



To: Neighboring Property Owners and Tenants  
From: Worth Mills  
Date: September 17, 2021  
Re: Neighborhood Meeting for Text Change of Zoning Conditions for 8001 ACC Blvd (TCZ-4-21 / Z-47-21)

You are invited to attend a virtual meeting to discuss the proposed text change of zoning conditions of 8001 ACC Boulevard (TCZ-4-21 / Z-47-21). We have scheduled an informational meeting with surrounding neighbors on Thursday, September 30<sup>th</sup> at 5:00 PM until 7:00 PM. Due to the COVID-19 Pandemic, this meeting will be held virtually. You can participate online or by telephone. To participate, visit:

To join with video:

**<https://zoom.us/>**

**Meeting ID:** 893 9216 3357

**Password:** 321079

To join by telephone:

**+1 646 558 8656**

**Meeting ID:** 893 9216 3357

**Password:** 321079

The purpose of this meeting is to discuss the proposed text change of zoning conditions of 8001 ACC Boulevard (with Property Identification Numbers (PIN) 0768-39-8793). The property totals approximately 6.99 acres in size, and is located at the northwest intersection of T.W. Alexander Drive and ACC Boulevard.

The property is currently zoned Commercial Mixed Use with a 7-story height limit and zoning conditions that prohibit residential uses (CX-7-CU), and the proposed text change would permit residential uses.

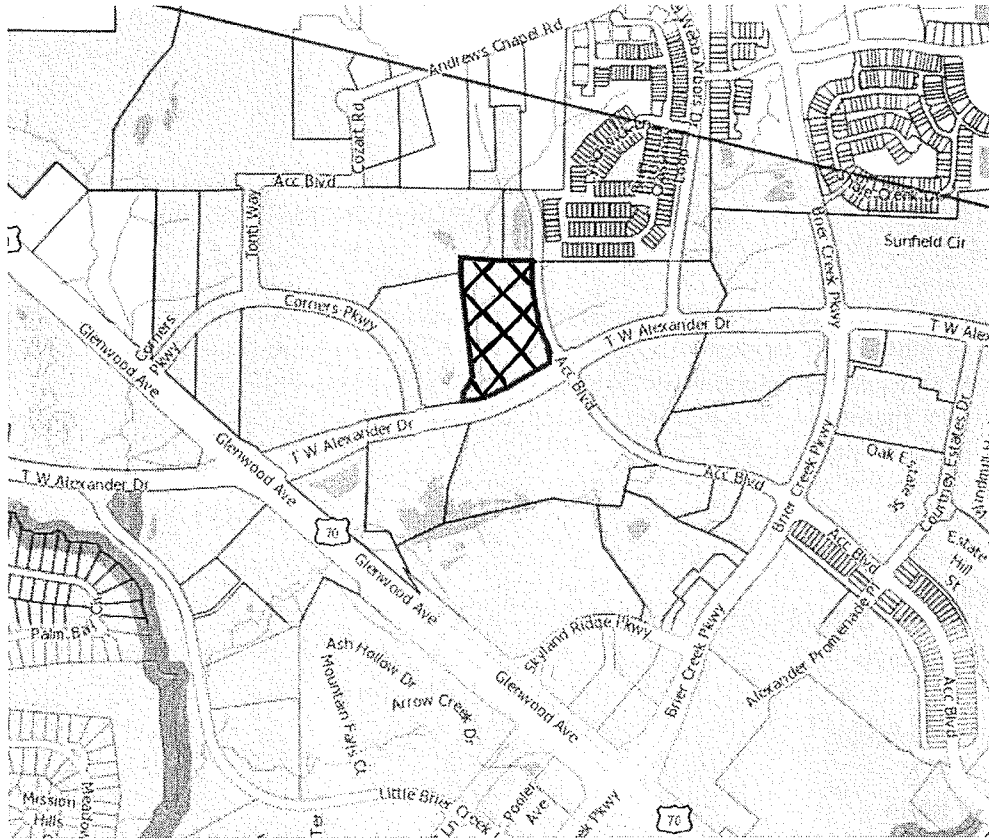
The City of Raleigh requires a neighborhood meeting involving the owners and tenants of property within 1,000 feet of the properties prior to being heard by the Planning Commission. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.645.4313 and [wmills@longleaflp.com](mailto:wmills@longleaflp.com). Also, for more information about the text change to zoning conditions, you may visit [www.raleighnc.gov](http://www.raleighnc.gov) and search for "Rezoning Process", or contact the Raleigh City Planning Department at 919.996.2235 or [carmen.kuan@raleighnc.gov](mailto:carmen.kuan@raleighnc.gov).

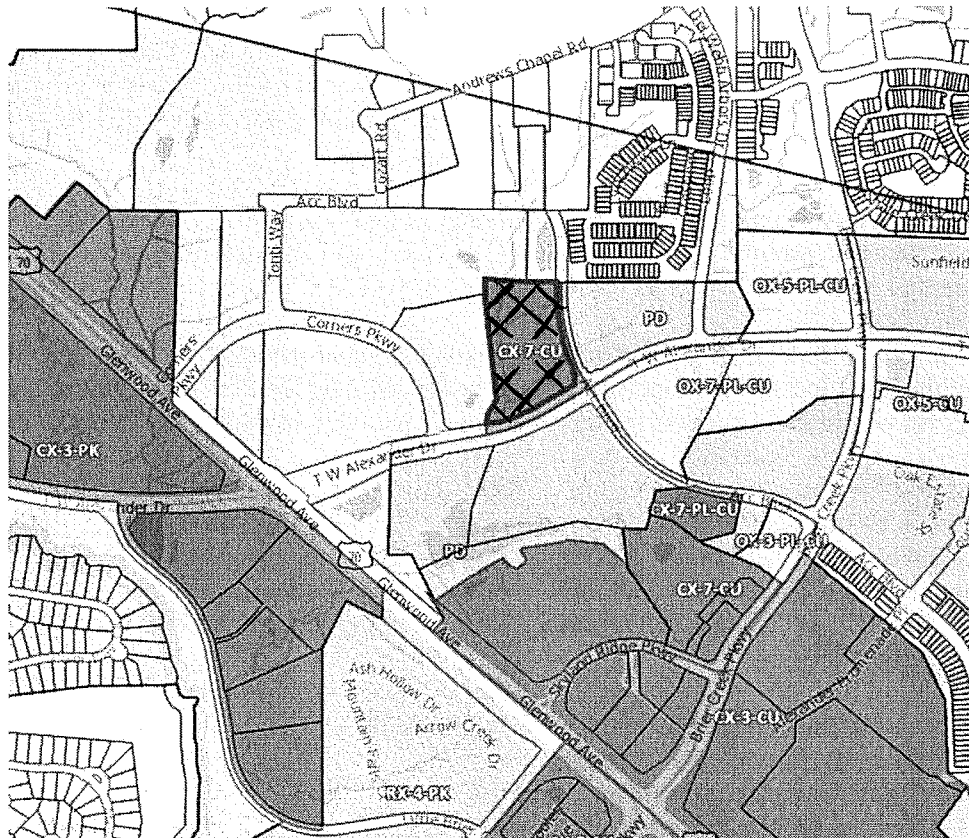
Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. A draft of the proposed Rezoning Application

### CURRENT PROPERTY MAP



### CURRENT ZONING MAP





# Rezoning Application and Checklist

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

Please complete all sections of the form and upload via the Permit and Development Portal ([permitportal.raleighnc.gov](http://permitportal.raleighnc.gov)). Please see page 8 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov).

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General Use	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Master Plan
	<input checked="" type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: CX		Height: -7	Frontage: N/A
Proposed zoning base district: CX		Height: -7	Frontage: N/A
Overlay(s): N/A			
<b>Helpful Tip:</b> View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number: Z-37-16			

General Information		
Date: 8.4.21	Date amended (1):	Date amended (2):
Property address: 8001 ACC Boulevard		
Property PIN: 0768-39-8793		
Deed reference (book/page): Book 16745, Page 1996		
Nearest intersection: T.W. Alexander Drive & ACC Boulevard		Property size (acres): 6.99 acres
For planned development applications only	Total units: N/A	Total square footage: N/A
	Total parcels: N/A	Total buildings: N/A
Property owner name and address: Heritage Inn of Raleigh LLC, 4520 36th Avenue S, Fargo, ND 58104		
Property owner email:		
Property owner phone:		
Applicant name and address: Worth Mills, Longleaf Law Partners, 4509 Creedmoor Road, Suite 302, Raleigh, NC 27612		
Applicant email: <a href="mailto:wmills@longleaflp.com">wmills@longleaflp.com</a>		
Applicant phone: 919.645.4313		
Applicant signature(s): <i>Tom Kasowski</i> <small>DocuSigned by: 0A69051130454B2...</small>		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	<b>Office Use Only</b> Rezoning case # _____
Existing zoning: <b>CX-7-CU</b>	Proposed zoning: <b>CX-7-CU</b>	

Narrative of Zoning Conditions Offered
<p>1. The following principal uses shall be prohibited: (i) adult establishment.</p> <p>2. The maximum development intensities for the property shall be as set forth in this condition. The maximum development intensities are for principal uses, and shall not apply to any accessory uses.</p> <p style="margin-left: 20px;">A. 46,200 square feet of office; or</p> <p style="margin-left: 20px;">B. 165 maximum unit hotel; or</p> <p style="margin-left: 20px;">C. 350 dwelling units and 40,000 square feet of Commercial uses.</p> <p>2. Prior to the issuance of a building permit for new development a transit easement shall be deed to the City and recorded in the Wake County Registry. Prior to recordation of the transit easement, the dimensions (not to exceed 15 feet in depth and 20 feet in width) and location of the easement shall be agreed to by the Public Works Department and then Property Owner, and the easement deed approved as to form by the City Attorney's Office.</p> <p>3. ACC Boulevard build-to shall be 0-100 feet.</p> <p>4. The building width along ACC Boulevard build-to shall be minimum 50%.</p> <p>5. A maximum of 2 bays of on-site parking with a single drive aisle shall be permitted between the building and ACC Boulevard.</p> <p>6. A minimum of 1 pedestrian entrance facing ACC Boulevard shall be required.</p>

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature: \_\_\_\_\_

*Lori Kasowski*

0A69051130454B2

Printed Name(s): Lori Kasowski