

# Preliminary Subdivision Application

## Planning and Development

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](mailto:SiteReview@raleighnc.gov).


DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval): STARBUCKS CELEBRATION			
Property Address(es): 7461 SIX FORKS ROAD, RALEIGH, NC 27615			
Recorded Deed PIN(s): 1707455723			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input checked="" type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
<b>NOTE: Please attach purchase agreement when submitting this form</b>	
Company: SIX FORKS-FCA, LLC.	Owner/Developer Name and Title: FCA PARTNERS
Address: 300 SOUTH TRYON ST., STE 420, CHARLOTTE, NC 28202	
Phone #: 704-972-2572	Email: win.kelly@fcapartners.com
APPLICANT INFORMATION	
Company: KIMLEY-HORN & ASSOCIATES	Contact Name and Title: DANIELLE HAMMOND, P.E., PROJECT MANAGER
	Address: 421 FAYETTEVILLE ST. STE. 600, 27601
Phone #: (919) 653-2959	Email: DANIELLE.HAMMOND@KIMLEY-HORN.COM

Continue to page 2 >>

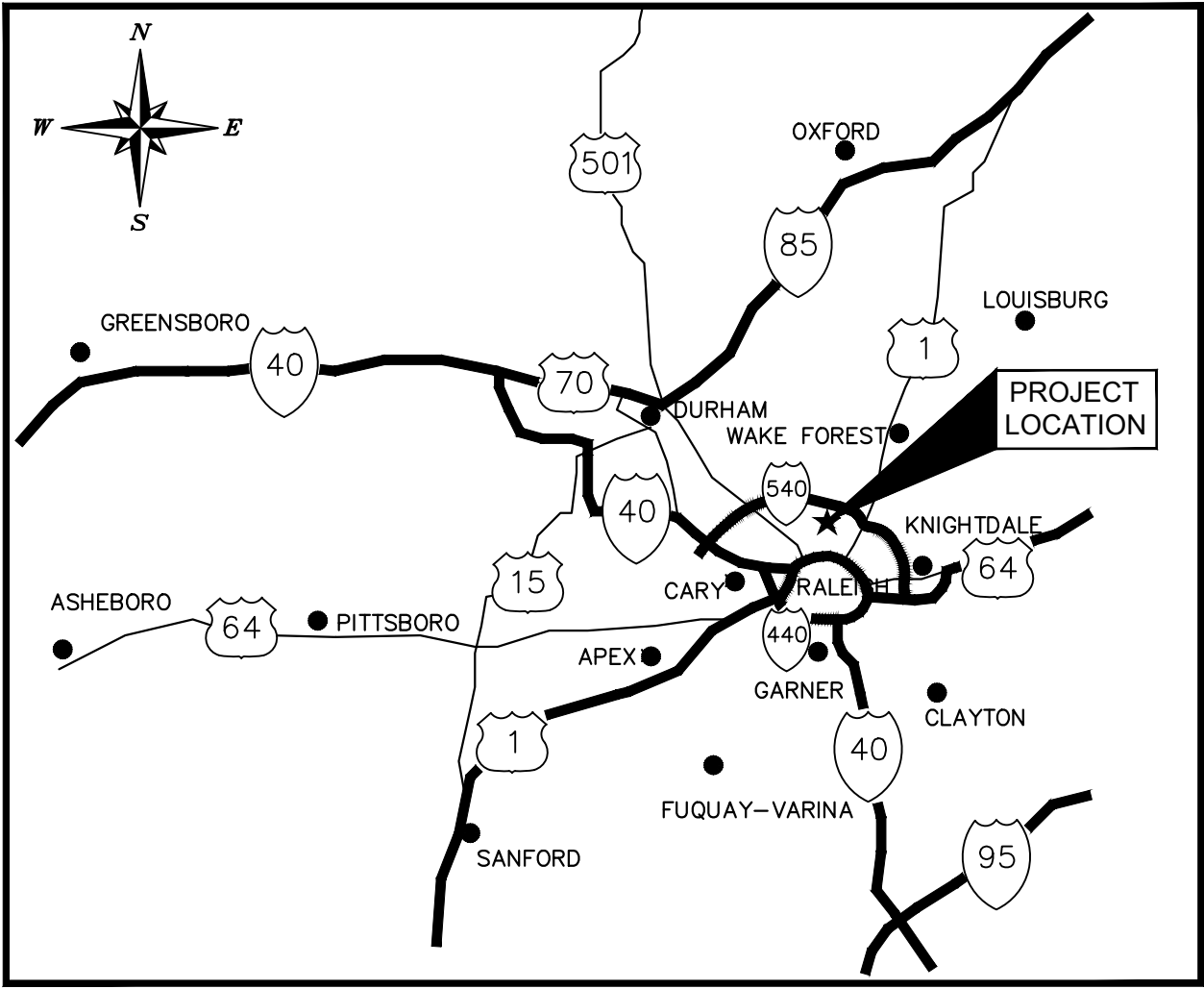
DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 9.27	
Zoning districts (if more than one, provide acreage of each): COMMERCIAL MIXED USE (CX-3-PL)	
Overlay district: N/A	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 6.97 Square Feet: 304,000	Proposed Impervious Surface: Acres: 6.97 Square Feet: 304,000
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following: Alluvial soils: N/A Flood study: N/A FEMA Map Panel #:	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached N/A Attached N/A
Total # of single-family lots: N/A	
Proposed density for each zoning district (UDO 1.5.2.F): N/A	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 2	

SIGNATURE BLOCK	
<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>I, <u>Danielle Hammond</u> will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.</p> <p>I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.</p>	
Signature: 	Date: 10/20/2021
Printed Name: Danielle Hammond	
Signature:	Date:
Printed Name:	

Please email your completed application to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).





PROJECT LOCATION  
NTS

PRELIMINARY SUBDIVISION PLAN FOR  
**CELEBRATION SHOPPING CENTER**

SUB-0076-2021

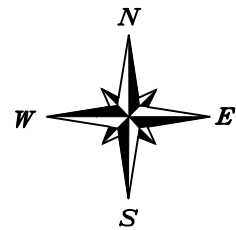
7461 SIX FORKS ROAD  
RALEIGH, NORTH CAROLINA 27615

A DEVELOPMENT BY: FCA PARTNERS  
300 SOUTH TRYON STREET, SUITE 420  
CHARLOTTE, NC 28202

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	DEMOLITION PLAN
C3.0	PRELIMINARY SUBDIVISION PLAN
C4.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C5.0	PRELIMINARY UTILITY PLAN



VICINITY MAP



SCALE: 1" = 500'

DESIGN ALTERNATE (DA-0030-2021)

UDO SECTION 8.3.5:

- 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.
- 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.
- 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.

UDO SECTIONS 8.4 & 8.5

- THE FOLLOWING DESIGN ALTERNATES TO THE STREET CROSS-SECTION AND STREETScape STANDARDS FOR SAWMILL ROAD (AVENUE 2 LANE, UNDIVIDED):
  - a. DESIGN ALTERNATE IN ORDER TO NOT PROVIDE A 7' WIDE BIKE LANE
  - b. DESIGN ALTERNATE IN ORDER TO NOT PROVIDE STREET TREES
  - c. 1' DESIGN ALTERNATE TO MAINTAIN THE 5' WIDE PLANTING STRIP
  - d. 1' DESIGN ALTERNATE TO MAINTAIN THE 5' WIDE SIDEWALK
  - e. DESIGN ALTERNATE TO NOT PROVIDE THE 2' WIDE MAINTENANCE STRIP
  - f. DESIGN ALTERNATE TO NOT PROVIDE THE 5' WIDE GENERAL UTILITY EASEMENT
- THE FOLLOWING DESIGN ALTERNATES FOR THE STREET CROSS-SECTION AND STREETScape STANDARDS FOR SIX FORKS ROAD (AVENUE 6 LANE, DIVIDED):
  - a. DESIGN ALTERNATE IN ORDER TO NOT PROVIDE A 7' WIDE BIKE LANE
  - b. DESIGN ALTERNATE IN ORDER TO NOT PROVIDE STREET TREES
  - c. 1' DESIGN ALTERNATE TO MAINTAIN THE 5' WIDE PLANTING STRIP
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BLOCK PERIMETER

- BLOCK PERIMETER IS EXEMPT PER 8.3.2.A.1.b.ix

CROSS ACCESS (8.3.5.D)

- CROSS ACCESS IS EXEMPT PER 8.3.5.D.5.A FOR THE FOLLOWING PARCELS: 1707461087, 1707461080, 1707451994, 1707451897, 1707451890, 1707451783, 1707451667, 1707451650, 1707451467, 1707451480, 1707451393, 1707452217, 1707452220, 1707453165, 1707454145, 1707455126, 1707455196
- CROSS ACCESS IS EXEMPT PER 8.3.5.D.5.C (PLACE OF WORSHIP) FOR THE FOLLOWING PARCELS: 1707448561

SURVEY NOTE:

ALL EXISTING TOPOGRAPHICAL AND BOUNDARY INFORMATION FOR NEW PARCEL WAS PROVIDED WITHIN A TOPOGRAPHIC SURVEY PREPARED BY KCI ASSOCIATES OF N.C., 4505 FALLS OF NEUSE ROAD, FLOOR 4, (919) 783-9214, DATED 04/06/2021.  
EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION PREPARED BY WITHERSRAVENEL 115 MACKENAN DRIVE, CARY, NC 27511 DATED 02/14/2017.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, WAKE COUNTY, AND NCDOT STANDARDS AND SPECIFICATIONS. MORE STRINGENT SHALL GOVERN.

PROJECT OWNER AND CONSULTANT

SITE DEVELOPER: FCA PARTNERS  
300 SOUTH TRYON STREET, SUITE 420  
CHARLOTTE, NC 28202  
PHONE: (704) 972-2572  
ATTN.: G. WIN KELLY  
win.kelly@fcapartners.com

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.  
421 FAYETTEVILLE ST., SUITE 600  
RALEIGH, NORTH CAROLINA 27601  
PHONE: (919) 653-2959  
ATTN: DANIELLE HAMMOND, P.E.  
danielle.hammond@kimley-horn.com

SURVEYOR: KCI ASSOCIATES OF N.C.  
4505 FALLS OF NEUSE, FLOOR 4  
RALEIGH, NC 27607  
PHONE: (919) 783-3214  
ATTN: ROBERT BAUMGARTNER, PLS  
rob.baumgartner@kci.com

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Continue to page 2 >>

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REVISION 02.19.21

raleighnc.gov

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
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Signature:	Date: 10/20/2021
Printed Name: Danielle Hammond	
Signature:	Date:
Printed Name:	

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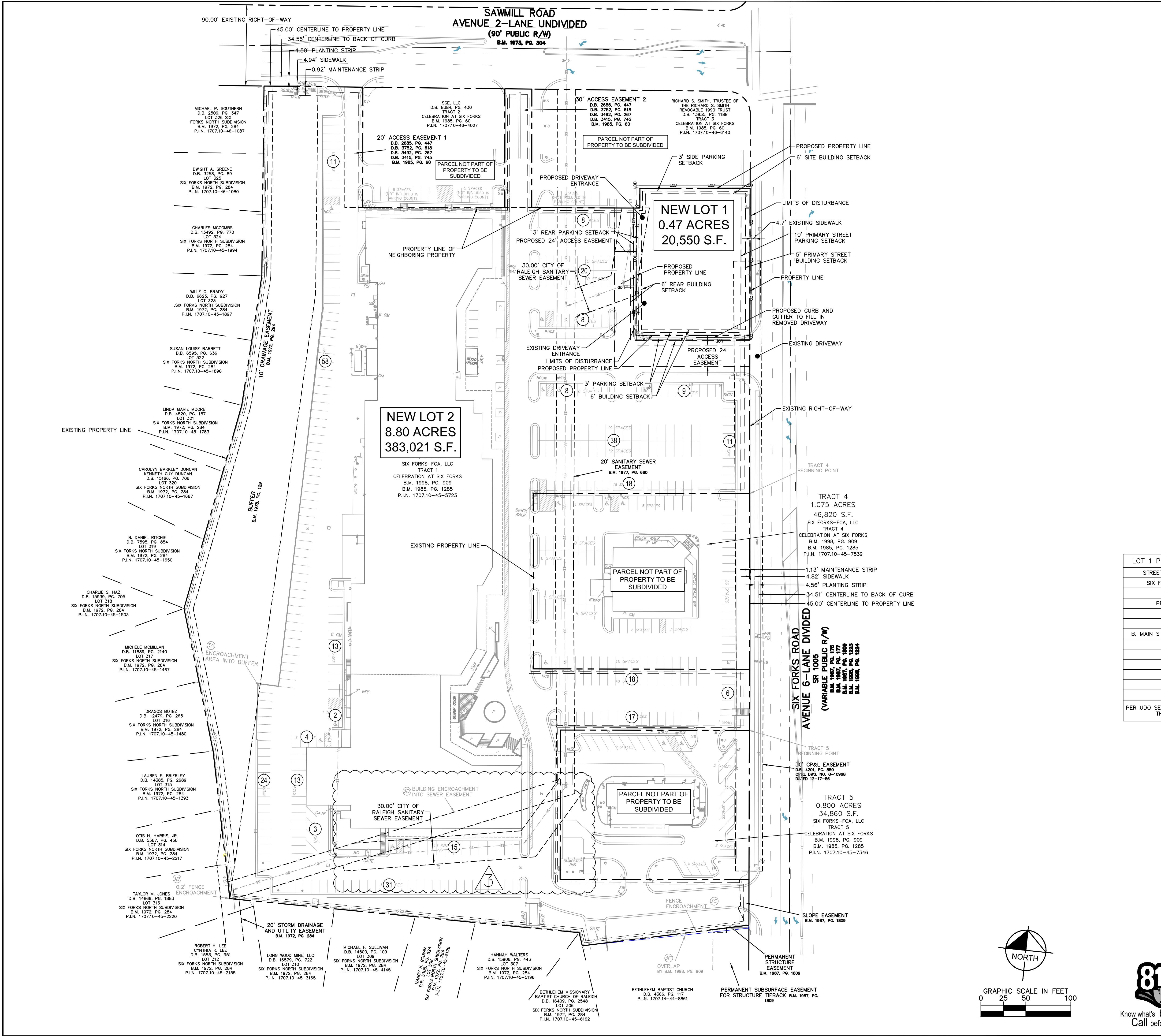
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- RIGHT-OF-WAY OBSTRUCTION NOTES:
- STREET, LANE, AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.
  - A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV AT WWW.RALEIGHNC.GOV KEYWORD: "RIGHT-OF-WAY SERVICES".
  - 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.
  - THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
  - ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
  - 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.





SITE LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	STANDARD CURB AND GUTTER
	LIGHT POLE

SITE DATA	
PROPERTY INFORMATION	
EXISTING ZONING:	CX-3-PL
OVERLAY DISTRICT:	N/A
EXISTING USE:	SHOPPING CENTER
PROPOSED USE:	LOT 1: COMMERCIAL LOT 2: SHOPPING CENTER
SHOPPING CENTER FLOOR AREA	REQUIRED: 25,000 SF PROVIDED: 90,427 SF
SHOPPING CENTER ESTABLISHMENTS	REQUIRED: 3 MINIMUM PROVIDED: 25 TENANT ESTABLISHMENTS
EXISTING SHOPPING CENTER USES	REQUIRED: MINIMUM 1 COMMERCIAL OR RECREATIONAL USE PROVIDED: 6+ COMMERCIAL USES PROVIDED
PROVIDED SHOPPING CENTER USES	REQUIRED: MINIMUM 1 COMMERCIAL OR RECREATIONAL USE PROVIDED: 6+ COMMERCIAL USES PROVIDED
TOTAL SITE AREA:	9.27 AC
GENERAL BUILDING SETBACKS:	5' FROM PRIMARY/SIDE STREET 6' FROM REAR/SIDE LOT LINE
PARKING SETBACKS:	10' FROM PRIMARY/SIDE STREET 3' FROM SIDE OR REAR LOT LINE
EXISTING PARKING	345 SPACES
REQUIRED PARKING:	LOT 1: TO BE REVIEWED WITH DEVELOPMENT PLANS LOT 2: 90,427 SF/250 SPACES PER SF = 362 SPACES MAX
PROVIDED PARKING:	LOT 1: TO BE REVIEWED WITH DEVELOPMENT PLANS LOT 2: 335 SPACES
PROJECT DATA	
PIN:	1707455723
PROPOSED NUMBER OF LOTS:	2
EXISTING BUILDING FLOOR AREA:	92,995 SF
RIGHT-OF-WAY DEDICATION AREA:	0 AC
NET SITE AREA:	9.27 AC
PROPOSED LOT AREAS:	LOT 1: 0.47 AC (20,550 SF) LOT 2: 8.80 AC (383,021 SF)

LOT 1 PRIMARY STREET SELECTION	
STREET FRONTAGES	TOTAL # A-D
SIX FORKS ROAD	1
PRIMARY STREET CRITERIA	
A. TRANSIT SERVICE	
SIX FORKS ROAD	
B. MAIN STREET OR URBAN THOROUGHFARE	
C. RETAIL STREET	
D. MIXED-USE STREET	
PER UDO SECTION 1.5.4.C., SIX FORKS ROAD IS THE DESIGNATED PRIMARY.	

LOT 2 PRIMARY STREET SELECTION	
STREET FRONTAGES	TOTAL # A-D
SIX FORKS ROAD	1
SAWMILL ROAD	1
PRIMARY STREET CRITERIA	
A. TRANSIT SERVICE	
SIX FORKS ROAD	
B. MAIN STREET OR URBAN THOROUGHFARE	
C. RETAIL STREET	
D. MIXED-USE STREET	
SAWMILL ROAD	
PER UDO SECTION 1.5.4.C., BOTH SIX FORKS ROAD AND SAWMILL ROAD ARE DESIGNATED PRIMARY.	

LIMITS OF DISTURBANCE: 22,500 SF (0.51 AC)

PRELIMINARY  
NOT FOR CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, WAKE COUNTY, AND NCDOT STANDARDS AND SPECIFICATIONS; MORE STRINGENT SHALL GOVERN.

ALL EXISTING TOPOGRAPHICAL AND BOUNDARY INFORMATION FOR NEW PARCEL WAS PROVIDED WITHIN A TOPOGRAPHIC SURVEY PREPARED BY KC ASSOCIATES OF N.C., 4500 FALLS OF NEUSE ROAD, FLOOR 4, (919) 783-9214, DATED 04/06/2021. EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION PREPARED BY WITHERSBRUNN 115 MACKENNA DRIVE, CARY, NC 27511 DATED 02/14/2017. EXISTING INFORMATION SHOWN IS BASED UPON INFORMATION AVAILABLE TO THE ENGINEER AT TIME OF DESIGN AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY OWNER OR ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEFICIT OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601  
PHONE: 919-677-2000 FAX: 919-677-2050  
WWW.KIMLEY-HORN.COM

REVISIONS

NO.	DATE	BY
1	06/24/22	LDS
2	04/27/22	DMH
3	01/24/22	DMH

CELEBRATION  
SHOPPING CENTER  
SUBDIVISION PLAN

PRELIMINARY  
SUBDIVISION PLAN

RALEIGH NORTH CAROLINA

811

Know what's below.  
Call before you dig.

REVISIONS

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2	04/27/22	DMH
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