



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. 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 checked="" type="checkbox"/>
Building Type		Site Transaction History
<input type="checkbox"/> Detached	<input type="checkbox"/> Cottage Court	Subdivision case #: _____
<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> General	Scoping/sketch plan case #: <u>SCOPE-0045-2021</u>
<input type="checkbox"/> Apartment	<input type="checkbox"/> Mixed use	Certificate of Appropriateness #: _____
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Open lot	Board of Adjustment #: _____
<input type="checkbox"/> Tiny house	<input type="checkbox"/> Civic	Zoning Case #: _____
		Design Alternate #: _____
GENERAL INFORMATION		
Development name: <u>6901 Louisburg Road Starbucks Drive-Thru Only</u>		
Inside City limits? <input checked="" type="radio"/> Yes <input type="radio"/> No		
Property address(es): <u>6901 Louisburg Road, Raleigh, NC 27616</u>		
Site P.I.N.(s): <u>1737415771</u>		
Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4). <u>1,575 SF Drive-thru only coffee shop on existing service station/convenience store parcel.</u>		
Current Property Owner(s):		
Company: <u>Bahar, LLC</u>		Title: _____
Address: <u>6901 Louisburg Road</u>		
Phone #: <u>919-412-9844</u>	Email: <u>meladllc@mac.com</u>	
Applicant Name (If different from owner. See "who can apply" in instructions):		
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input checked="" type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder		
Company: <u>Bohler Engineering, PLLC</u>		Address: <u>4130 ParkLake Ave, Ste. 130, Raleigh, NC 27612</u>

Phone #: 919-878-9000	Email: kmcpherson@bohler eng.com
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact:	
Company: Bahar, LLC	Title:
Address: 6901 Louisburg Road, Raleigh, NC 27616	
Phone #: 919-412-9844	Email: meladllc@mac.com
Applicant Name: Kathryn McPherson, PLA	
Company: Bohler Engineering, PLLC	Address: 4130 ParkLake Ave, Ste. 130, Raleigh, NC 27612
Phone #: 919-578-9000	Email: kmcpherson@bohlereng.com

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

SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): CX-3-PK Commercial	Existing gross floor area (not to be demolished): 4,725 SF (service station)
Gross site acreage: 1.90 acres	Existing gross floor area to be demolished: 0 SF
# of parking spaces proposed: 31 spaces (24 & 7)	New gross floor area: 1,575 SF
Max # parking permitted (7.1.2.C): 24 (Retail) 16 (Starbucks)	Total sf gross (to remain and new): 6,300 SF
Overlay District (if applicable): N/A	Proposed # of buildings: 2 (1 ex / 1 proposed)
Existing use (UDO 6.1.4): Vehicle Fuel Sales/Retail	Proposed # of stories for each: 1 story
Proposed use (UDO 6.1.4): Eating Est. Drive-Thru Only	Proposed # of basement levels (UDO 1.5.7.A.6) 0

STORMWATER INFORMATION

Imperious Area on Parcel(s):	Impervious Area for Compliance (includes ROW):
Existing (sf) <u>38,606.9 sf</u> Proposed total (sf) <u>51,867.98 sf</u>	Existing (sf) <u>38,606.9 sf</u> Proposed total <u>(51),867.98 sf</u>

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS

Total # of dwelling units:	Total # of hotel bedrooms:
# of bedroom units: 1br <input type="checkbox"/> 2br <input type="checkbox"/> 3br <input type="checkbox"/> 4br or more <input type="checkbox"/>	
# of lots:	Is your project a cottage court? <input type="radio"/> Yes <input checked="" type="radio"/> No
	A frequent transit development? <input type="radio"/> Yes <input checked="" type="radio"/> No

Continue to Applicant Signature Block on Page Three.

APPLICANT SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that developments approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

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.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: 

Date: 11/10/22

Printed Name: Kathryn McPherson

Project Data Sheet

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



This form must be completed and applied to the cover sheet of drawings submitted with a Non-Residential building permit associated with a Site Permit Review, or permits for an apartment, office, and/or commercial uses.

GENERAL INFORMATION
Development Name: Starbucks DTO Louisburg Rd.
Property Address(es): 6901 Louisburg Road, Raleigh, NC 27616
Approved Site Plan or Subdivision case #:
Wake County Property Identification Number(s) (PIN) for each parcel to which these guidelines will apply:

What is the project type?
Apartment, Bank, Congregate care, Hospital, Hotel/Motel, Industrial building, Mixed residential, Non-residential condo, Office, Religious institution, Residential condo, Retail, School, Shopping center, Single-family residential, Telecommunication tower, Townhouse, Civic use: Park, community center, museum or government facility, Other

Scope of work: 1575 SF Drive-thru only coffee shop on existing parcel with gas station/convenience store

FOR APARTMENTS, CONDOS, AND TOWNHOMES ONLY
1. Total number of townhouse lots: NA
2. Total number of apartment or condominium units: NA
3. Total number of Congregate Care or Life Care Dwelling units: NA
4. Overall total number of dwelling units (from 1-3 above): NA
5. Number of bedroom units: 1BR: NA 2BR: NA 3BR: NA 4BR or more: NA
6. Overall unit(s) per acre densities per zoning district(s): NA

DEVELOPMENT TYPE AND SITE DATA TABLE (applicable to all developments)
Zoning Information: Zoning district(s): CX-3-PK Commercial Mixed-Use
Building Information: Proposed use of building(s): drive-thru coffee shop
If more than one district, provide acreage of each: NA
Proposed sq. ft. of building(s) gross: 1,575 SF
Overlay district(s): NA
Existing sq. ft. of building(s) gross: 4,725 SF
Total site acreage: 1.90 acres (82,764 SF)
Total sq. ft. gross (existing and proposed): 6,300 SF (1,575 SF NEW)
Off street parking: Required: 40 max. Provided: 31
Proposed height of building(s): 18 FT, 1 story
COA (Certificate of Appropriateness) case #: NA
FAR (floor area ratio) %: 7.6%
BOA (Board of Adjustment) case # A - NA
Building lot coverage %: 7.6%
CUD (Conditional Use District) case # Z - NA
Inside City Limits? Yes [checked] No []

STORMWATER INFORMATION
Existing impervious surface: 0.89 AC / 38,606.9 SF acres/square feet
Proposed impervious surface: 1.19 ac / 51,867.98 SF acres/square feet
Neuse River buffer: Yes [] No [checked]
Wetlands: Yes [] No [checked]
Flood Hazard Area: Yes [] No [checked]
If yes, Alluvial soils:
Flood Study: NA
FEMA Map Panel #: 3720173700K, 7/19/2022
Total disturbed area: 1.90 AC / 82,764 SF acres/square feet
TREE CONSERVATION PLAN NOT REQUIRED:
SITE IS UNDER 2 AC REQUIREMENT (UDO SECTION: 9.1.2)

- TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPED) NOTES:
• PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV
• THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCOTD STREETS WITHIN RALEIGH'S JURISDICTION
• A PERMIT REQUEST WITH A TCPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL
• PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED
• ALL TCPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO: O MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);
• PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);
• AMERICAN DISABILITY ACT (ADA) REQUIREMENTS;
• RALEIGH STREET DESIGN MANUAL (RSDM);
• ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
• ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

REFERENCES AND CONTACTS
REFERENCES
• BOUNDARY & TOPOGRAPHIC SURVEY: BOHLER SURVEY BOHLER ENGINEERING NC, PLLC 4130 PARKLAKE AVENUE SUITE 130 RALEIGH, NC 27612 919-578-9000
• ARCHITECT: OLIVE ARCHITECTURE, PLLC 436 N. HARRINGTON STREET, STE. 140 RALEIGH, NC 27603 ANDY LAWRENCE 919-838-9934
GOVERNING AGENCIES
• CITY OF RALEIGH DEVELOPMENT SERVICES ONE EXCHANGE PLAZA, STE 400 RALEIGH, NC 27601 PLANNING AND ZONING 919-996-2662 SUITE 300
• BUILDING DEPARTMENT ONE EXCHANGE PLAZA, STE 400 RALEIGH, NC 27601 919-996-2495
• FIRE DEPARTMENT BRAD HAYVEY - FIRE CHIEF DILLON BUILDING - 2ND FLOOR 310 WEST MARTIN ST. RALEIGH, NC 27601 919-996-8115 FIREPREVENTION@RALEIGHNC.GOV

* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

GENERAL NOTE
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND ALL APPLICABLE REGULATIONS, ORDINANCES, AND CODES.

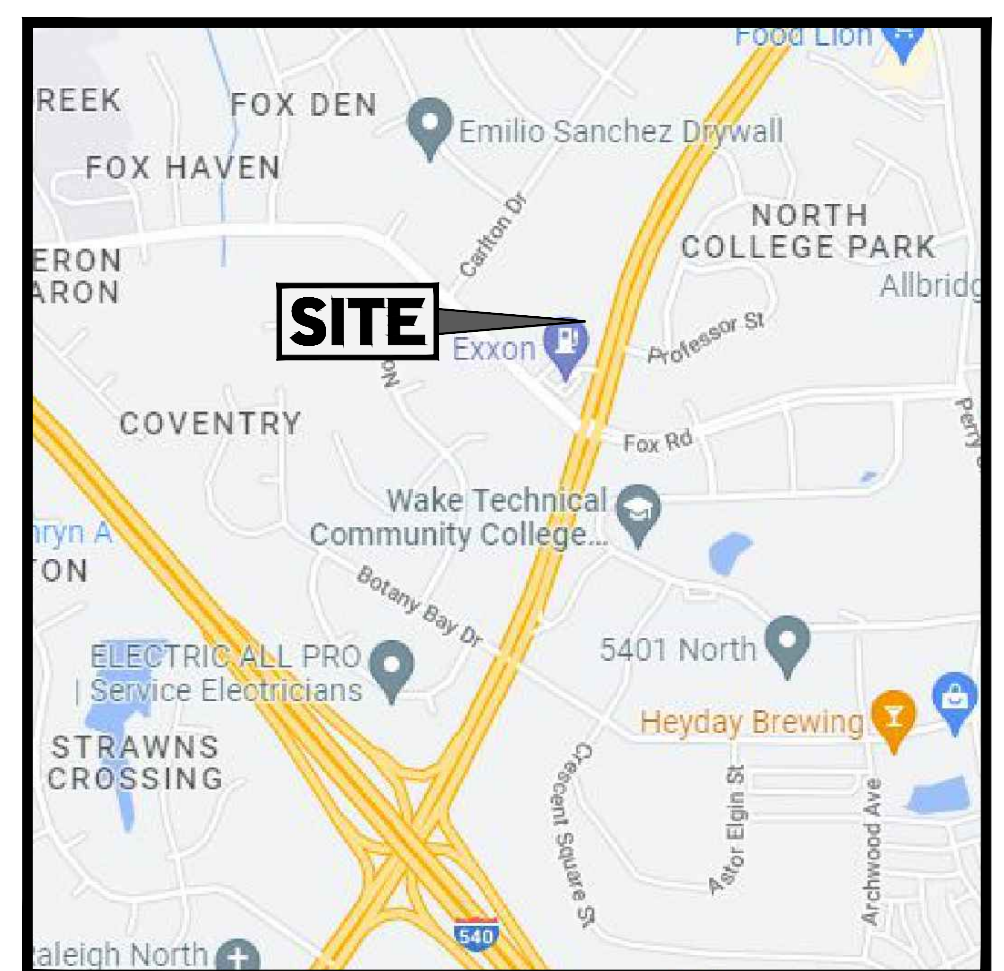
SITE PLAN REVIEW

STARBUCKS DRIVE-THRU ONLY

FOR PROPOSED

SITE PLAN

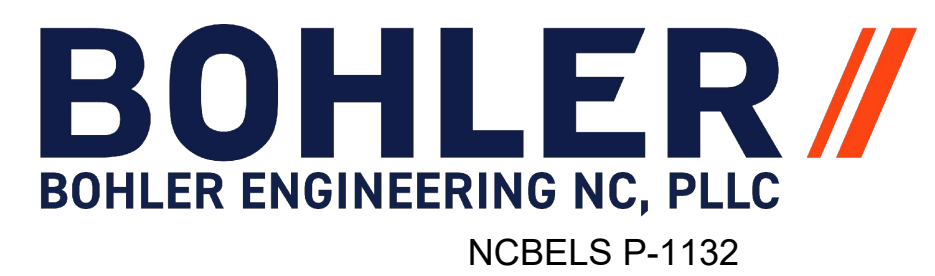
LOCATION OF SITE
6901 LOUISBURG ROAD
RALEIGH, NORTH CAROLINA 27616



LOCATION MAP SCALE: N.T.S.

- OWNER: BAHAR, LLC 6901 LOUISBURG ROAD RALEIGH, NC 27616 MILAD EHSAN PHONE: 919-412-9844 EMAIL: MELADLLC@MAC.COM
PROPERTY: BAHAR, LLC 6901 LOUISBURG ROAD RALEIGH, NC 27616 MILAD EHSAN PHONE: 919-412-9844 EMAIL: MELADLLC@MAC.COM
CONTACT: BOHLER ENGINEERING NC, PLLC 4130 PARKLAKE AVENUE SUITE 130 RALEIGH, NC 27612 PHONE: 919-578-9000 EMAIL: KMCIPHERSON@BOHLERENG.COM

PREPARED BY



CONTACT: KMCIPHERSON@BOHLERENG.COM

PARKING INFORMATION
EXISTING PARKING REQUIREMENT: RETAIL SALES - 1 SPACE PER 200 SF OR 1 PER EVERY 5 SEATS.
EXISTING REQUIRED PARKING: 4,725 SF * 1 SPACE PER 200 SF = 24 SPACES OR 0 SEATS * 1 PER 5 = 9 SPACES
PROPOSED PARKING REQUIREMENT: RESTAURANT/BAR - 1 SPACE PER 100 SF
PROPOSED REQUIRED PARKING: 1,575 SF * 1 SPACE PER 100 SF = 16 SPACES
TOTAL PARKING REQUIREMENT: 24 SPACES + 16 SPACES = 40 SPACES TOTAL MAXIMUM

PARKING SUMMARY
TYPE: RESTAURANT/BAR
PARKING REQUIREMENT: 1 SPACE PER 100 SF OF GROSS FLOOR AREA OR 1 SPACE PER 5 SEATS, WHICHEVER IS GREATER
REQUIRED PARKING: 1,575 SF * 1 SPACE PER 100 SF OF GROSS FLOOR AREA = 16 SPACES MAX. 0 SEATS * 1 SPACE PER 5 SEATS = 9 SPACES
PROPOSED PARKING: 7 PARKING SPACES
TOTAL MAXIMUM PARKING: 16 PARKING SPACES

STACKING REQUIREMENTS
QUEUEING AREAS: A RESTAURANT WITH DRIVE-THRU FACILITIES MUST PROVIDE 8 SPACES WITH ONE DRIVE-THRU
8 PER LANE
10 STACKING SPACES

BICYCLE REQUIREMENTS
RESTAURANT/BAR: 1 SPACE PER 50,000 SF OF GROSS FLOOR AREA FOR SHORT-TERM 1 SPACE PER 25,000 SF OF GROSS FLOOR AREA FOR LONG-TERM MINIMUM OF 4 FOR BOTH
MINIMUM OF 4 PARKING SPOTS FOR BICYCLES
4 PARKING SPACES
RETAIL SALES EXISTING SERVICE STATION AND CONVENIENCE STORE: 1 SPACE PER 5,000 SF OF GROSS FLOOR AREA FOR SHORT-TERM MINIMUM OF 4 FOR
MINIMUM OF 4 PARKING SPOTS FOR BICYCLES
4 PARKING SPACES

IMPERVIOUS AREA TABLE
PRE-DEVELOPMENT: TOTAL SITE AREA 82,764 SF (1.90 AC) IMPERVIOUS AREA 38,607 SF (89 AC) PERVIOUS AREA 44,157 SF (1.01 AC) NET DIFFERENCE 13,262 SF INCREASE IN IMPERVIOUS AREA
POST-DEVELOPMENT: 82,764 SF (1.90 AC) 51,867.9 SF (1.19 AC) 30,896.1 SF (.71 AC)

PUBLIC IMPROVEMENT QUANTITIES
NUMBER OF LOTS: N/A
LOT NUMBERS BY PHASE: N/A
NUMBER OF UNITS: N/A
OPEN SPACE: N/A
NUMBER OF OPEN SPACE LOTS: 0
PUBLIC WATER (LF): 0
PUBLIC SEWER (LF): 0
PUBLIC STREET (LF) - FULL: 0
PUBLIC STREET (LF) - PARTIAL: 408 LF
PUBLIC SIDEWALK (LF): 541 LF
STREET SIGNS (EA): 0
WATER SERVICE STUBS: 1
SEWER SERVICE STUBS: 1

BOHLER logo and company information: BOHLER ENGINEERING NC, PLLC. SERVICES: SITE CIVIL AND CONSULTING ENGINEERING, PROGRAM MANAGEMENT, LANDSCAPE ARCHITECTURE, SUSTAINABLE DESIGN, PERMITTING SERVICES, TRANSPORTATION SERVICES.

REVISIONS table with columns: REV, DATE, COMMENT, DRAWN BY, CHECKED BY.

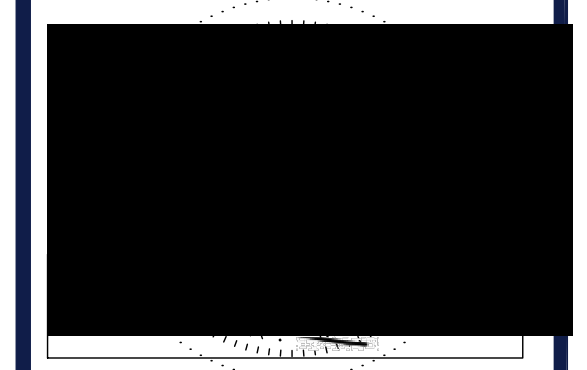
811 logo and text: Know what's below. Call before you dig. ALWAYS CALL 811. It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

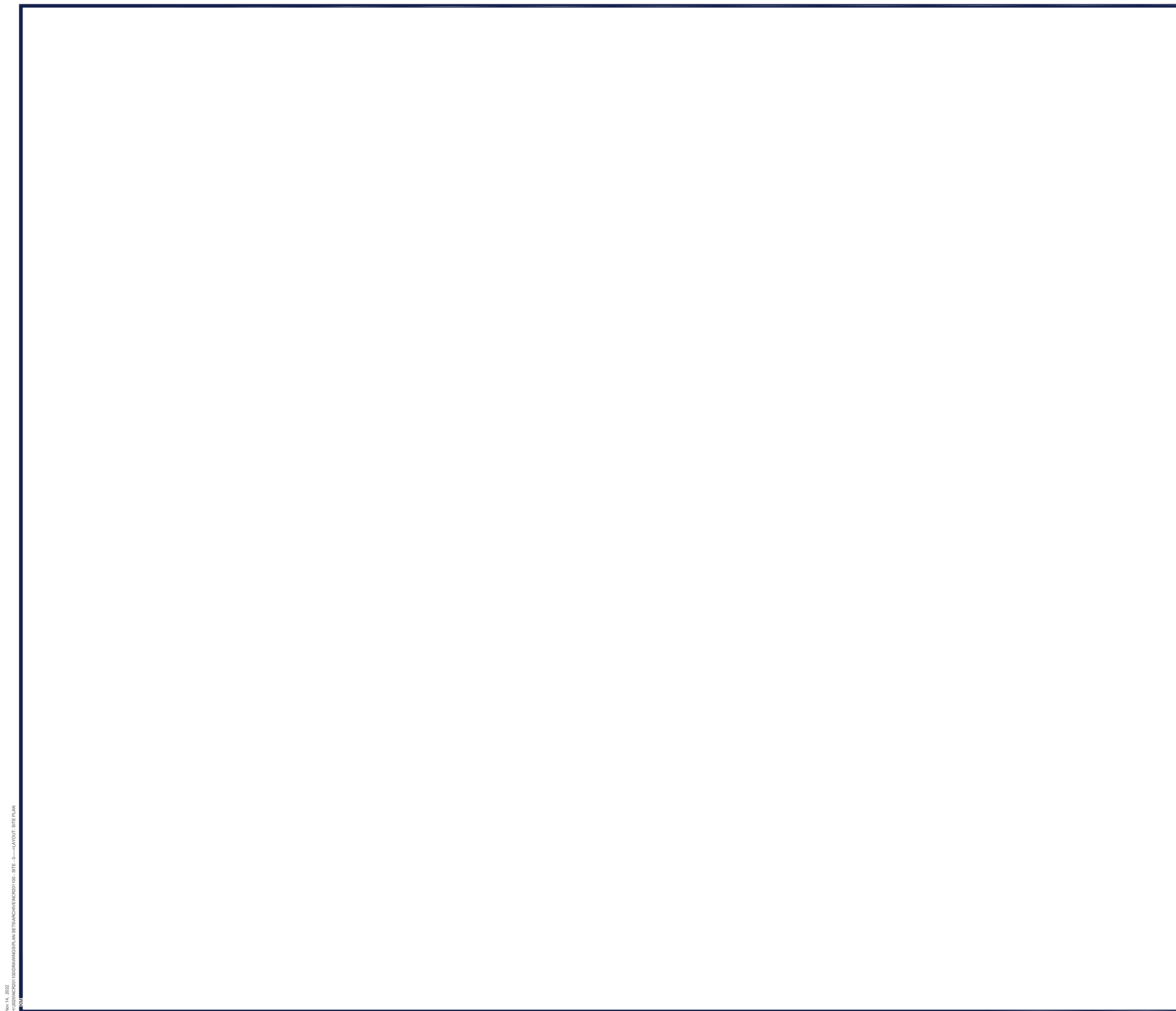
PROJECT No.: NCR201100
DRAWN BY: KM
CHECKED BY: KM
DATE: 08/16/2022
CAD ID.: CND5-0

PROP. SITE PLAN DOCUMENTS FOR BAHAR, L.L.C. PROPOSED STARBUCKS 6901 LOUISBURG RD. RALEIGH, NC 27616

BOHLER logo and address: 4130 PARKLAKE AVENUE, SUITE 130 RALEIGH, NC 27612 Phone: (919) 578-9000 NC@BohlerEng.com



SHEET TITLE: COVER SHEET
SHEET NUMBER: C-101
ORG. DATE: 08/16/2022



BOHLER
 BOHLER ENGINEERING NC, PLLC
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

THE INFORMATION ON THIS DRAWING IS THE PROPERTY OF BOHLER ENGINEERING AND SHALL NOT BE REPRODUCED OR COPIED FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING AND SHALL BE USED ONLY FOR THE PROJECT SPECIFICALLY IDENTIFIED ON THIS DRAWING.

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY



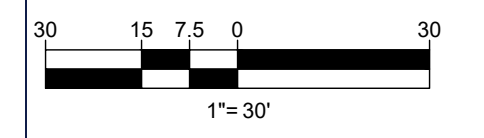
NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: NCR201100
 DRAWN BY: KM
 CHECKED BY: KM
 DATE: 08/16/2022
 CAD ID: SITE-0

PROJECT:
PROP. SITE PLAN DOCUMENTS
 FOR
 BAHAR
 L.L.C.
 PROPOSED
 STARBUCKS
 6901 LOUISBURG RD.
 RALEIGH, NC 27616

BOHLER
 BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
 4130 PARKLAKE AVENUE, SUITE 130
 RALEIGH, NC 27612
 Phone: (919) 578-9000
NC@BohlerEng.com



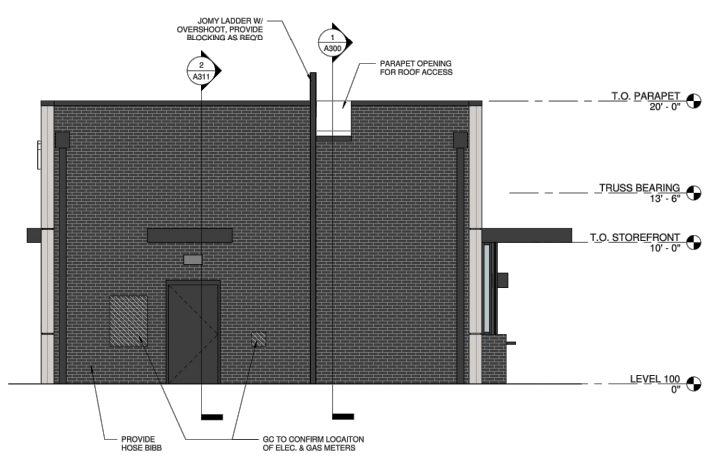
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-300

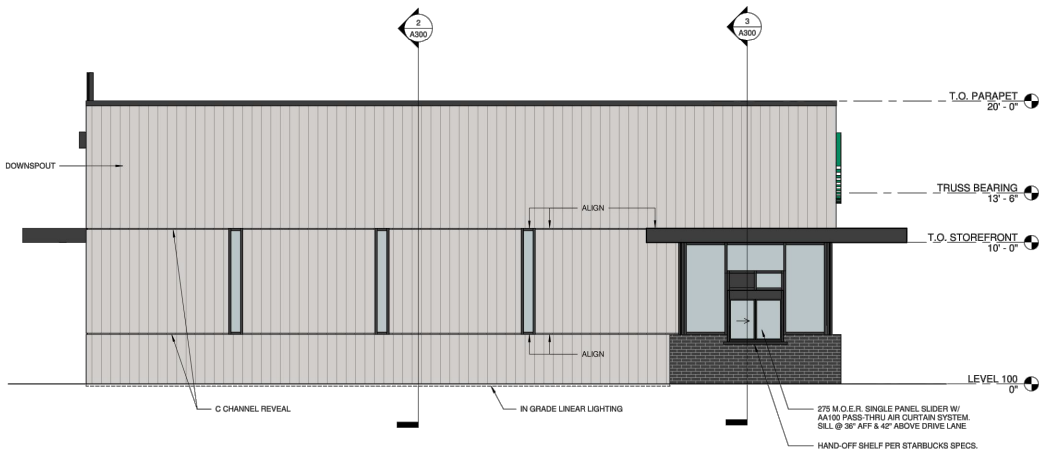
ORG. DATE - 08/16/2022

EXTERIOR FINISH LEGEND

	FIBER CEMENT PANEL: NICHHA - VINTAGEWOOD - ASH AWP9030, VERTICAL ORIENTATION
	BRICK VENEER: CHESTER BRICK - VELOUR BLACK SMOOTH - VELOUR - QUEEN SIZE HORIZONTAL RUNNING BOND MORTAR TO MATCH BRICK



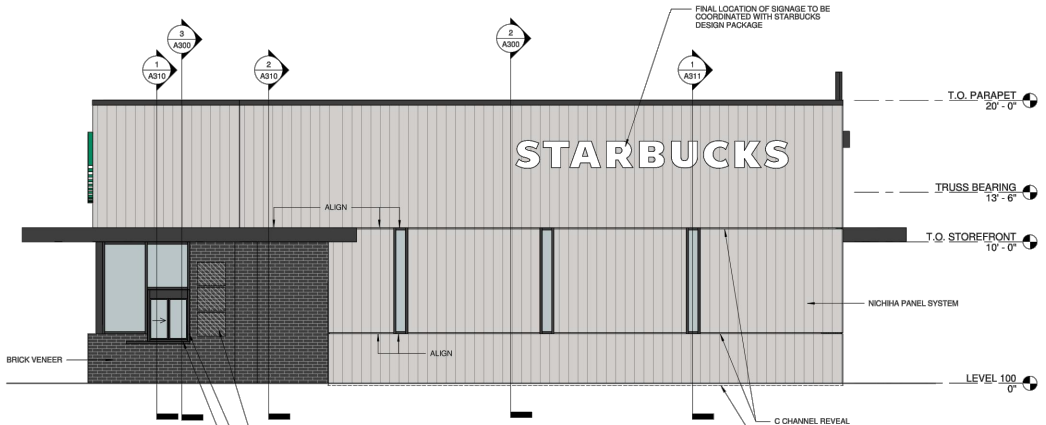
RIGHT ELEVATION
1/4" = 1'-0" 4



REAR ELEVATION
1/4" = 1'-0" 3



LEFT ELEVATION
1/4" = 1'-0" 2



FRONT ELEVATION
1/4" = 1'-0" 1

NOT FOR CONSTRUCTION
STARBUCKS SHELL BUILDING
6901 LOUISBURG RD
RALEIGH, NC 27616

ISSUE DATE:

DATE	DESCRIPTION

REVISIONS:

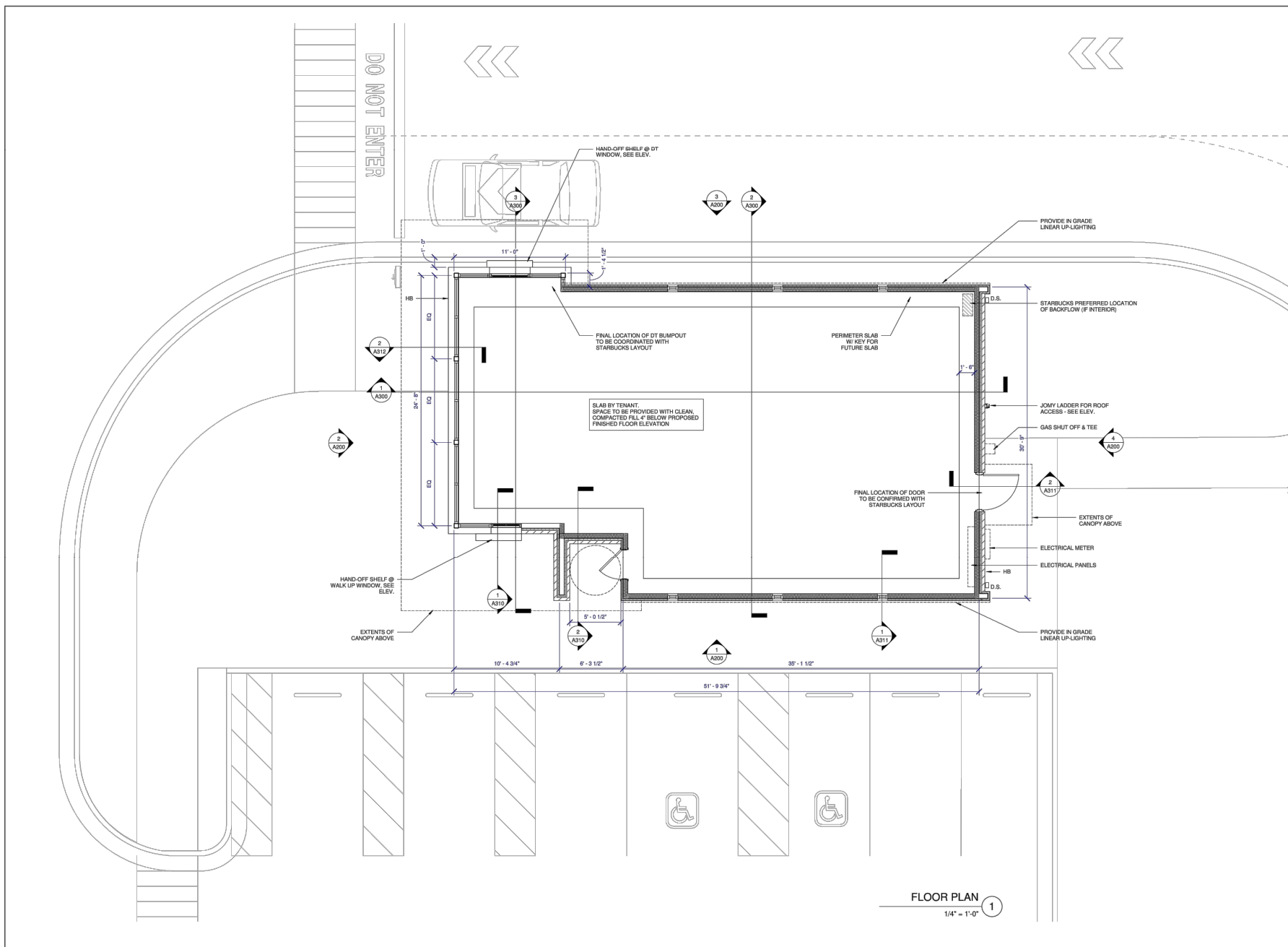
Rev	Date	Description

drawn by:
MLA
checked by:
AOL
project no:
22-138

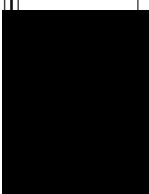
BUILDING ELEVATIONS

A200

11/30/2022 10:05:19 AM



FLOOR PLAN 1
1/4" = 1'-0"



NOT FOR CONSTRUCTION
STARBUCKS SHELL BUILDING
 6901 LOUISBURG RD
 RALEIGH, NC 27616

Issue date:

Revisions:

Revision	Date	Description

drawn by: MLA
 checked by: AOL
 project no: 22-138

FIRST FLOOR PLAN

A110

11/09/2025 10:25:18 AM