

Appearance Commission

Design Alternate Application

The purpose of this request is to seek a Design Alternate from the Appearance Commission. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based on the applicable standard, as outlined in Sec. 10.2.18 of the UDO. **A preliminary subdivision plan, plot plan, or site plan must be submitted to Development Services prior to the submittal of a Design Alternate Application.**

PROJECT	Project Information		
	Project Name Starbucks Celebration		Case Number SUB-0076-2021
	PIN Number 1707-45-5723		Zoning District CX-3-PL
	Property Address 7339 Six Forks Road (parent tract); 7461 Six Forks Road (New Lot 1)		
	City Raleigh	State NC	ZIP 27615
	Project Applicant Information		
OWNER	Name Danielle Hammond, Kimley-Horn & Associates		Email danielle.hammond@kimley-horn.com
	Address 421 Fayetteville Street, Suite 600		City Raleigh
	State NC	Zip Code 27601	Phone 919.653.2959
	Property Owner Information		
	Name Six Forks-FCA, LLC		Email win.kelly@fcapartners.com
	Address PO BOX 56607		City Atlanta
ATTORNEY	State GA	Zip Code 30343	Phone 704-972
	Attorney Information		
	Name Michael Birch, Longleaf Law Partners		Email mbirch@longleaflp.com
	Address 4509 Creedmoor Road, Suite 302		City Raleigh
	State NC	Zip Code 27612	Phone 919.645.4317

REQUEST	I am seeking a Design Alternate from the requirements set forth in the following:	
	<input checked="" type="checkbox"/> UDO Article 8.3.2, 8.3.4, 8.3.5	See page 2 for findings
	<input checked="" type="checkbox"/> UDO Article 8.4, 8.5, Raleigh Street Design Manual	See page 3 for findings

CHECKLIST	
Signed Design Alternate Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page filled out by owner	<input checked="" type="checkbox"/> Included
Stamped and addressed envelopes; corresponding mailing list per UDO Sec. 10.2.1.C.1.	<input checked="" type="checkbox"/> Included
Fee - \$211.00	<input checked="" type="checkbox"/> Included

DESIGN ALTERNATE REQUESTS

The purpose of these design alternate requests is to maintain the existing conditions along Six Forks Road and Sawmill Road while permitting the two-lot subdivision proposed by preliminary subdivision case SUB-0076-2021.

1. UDO Section 8.3.5.

- a. 8' design alternate to the maximum driveway width standard of 32 feet for a commercial/mixed-use driveway, in order to legalize the eastern-most driveway on Sawmill Road measuring 40-feet in width.
- b. 8' design alternate to the maximum driveway width standard of 32 feet for a commercial/mixed-use driveway, in order to legalize the northern-most driveway on Six Forks Road measuring 40-feet in width.
- c. 115' design alternate to the driveway spacing standard of 300 feet for driveways accessing a right-of-way greater than 80 feet in width, to legalize the two existing site access driveways on Sawmill Road, which are approximately 185 feet apart.

2. UDO Articles 8.4 & 8.5

- a. The following design alternates to the street cross-section and streetscape standards for Sawmill Road (Avenue 2 Lane, Undivided):
 - i. Design alternate in order to not provide a 7' wide bike lane
 - ii. Design alternate in order to not provide street trees
 - iii. 1' design alternate to maintain the 5' wide planting strip
 - iv. 1' design alternate to maintain the 5' wide sidewalk
 - v. Design alternate to not provide the 2' wide maintenance strip
 - vi. Design alternate to not provide the 5' wide general utility easement
- b. The following design alternates to the street cross-section and streetscape standards for Six Forks Road (Avenue 6 Lane, Divided):
 - i. 18' design alternate in order to maintain the existing 90-foot wide street cross-section (45' west of centerline), instead of providing the required 126' wide right-of-way (63' west of centerline).
 - ii. 11' design alternate in order to maintain the existing 76-foot wide back-to-back section (38' west of centerline), instead of providing the required 98' wide back-to-back section (49' west of centerline).
 - iii. Design alternate in order to not provide a 7.5' wide bike lane
 - iv. Design alternate in order to not provide street trees
 - v. 1' design alternate to maintain the 5' wide planting strip
 - vi. 1' design alternate to maintain the 5' wide sidewalk
 - vii. Design alternate to not provide the 2' wide maintenance strip
 - viii. Design alternate to not provide the 5' wide general utility easement

UDO Section 8.3.2, 8.3.4, 8.3.5

Design Alternate Findings

The Appearance Commission may in accordance with Sec. 10.2.18.D approve a design alternate, subject to all of the following findings.

For design alternates related to block perimeter, please provide the exact linear footage and exhibit/depiction of the existing or proposed block.

1. The approved Design Alternate meets the intent of Sections 8.3.2, 8.3.4, and 8.3.5

The design alternates seek to maintain the existing driveways on Sawmill Road and Six Forks Road. The design alternates are consistent with the intent of Section 8.3.5. because the driveways currently provide, and will continue to provide, means for safe, efficient and convenient vehicular access to the site.

2. The approved Design Alternate does not increase congestion or compromise safety;

The design alternates do not increase congestion or compromise safety, and have existed for over 40 years since the shopping center was constructed in 1980.

3. The approved Design Alternate does not conflict with an approved or built roadway construction project adjacent to or in the vicinity of the site (no Design Alternate shall be approved when the City Council has authorized a roadway design project in the vicinity, where the roadway design has not yet been finalized); and

The design alternates do not conflict with an approved or built roadway construction project adjacent or in the vicinity of the site.

4. The Design Adjustment is deemed reasonable due to one or more of the following:

- a. Given the existing physical environment, compliance is not physically feasible;

The design alternate to driveway spacing is reasonable because compliance is not physically feasible given the property's limited frontage along Sawmill Road and the distances between the driveways and nearby public street intersections. The driveway width alternates are reasonable given the turning movements served thereby.

- b. Compliance would not meaningfully improve connectivity;

Not applicable.

- c. Compliance is not compatible with adjacent uses[s]; or

Not applicable.

- d. The burden of compliance is not reasonable given the size of the site or the intensity of the development.

The burden of limiting the driveway widths and increasing the spacing is not reasonable given the size of the shopping center served by these access points.

UDO Articles 8.4, 8.5 and RALEIGH STREET DESIGN MANUAL

Design Alternate Findings

The Appearance Commission may in accordance with Sec. 10.2.18.E approve a design alternate, subject to all of the following findings.

For design alternates related to block perimeter, please provide the exact linear footage and exhibit/depiction of the existing or proposed block.

1. The approved Design Alternate meets the intent of Articles 8.4 and 8.5 or the Raleigh Street Design Manual (if applicable);

The design alternates meet the intent of the articles because the existing conditions for Sawmill Road and Six Forks Road reflect the character of the area and provide adequate travel lanes for vehicles, cyclists and pedestrians.

2. The approved Design Alternate does not increase congestion or compromise safety;

The design alternates do not increase congestion or compromise safety. The design alternates maintain existing conditions to allow for a two-lot subdivision.

3. The approved Design Alternate does not create additional maintenance responsibilities for the City;

The design alternates do not create additional maintenance responsibilities for the City.

4. The approved Design Alternate has been designed and certified by a Professional Engineer, or such other Design Professional licensed to design, seal, and certify the alternate;

The design alternates have been designed and certified by a design professional licensed to design, seal and certify the alternates.

5. The approved Design Alternate will not adversely impact stormwater collection and conveyance; and

The design alternates will not adversely impact stormwater collection and conveyance, because these alternates do not affect any stormwater conveyance system.

6. The Design Alternate is deemed reasonable due to one or more of the following:

- a. Given the existing physical environment, including but not limited to the following, compliance is not physically feasible:

- i. An existing building would impede roadway expansion; or

Compliance is not physically feasible because widening of Six Forks Road would adversely impact parking along the entire frontage of the site that is needed to serve the existing shopping center.

- ii. Transitioning from a different street section; or

The design alternates are reasonable given the limited frontage along Sawmill Road. The design alternates are reasonable because the property does not have consistent frontage along Six Forks Road.

- b. The burden of compliance is not reasonable given the size of the site or intensity of the development.

The burden of compliance is not reasonable given that the proposed plan is only creating one additional lot. And, this lot was previously developed, so the development plan for this new parcel does not require compliance with Articles 8.4 & 8.5 under the City's new site plan tier standards.

1707452217
HARRIS, OTIS H JR
7612 IDOLBROOK LN
RALEIGH NC 27615-6122

1707359979
BATES, BETTY LEONE
7725 LONGSTREET DR
RALEIGH NC 27615-6130

1707446937
SOX, MICHELLE N
801 PLENTYWOOD CT
RALEIGH NC 27615-6136

1707451994
MCCOMBS, CHARLES A
7724 LONGSTREET DR
RALEIGH NC 27615-6129

1707451667
DUNCAN, CAROLYN BARKLEY DUNCAN,
KENNETH GUY
8401 TWO COURTS DR
RALEIGH NC 27613-1037

1707561030
FAMILY VENTURES GROUP LLC
2404 WAKE FOREST RD
RALEIGH NC 27608-1710

1707550324
7320 SIX FORKS ROAD LLC
7320 SIX FORKS RD STE 100
RALEIGH NC 27615-7809

1707451467
MCMILLAN, MICHELE L
7624 IDOLBROOK LN
RALEIGH NC 27615-6122

1707466322
100 SAWMILL LLC
ROBERT T KENT & ASSOC
100 SAWMILL RD STE 200
RALEIGH NC 27615-6199

1707464027
S G E LLC
101 SAWMILL RD
RALEIGH NC 27615-6148

1707450902
GUNTER, THOMAS HOLLAND GUNTER,
JEANNE K
1729 FALLS CHURCH RD
RALEIGH NC 27609-3561

1707561030
PEACHTREE MARKET SHOPPING CNTR
CNDO
5508 BREAMORE CIR
RALEIGH NC 27615-1168

1707466140
SMITH, RICHARD S TRUSTEE
24801 PICO CANYON RD STE 200
STEVENSON RANCH CA 91381-1762

1707550118
LCT LLC
7300 SIX FORKS RD
RALEIGH NC 27615-6161

1707451008
SHARP, JEFFREY ROBERT SHARP, FONDA
H
2000 CHICHESTER CT
RALEIGH NC 27615-4422

1707561030
LNK INVESTMENT INC
5508 BREAMORE CIR
RALEIGH NC 27615-1168

1707451783
MOORE, LINDA MARIE
BIRCH MOORE INC
107 WINDEL DR STE 209
RALEIGH NC 27609-4471

1707359668
7705 LONGSTREET DRIVE LLC
7474 CREEDMOOR RD # 209
RALEIGH NC 27613-1663

1707463279
JADGM REAL ESTATE HOLDINGS LLC
101 NORTHWAY CT
RALEIGH NC 27615-4917

1707452155
LEE, ROBERT H. LEE, CYNTHIA R.
7604 IDOLBROOK LN
RALEIGH NC 27615-6122

1707369086
BELL, BETTY J BELL, LOUIS S
7729 LONGSTREET DR
RALEIGH NC 27615-6130

1707450800
ROBY, CHARLES K II ROBY, CHRISTOPHER
T
7713 LONGSTREET DR
RALEIGH NC 27615-6130

1707461080
GREENE, DWIGHT A GREENE, MARY D
8825 WOODYHILL RD
RALEIGH NC 27613-1134

1707455196
WALTERS, HANNAH
2101 QUAIL VIEW TRL
RALEIGH NC 27604-0806

1707451897
BRADY, WILLIE G BRADY, JANET S
329 MOSS RD
ZEBULON NC 27597-8805

1707561030
LNK INVESTMENT INC
5508 BREAMORE CIR
RALEIGH NC 27615-1168

1707450251
HIGH, GWENDOLYN B
7613 IDOLBROOK LN
RALEIGH NC 27615-6123

1707445956
HUGHES, BRUCE A
805 PLENTYWOOD CT
RALEIGH NC 27615-6136

1707448861
BETHLEHEM BAPTIST CHURCH
ATTN ALICE MOORE-FOWLER
7215 SIX FORKS RD
RALEIGH NC 27615-6160

1707443955
ALI, RIZWANA
4960 THORNBURY WAY
ALPHARETTA GA 30005-8790

1707444985
CHUNG, FAI CHUGN CHUNG, CELIA
CHUNG
829 PLENTYWOOD CT
RALEIGH NC 27615-6136

1707455126
GODWIN, NANCY H
2421 WENTWORTH ST
RALEIGH NC 27612-4760

1707456074
BETHLEHEM BAPTIST CHURCH
ATTN: ALICE MOORE-FOWLER
7215 SIX FORKS RD
RALEIGH NC 27615-6160

1707451032
ADAMS, BRENTON D ADAMS, SUSAN N
PO BOX 630
RALEIGH NC 27602-0630

1707461288
RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

1707456162
BETHLEHEM MISSIONARY BAPTIST
CHURCH OF RALEIGH
7215 SIX FORKS RD
RALEIGH NC 27615-6160

1707452089
HFW PROPERTIES LLC
10916 STAGE DR
RALEIGH NC 27603-9697

1707451650
RITCHIE, B DANIEL RITCHIE, KAREN
DOREEN SIMMO
7704 LONGSTREET DR
RALEIGH NC 27615-6129

1707450247
HARRIS, WILSON TALMAGE
7617 IDOLBROOK LN
RALEIGH NC 27615-6123

1707455723
SIX FORKS-FCA, LLC
PO BOX 56607
ATLANTA GA 30343-0607

1707457539
SIX FORKS-FCA, LLC
PO BOX 56607
ATLANTA GA 30343-0607

1707457346
SIX FORKS-FCA, LLC
PO BOX 56607
ATLANTA GA 30343-0607

1707550550
LAWYER NC PROPERTIES LLC
PO BOX 17289
RALEIGH NC 27619-7289

1707454145
SKEEPS OB LLC
171 N ABERDEEN ST
CHICAGO IL 60607-1669

1707450174
JENSEN, JARED P
7609 IDOLBROOK LN
RALEIGH NC 27615-6123

1707451503
MCGOWAN, KATHERINE MURRAY
7700 LONGSTREET DR
RALEIGH NC 27615-6129

1707450816
FINCH, DEBORAH G
7717 LONGSTREET DR
RALEIGH NC 27615-6130

1707451480
LI, BRIAN JONATHAN
7620 IDOLBROOK LN
RALEIGH NC 27615-6122

1707452220
WILDA, BENJAMIN
7608 IDOLBROOK LN
RALEIGH NC 27615-6122

1707450324
LI, CHRISTINA GEARY, BRITTANY
7621 IDOLBROOK LN
RALEIGH NC 27615-6123

1707359493
BRADY, WILLIE GLEN TRUSTEE BRADY,
JANET SILER TRUS...
329 MOSS RD
ZEBULON NC 27597-8805

1707359784
O'NEAL, DOUGLAS M O'NEAL, DEBORA L
7709 LONGSTREET DR
RALEIGH NC 27615-6130

1707444925
POST, GARY E JR POST, DENISE LYNN
813 PLENTYWOOD CT
RALEIGH NC 27615-6136

1707451393
JONES, JAMERIALA
7616 IDOLBROOK LN
RALEIGH NC 27615-6122

1707461087
MEHTA, KEVIN SUNIL
2024 PORT ROYAL RD
RALEIGH NC 27609-4132

1707453165
ROLLMAN, LAWRENCE MCDONALD
820 PLENTYWOOD CT
RALEIGH NC 27615-6136

1707441975
KANE, JONATHAN PAUL KANE, COURTNEY
WILKINSON
7513 IDOLBROOK LN
RALEIGH NC 27615-6121

1707451890
DEROUICHE, ELIAS
7716 LONGSTREET DR
RALEIGH NC 27615-6129

NOTARIZED CERTIFICATION OF OWNER(S)

Owner Information

Name(s)	Six Forks-FCA, LLC
Mailing Address	PO BOX 56607, Atlanta, GA 30343
Telephone	704-972-2572
Fax	N/A
Email	win.kelly@fcapartners.com
Project PIN/Address	1707-45-5723

I, Edward M. Cherry, the undersigned, being first duly sworn, depose and say that I voluntarily submitted this Design Alternate Application to the City of Raleigh; that I am the owner(s) of the property described and which is the subject matter of this Application; that all answers to the questions in this application, and all plot plan(s), sketches, data and other supplementary information attached to this application are honest and true to the best of my knowledge and belief. Submission of an incomplete or incorrect application may result in a delay in processing or the rejection of my application.

[NOTE: If the owner is a corporation, this must be signed by an authorized corporate officer; If the owner is a partnership, this must be signed by a general partner; If the owner is a limited liability company, this must be signed by the Manager for a manager managed LLC, or all the members for a member managed LLC.] For multiple owners, attach additional Notarized Certification of Owner(s) pages.

Date:

11-4-21

Six Forks - FCA, LLC

By: FCA Partners, LLC, as Manager

Signature

Edward M. Cherry

STATE OF NORTH CAROLINA

Mecklenburg COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing application for the purpose stated therein and in the capacity indicated:

Edward Mardre Cherry

Date:

Nov. 4, 2021

Official Signature of Notary

Nicholas Cruz, Notary Public

Notary's Printed or Typed Name

My Commission expires:

Feb 4, 2023

