
Property Owner Signature <i>[Signature]</i>		Email annem@eandharch.com	
Notary Karen D. Geller <i>[Signature]</i> Jennifer S. Stoll (Vice Presidents)		Email dklepser@ramrealestate.com	
Sworn and subscribed before me this <u>24th</u> day of <u>August</u> , 20 <u>21</u>		Notary Signature and Seal <i>[Signature]</i> 	



EDWARDS + HOTCHKISS ARCHITECTS, P.C. – TWO BRENTWOOD COMMONS  
750 OLD HICKORY BLVD., SUITE 250 BRENTWOOD, TN 37027-4528  
PHONE 615.467.2901 CELL: 615.260.2402 FAX 615.377.0978 MAIL [stevem@eandharch.com](mailto:stevem@eandharch.com)

August 24, 2021

Carter Pettibone AICP  
Senior Urban Designer  
City of Raleigh  
Planning and Development  
Raleigh Urban Design Center  
919-996-4643

**Re: Chick-fil-A – Written Narrative for Administrative Alternate**

Mr Pettibone

This is our written narrative explaining why Chick-fil-a is requesting and Administrative Alternate for UDO Sec 1.5.9.C

**Section of UDO affected:** Sec 1.5.9.C

**Provide an explanation of the alternate requested, along with an applicant's statement of the findings:**

Chick-fil-a's South Exterior Elevation faces Six Forks Road and is required to comply with the transparency requirements per UDO Sec 1.5.9. According to UDO sec 1.5.9.C the Planning Director may reduce the required transparency if we (1) meet the intent of the transparency requirements, (2) conform with the comprehensive plan adopted by the city and (3) utilize other architectural treatments to create visual interest to offset the reduction in transparency. This is our intent and request for approval. Please see the enclosed sketch showing how our transparency calculations were calculated.

Of the 1142 square feet of calculated wall area, Chick-fil-a can only provide 43 square feet of transparency because this is our kitchen wall which has shelving and kitchen equipment on the other side of it (which nobody wants to look at). We can and do however provide clerestory windows up high where possible (43 sf transparent clerestory windows). In an effort to stick with the desired intent of the ordinance, we are proposing to use 302 sf of spandrel glass, 70 sf of decorative wood paneling, and 28 sf of a recessed opening as the "Visual Interest Area" describe in UDO sec 1.5.9.C.3.

Please note that Chick-fil-a has put in a lot of research into choosing the proposed spandrel glass and the type we are proposing to use here is designed to where it appears identical to the transparent clerestory window above it. Chick-fil-a's goal aligns with the City's UDO in that we all want the spandrel to appear as close as possible to regular clear glazing. Plus we have successfully used this technique in the past on the recent Chick-fil-a restaurant that was built on Capital Crossing Boulevard (SPR 82-2019) in Raleigh.

Please let us know if you need any additional information or if there are questions about our proposed design. Thank you very much and we appreciate all your help.

Respectfully,

A handwritten signature in blue ink, appearing to read "Steve Malloy", with a long horizontal flourish extending to the right.

Steve Malloy  
Senior Project Manager



DESIGN DEVELOPMENT PACKAGE

SIX FORKS AND WAKE FOREST DTO

651 E SIX FORKS ROAD , RALEIGH , NC 27609

STORE NUMBER

04618



PERSPECTIVE VIEW - ORDER AREA

PROTOTYPE	P13 DTO
VERSION	Approver
TIER	MODIFIED-MEDIUM
BUILDING FOOTPRINT	2575 SF
SEAT COUNT - INTERIOR	NA
SEAT COUNT - EXTERIOR	16
SEATING TYPE	DTO
REGISTERS	4
DRIVE-THRU	YES
LEED	NOT CERTIFIED
LANDSCAPING	STANDARD
OPTIONS:	
RESTROOM	ONE FIXTURE
WATER FILTRATION	TYPE 1
PLAYGROUND	N/A
KITCHEN LAYOUT	CENTERLINE

DESIGN SIGN-OFF

DESIGN LEADER

DATE

DESIGN DEVELOPMENT COVER SHEET

04618, SIX FORKS AND WAKE FOREST DTO, 651 E SIX FORKS ROAD, RALEIGH, NC 27609

THE CHICK-FIL-A DESIGN DEVELOPMENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE WITH ORDINANCES AND CODES.

05/17/2021







PERSPECTIVE VIEW - DRIVE-THRU

EXECUTIVE SUMMARY

EXTERIOR MODIFICATIONS  
STOREFRONT TRANSOMS ENLARGED, ADDITIONAL SPANDREL PANELS ADDED,  
FOOTPRINT SHORTENED. DUAL LANE OMD CANOPY.

INTERIOR MODIFICATIONS  
NONE.

FRONT OF HOUSE MODIFICATIONS  
NONE.

BACK OF HOUSE MODIFICATIONS  
NONE STANDARD LAYOUT DUE TO REDUCED BUILDING LENGTH.



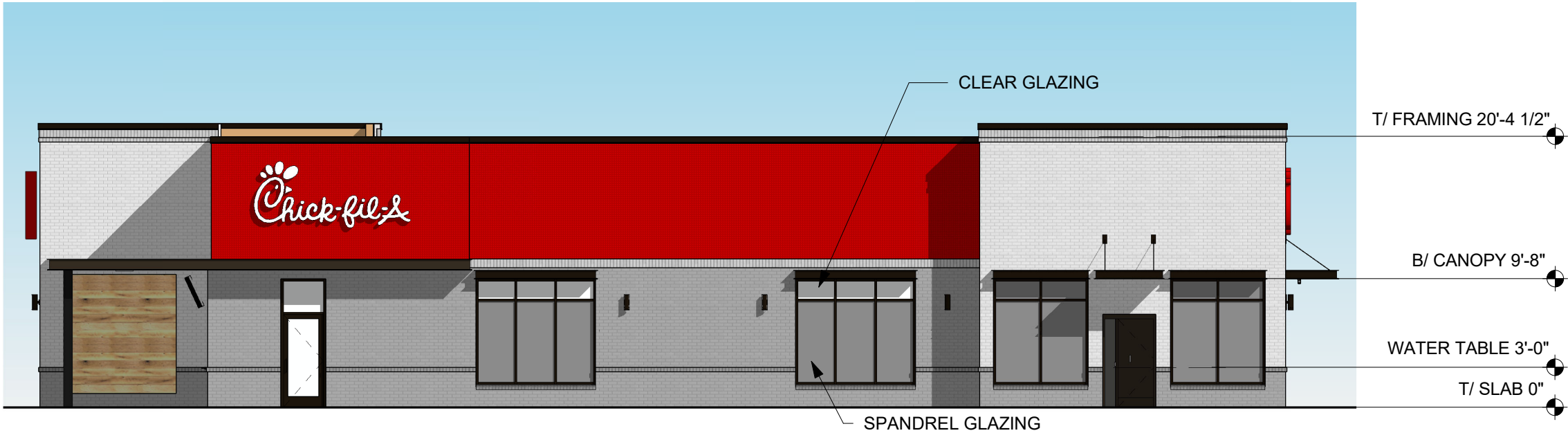
PERSPECTIVE VIEW - RESTROOM



PERSPECTIVE VIEW - REAR

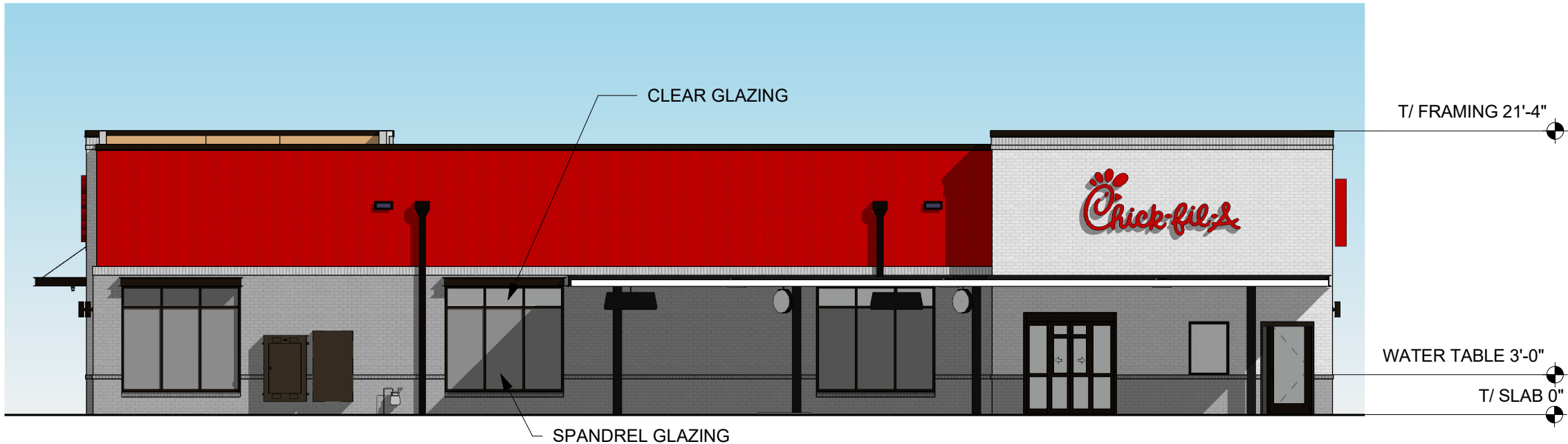
PERSPECTIVE VIEWS

Note: All Roof Top Mechanical Units are screened from view by the parapet walls.



EXTERIOR ELEVATION

1" = 10'-0"



EXTERIOR ELEVATION

1" = 10'-0"

EXTERIOR ELEVATIONS



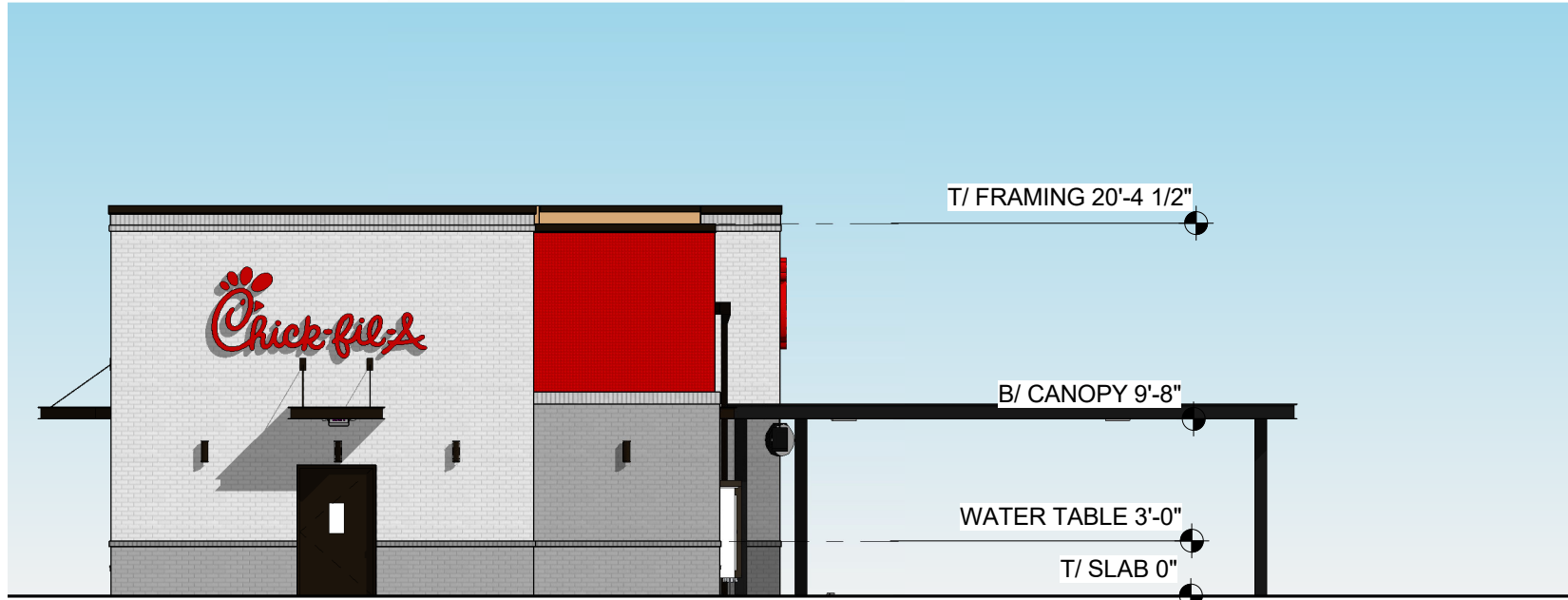
Note: All Roof Top Mechanical Units are screened from view by the parapet walls.

ATTACHED CANOPY SCHEDULE

Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)	Integral Lighting
C1-C	Exterior Canopy	6		1'-0"	0"	No
C4-B	Exterior Canopy	2	5'-4"	4'-0"	2'-4"	Yes
Grand total		8				



EXTERIOR ELEVATION  
1" = 10'-0"



EXTERIOR ELEVATION  
1" = 10'-0"

EXTERIOR FINISHES



**WD-4**  
WOOD PANEL SYSTEM  
COLOR: WHITE OAK



**MP-1**  
METAL PANEL SYSTEM  
COLOR: RED



**BR-A**  
BRICK VENEER  
COLOR: GRAY  
SIZE: MODULAR



**BR-B**  
BRICK VENEER  
COLOR: RUSTIC WHITE  
SIZE: MODULAR



**EC-1**  
PREFINISHED METAL COPING  
COLOR: DARK BRONZE

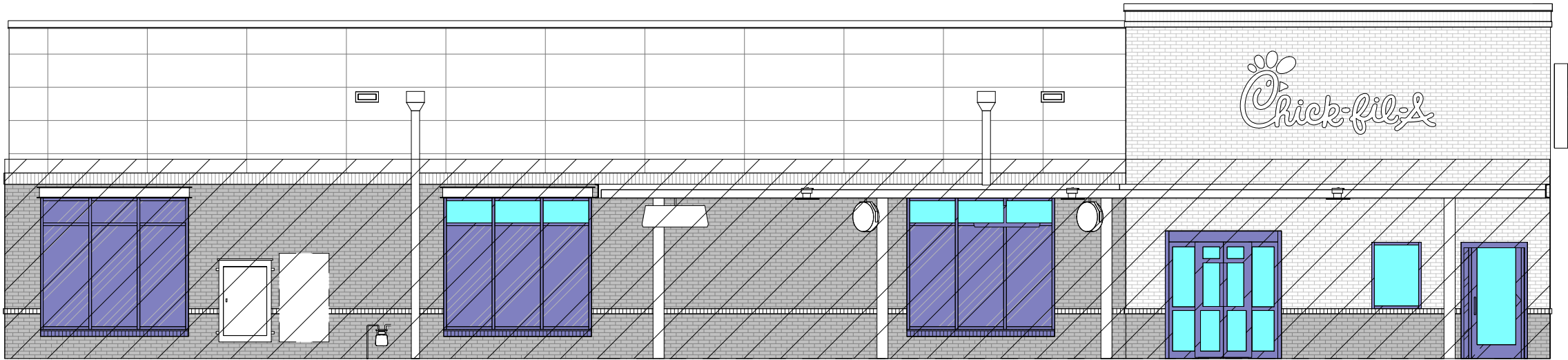


**PT-9**  
EXTERIOR PAINT  
COLOR: DARK BRONZE  
FINISH: SEMI-GLOSS



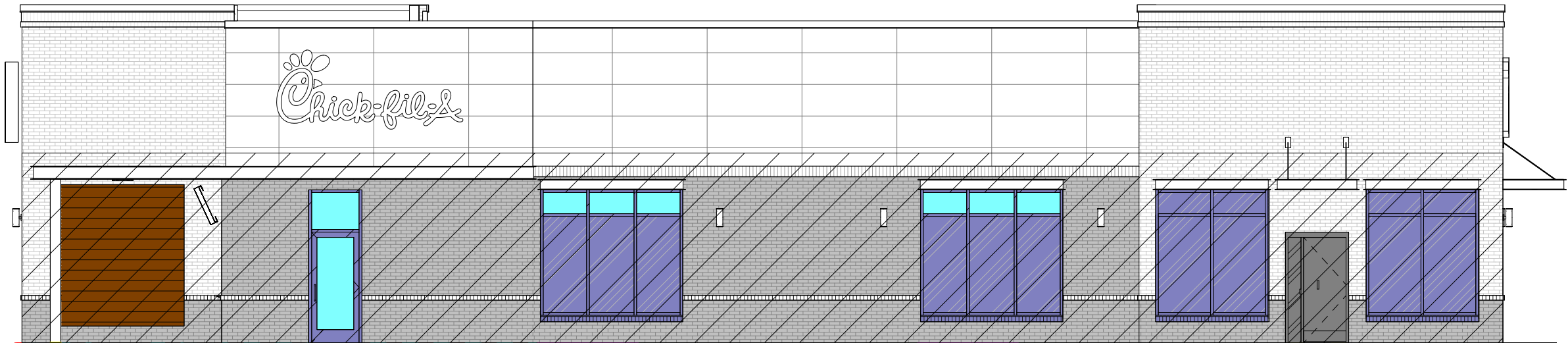
**ST-1**  
STOREFRONT  
COLOR: DARK BRONZE

EXTERIOR ELEVATIONS



Calculated Area:	1118 sf	
Visual Interest Area:	316 sf	28%
-Spandrel	316 sf	
-Wood Panel	0 sf	
Glazing Area: 67		6%

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



Calculated Area:	1124 sf	
Visual Interest Area:	400 sf	36%
-Spandrel	302 sf	
-Wood Panel	70 sf	
-Recessed opening	28 sf	
Glazing Area: 43		4%

SOUTH EXTERIOR ELEVATION  
1/8" = 1'-0"

GLAZING CALCULATIONS



