

Preliminary Subdivision Application

Site Review

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.

DEVELOPMENT OPTIONS (UDO Chapter 2)				
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development		
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input type="checkbox"/> Frequent Transit Development Option		
<i>NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District</i>				
GENERAL INFORMATION				
Scoping/sketch plan case number(s): ASR-013-2022				
Development name (subject to approval): Six Forks Apartments				
Property Address(es): 819 E. Six Forks Road				
Recorded Deed PIN(s): 1715331206				
Building type(s):	<input type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input checked="" type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> Apartment
<input type="checkbox"/> General Building	<input type="checkbox"/> Mixed Use Building	<input type="checkbox"/> Civic Building	<input type="checkbox"/> Open Lot	<input type="checkbox"/> Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
Current Property Owner(s) Names: RDB Six Forks, LLC	
Company: RDB Six Forks, LLC	Title: --
Address: 455 2nd Street SE FL 5 Charlottesville, VA 22902	
Phone #: 434-531-6301	Email: jshifflett@castledp.com
Applicant Name (If different from owner. See "who can apply" in instructions):	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company:	Address:
Phone #:	Email:
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Names: Jeff Shifflett	
Company: Castle Development Partners	Title: Director of Construction Operations
Address: 100 10th Street NE, Suite 300 Charlottesville, VA 22902	
Phone #: 434-532-6301	Email: jshifflett@castledp.com

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION			
Gross site acreage: 12.63			
Zoning districts (if more than one, provide acreage of each): RX-7-GR-CU			
Overlay district(s): --	Inside City Limits? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Historic District/Landmark: N/A <input checked="" type="checkbox"/>	
Conditional Use District (CUD) Case # Z- 15-19	Board of Adjustment Case # BOA- N/A	Design Alternate Case # DA- 9-2022	

STORMWATER INFORMATION	
Imperious Area on Parcel(s): Existing (sf) <u>2.67</u> Proposed total (sf) <u>6.44</u>	Impervious Area for Compliance (includes right-of-way): Existing (sf) <u>2.67</u> Proposed total (sf) <u>6.44</u>
NUMBER OF LOTS AND DENSITY	
# of Detached House Lots: 0	# of Attached House Lots: 0 # of Townhouse Lots: 0
# of Tiny House Lots: 0	# of Open Lots: 0 # of Other Lots (Apartment, General, Mixed Use, Civic): 3
Total # of Lots: 3	Total # Dwelling Units: 350 APT+ 52 TH
Proposed density for each zoning district (UDO 1.5.2.F): 31.8	

SIGNATURE BLOCK	
<p>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.</p> <p>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 development 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).</p> <p>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.</p> <p>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.</p>	
Signature: 	Date:
Printed Name: Jeffrey Shifflett	
Signature:	Date:
Printed Name:	

