

Petition for Annexation into Raleigh City Limits

Planning and Development Department • One Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682



Section A Submittal Deadlines

Petitions for annexation are accepted by Planning and Development at any time. There are no fees required for submittal of an annexation petition. **The annexation will be scheduled for public hearing and becomes effective immediately upon adoption at the scheduled public hearing unless notified otherwise by the City Clerk.**

Section B Summary Information / Metes and Bounds Descriptions

Development Project Name: Corporate Center Drive Apartments

Street Address: 1101 Corporate Center Drive

City of Raleigh Subdivision approval #:
S- _____ - _____ or

ASR 0057 - 2024

Building Permit #: _____ or

Group Housing #:
GH- _____ - _____ - _____

Wake County (PINs) Property Identification Number(s):

0774870206

Acreage of Annexation Site:
22.4293

Linear Feet of New Public Streets within Annexation Boundaries:
N/A

Annexation site is requesting connection to City of Raleigh Water and/or Sewer

For Sewer-Only Requests:

Applicant has received a contract for service from Raleigh Water: Yes. No

Number of proposed dwelling units: 237

Continue to page two >>

Unit Type/Unit Count:	Total Breakdown of Dwelling Units													
	Single-Family Home Unit Count _____	Multifamily - Condo/Apartment Unit Count <u>237</u>	Multifamily – Townhouse Unit Count _____											
	Complete only for Townhome Units:													
	Are there more than 6 units in one group of townhomes? <input type="checkbox"/> Y <input type="checkbox"/> N													
	Complete only for Condo/Apartment units:													
	Are buildings multi-story with stacked units? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Will there be a community trash compactor? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Unit Count +/- Description: <i>Example</i> 30 Studio + 1 Bath 50 1 BR + 1.5 Bath <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Count</th> <th style="text-align: left;">Bedroom +</th> <th style="text-align: left;">Bath</th> </tr> </thead> <tbody> <tr> <td style="border-top: 1px solid black;">140</td> <td style="border-top: 1px solid black;">1</td> <td style="border-top: 1px solid black; text-align: right;">+ 1</td> </tr> <tr> <td style="border-top: 1px solid black; border-bottom: 1px solid black;">79</td> <td style="border-top: 1px solid black; border-bottom: 1px solid black;">2</td> <td style="border-top: 1px solid black; border-bottom: 1px solid black; text-align: right;">+ 2</td> </tr> <tr> <td style="border-top: 1px solid black;">18</td> <td style="border-top: 1px solid black;">3</td> <td style="border-top: 1px solid black; text-align: right;">+ 2</td> </tr> </tbody> </table>	Count	Bedroom +	Bath	140	1	+ 1	79	2	+ 2	18	3
Count	Bedroom +	Bath												
140	1	+ 1												
79	2	+ 2												
18	3	+ 2												
Building Square Footage of Non-Residential Space: 0														
Specific proposed use (office, retail, warehouse, school, etc.): <u>Apartments</u>														
Projected market value at build-out (land and improvements): \$ <u>75,349,119.00</u>														
Applicant Contact Information														
Property Owner(s): Corporate Center Dr Apartments, LLC														
Primary Mailing Address: 8480 Honeycutt Road, Ste. 200, Raleigh, NC 27615-2261														
Phone: 585-465-0099	Email: kenyon@kdmdevelopment.com													
Project Contact information (if different than property owner)														
Contact(s): Marty D. Bizzell, PE - Bass, Nixon and Kennedy, Inc.														
Primary Mailing Address: 6310 Chapel Hill Road, Ste. 250, Raleigh, NC 27607														
Phone: 919-851-4422	Email: marty.bizzell@bnkinc.com													
Written metes and bounds description of property to be annexed: Attach additional sheets if necessary. An electronic copy in word format must be emailed to rezoning@raleighnc.gov .														

Section C Annexation Petition

State of North Carolina, County of Wake, Petition of Annexation of Property to the City of Raleigh, North Carolina

Part 1 The undersigned, being all the owners of the real property described in this application (Section B) respectfully request the annexation of said property to the City of Raleigh, North Carolina. **The petitioners understand and agree that all streets and utilities within the annexed area will be constructed and installed by the developer according to the Unified Development Ordinance and any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners.** The property to be annexed is:

Contiguous to the present corporate limits of the City of Raleigh, North Carolina, or

Not Contiguous to the municipal limits of the City of Raleigh, North Carolina and is located within three miles of the municipal limits of the City of Raleigh, North Carolina (pursuant to Chapter 989 of the Sessions Law of North Carolina, 1967).

Part 2 The undersigned certify that they have researched the assessment lien rolls of the City (located at <https://raleighnc.gov/services/doing-business/assessment-liens>), and that the property described in this application, including any portion thereof, _____ is / ^x _____ **is not** (mark one) listed on any of the City's assessment lien rolls. If the property, or any portion thereof, is listed on the City's assessment lien rolls, the account number[s] for such assessment is ^{N/A} _____.

Part 3 NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. §160D-108 and G.S. §160D-108.1 for properties subject to the petition.

Do you declare such vested rights for the property subject to this petition? Yes No

If yes, please submit proof that vested rights have been granted by governing board. I hereby declare that my failure to disclose existence of a vested right terminates any vested right previously acquired for this property.

Signed this 7th day of March, 2025 by the owners of the property described in Section B.

Owner's Signature(s):
 Signature [Signature] Date 03/07/2025
 Signature _____ Date _____
 Signature _____ Date _____
 Signature _____ Date _____

Corporate Seal

Print Owner Name(s) and Information:
 Name: Kenyon A. Burnham Phone: 585-465-0099
 Address: 8480 Honeycutt Road, Ste. 200, Raleigh, NC 27615-2261
 Name: _____ Phone: _____
 Address: _____

Above signature(s) attested by [Signature] Peter Crassett

Received by the City Council of Raleigh, North Carolina, this _____ day of _____, 20____, at a Council meeting duly held.
Signature of the City Clerk and Treasurer: _____

RECEIVED
 MAR 14 2025
 BY: [Signature]

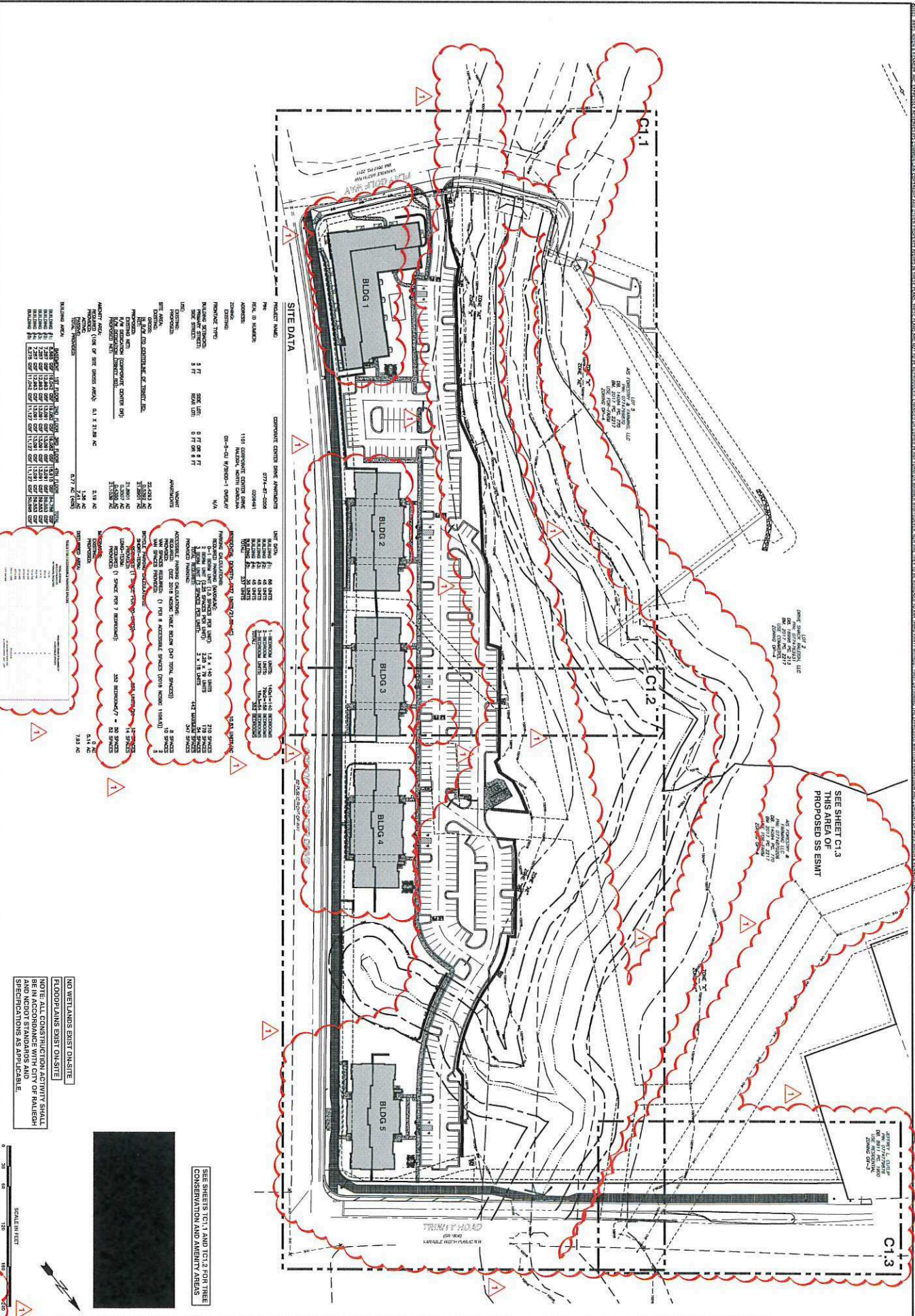
Section D Submittal Checklist

Please include all of the following (check off). If any information is missing from the application package, you will be asked to complete the application and re-submit the petition, so please check the list below carefully before you submit:

<input checked="" type="checkbox"/>	Annexation Petition Fee (see the Development Fee Guide webpage for current fee)	
<input type="checkbox"/>	If a request for sewer only, submit a copy of the contract for service with Raleigh Water	
<input checked="" type="checkbox"/>	Written metes and bounds description of the property to be annexed must be attached to this application. See page 1	
<input checked="" type="checkbox"/>	Electronic Word document of the written metes and bounds must be emailed to: rezoning@raleighnc.gov .	
<input checked="" type="checkbox"/>	Survey or Plat showing above written metes and bounds description of the property to be annexed must be submitted electronically in .pdf format, if possible. The survey or plat, if not already recorded, must be signed by a land surveyor licensed in the State of NC. The survey must be valid for the purposes of recording as set forth in NC General Statute § 47-30.	
<input checked="" type="checkbox"/>	City or County Property Map with parcels included in the annexation request clearly marked. An excerpt of a property map is acceptable, but the map number must appear on the excerpt. This map must show the existing and proposed city limits .	
<input checked="" type="checkbox"/>	Copy of Approved Preliminary Site Plan or Final Site Plan showing City Building Permit Transaction Number or Group Housing Number (GH-_____-13, etc.) or	Copy of Subdivision Plat submitted for lot recording approval with City file number (S-_____-13, etc.)
<input checked="" type="checkbox"/>	Projected Market Value of Development at build-out (land and improvements).	
<input checked="" type="checkbox"/>	General Annexation Area Data: Linear feet of public streets, total annexation area acreage, number of proposed residential units or square footage of commercial space, type of utility connections involved, specific land uses proposed.	
<input checked="" type="checkbox"/>	This application form completed, <u>dated and signed</u> by the property owner(s) and attested submitted by the deadlines noted in section B of this application , pages 1 and 2.	
Required, but often missing information. Please make sure to include the following:		
<input checked="" type="checkbox"/>	Correct Parcel Identification Number(s) (PIN). Call Wake County Geographic Information Services at 919-856-6360, if there is any question about the parcel identifier. This is very important. Please indicate if the property being requested for annexation is only a portion of an existing parcel.	
<input checked="" type="checkbox"/>	Owner's Signatures and Date of Signatures. See page 3 of this application. All real property owners must sign the application, and the <u>date of signature MUST be filled in!</u>	
<input type="checkbox"/>	Corporate Seal for property owned by a corporation.	
<input type="checkbox"/>	Rezoning Application , if the property is currently outside Raleigh's Extraterritorial Jurisdiction .	

BEGINNING AT AN EXISTING IRON PIPE LOCATED ON THE EASTERN CONTROLLED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 40, AND BEING LOCATED ON THE SOUTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF FRANCES C. DELLINGER COLLINS & KIRK L. DELLINGER AS RECORDED IN DEED BOOK 15471 PAGE 554, WAKE COUNTY REGISTRY, AND HAVING NC GRID (NAD '83/2011) COORDINATES OF N: 748059.21 FEET E: 2077304.52 FEET; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE SOUTH 60°12'34" EAST A DISTANCE OF 73.15 FEET TO A POINT LOCATED ON THE WESTERN PROPERTY LINE OF LOT 2 AS RECORDED IN BOOK OF MAPS 2019, PAGES 1076-1077, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 20°16'35" WEST A DISTANCE OF 100.72 FEET TO AN EXISTING ANGLE IRON; THENCE SOUTH 68°51'28" EAST A DISTANCE OF 75.01 FEET TO A POINT TO AN EXISTING ANGLE IRON; THENCE NORTH 20°16'28" EAST A DISTANCE OF 18.25 FEET TO A POINT LOCATED ON THE SOUTHWESTERN PROPERTY CORNER OF OPEN SPACE 35 AS RECORDED IN BOOK OF MAPS 2019, PAGE 1310, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE SOUTH 72°19'42" EAST A DISTANCE OF 155.09 FEET TO A POINT LOCATED ON THE WESTERN PROPERTY LINE OF OPEN SPACE 36 AS RECORDED IN BOOK OF MAPS 2019, PAGE 1310, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 22°17'26" WEST A DISTANCE OF 36.56 FEET TO A POINT LOCATED ON THE WESTERN PROPERTY LINE OF OPEN SPACE 24 AS RECORDED IN BOOK OF MAPS 2018, PAGE 2311, WAKE COUNTY REGISTRY; THENCE SOUTH 22°17'26" WEST A DISTANCE OF 50.62 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 60°14'18" EAST A DISTANCE OF 200.00 FEET TO A POINT; THENCE SOUTH 70°53'32" EAST A DISTANCE OF 150.00 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 20°32'30" EAST A DISTANCE OF 125.13 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF JEFFEREY L. CUTLIP AS RECORDED IN DEED BOOK 8911, PAGE 1900, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE SOUTH 70°47'01" EAST A DISTANCE OF 147.59 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF JEFFEREY L. CUTLIP AS RECORDED IN DEED BOOK 8911, PAGE 1900, WAKE COUNTY REGISTRY; THENCE LEAVING SAID SOUTHERN PROPERTY LINE ALONG AND WITH SAID EASTERN PROPERTY LINE N 21°26'29"E 223.08 FEET TO A POINT LOCATED ON THE SOUTHERN RIGHT-OF-WAY LINE OF TRINITY ROAD; THENCE LEAVING SAID EASTERN PROPERTY LINE ALONG AND WITH SAID SOUTHERN RIGHT-OF-WAY LINE S 52°43'22"E 45.48 FEET TO A POINT; THENCE S 51°32'46"E 420.33 FEET TO A POINT; THENCE S 50°57'24"E 312.37 FEET TO A POINT LOCATED ON THE NORTHWESTERN RIGHT-OF-WAY LINE OF CORPORATE CENTER DRIVE; THENCE LEAVING SAID SOUTHERN RIGHT-OF-WAY LINE ALONG AND WITH SAID THE NORTHWESTERN RIGHT-OF-WAY LINE THENCE S 39°02'12"W 916.42 FEET TO A POINT; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 526.42', WITH A RADIUS OF 2,943.04', WITH A CHORD BEARING OF S 33°54'47"W, WITH A CHORD LENGTH OF 525.71' TO A POINT; THENCE TRANSITIONING FROM THE

NORTHWESTERN RIGHT-OF-WAY LINE OF CORPORATE CENTER DRIVE TO THE NORTHEASTERN RIGHT-OF-WAY LINE OF PLAY GOLF WAY WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 36.97', WITH A RADIUS OF 25.00', WITH A CHORD BEARING OF S 73°20'57"W, WITH A CHORD LENGTH OF 33.69', TO A POINT; THENCE ALONG AND WITH SAID NORTHEASTERN RIGHT-OF-WAY LINE N 64°19'56"W 180.70 FEET TO A POINT; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 82.86', WITH A RADIUS OF 168.00', WITH A CHORD BEARING OF N 50°12'11"W, WITH A CHORD LENGTH OF 82.02' TO A POINT; THENCE N 36°04'26"W 36.98' TO A POINT; THENCE N 36°04'26"W 17.66' TO A POINT; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 32.13', WITH A RADIUS OF 468.00', WITH A CHORD BEARING OF N 34°06'27"W, WITH A CHORD LENGTH OF 32.12' TO A POINT; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.19', WITH A RADIUS OF 25.00', WITH A CHORD BEARING OF N 13°54'24"E, WITH A CHORD LENGTH OF 36.00' TO A POINT; THENCE N 59°57'16"E 31.38' TO A POINT; THENCE N 30°02'44"W 41.87' TO A POINT LOCATED ON THE SOUTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY DRIVE SHACK RALEIGH, LLC AS RECORDED IN DEED BOOK 16998, PAGE 213, WAKE COUNTY REGISTRY; THENCE LEAVING SAID NORTHEASTERN RIGHT-OF-WAY LINE ALONG AND WITH SAID EASTERN PROPERTY LINE N 09°43'42"E 76.88' TO A POINT; THENCE N 42°23'43"W 19.05' TO A POINT; THENCE N 12°10'09"W 55.41' TO A POINT; THENCE N 04°24'19"E 333.04' TO A POINT; THENCE S 89°21'55"E 316.20' TO A POINT; THENCE N 19°43'31"W 35.68' TO A POINT; THENCE N 14°22'47"W 41.50' TO A POINT; THENCE N 10°03'35"W 38.39' TO A POINT; THENCE N 16°55'04"W 39.29' TO A POINT; THENCE N 07°29'09"W 32.27' TO A POINT; THENCE N 69°48'43"E 49.86' TO A POINT; THENCE N 63°55'28"E 51.43' TO A POINT; THENCE N 56°08'15"E 19.39' TO A POINT; THENCE N 56°50'15"W 24.49' TO A POINT; THENCE N 77°18'05"W 20.91' TO A POINT; THENCE N 77°12'16"W 18.05' TO A POINT; THENCE N 59°08'11"W 32.16' TO A POINT; THENCE S 84°14'13"W 25.93' TO A POINT; THENCE N 43°07'51"W 17.26' TO A POINT; THENCE N 49°58'27"W 41.66' TO A POINT; THENCE N 50°08'48"W 26.06' TO A POINT; THENCE N 31°48'27"W 123.54' TO A POINT; THENCE N 71°52'50"W 212.44' TO A POINT; THENCE N 71°49'50"W 28.21' TO A POINT; THENCE N 74°17'32"W 44.67' TO A POINT; THENCE N 45°15'05"W 33.38' TO A POINT; THENCE N 65°15'04"W 45.37' TO A POINT; THENCE N 40°16'31"W 22.28' TO A POINT; THENCE N 49°09'27"W 27.37' TO A POINT; THENCE N 59°35'40"W 67.95' TO A POINT; THENCE N 58°11'34"W 28.83' TO A POINT; THENCE N 66°36'07"W 25.23' TO A POINT LOCATED ON THE EASTERN CONTROLLED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 40; THENCE LEAVING SAID NORTHEASTERN PROPERTY LINE OF LANDS NOW OR FORMERLY OWNED BY DRIVE SHACK RALEIGH, LLC AS RECORDED IN DEED BOOK 16998, PAGE 213, WAKE COUNTY REGISTRY; THENCE N 12°14'32"E 379.04' TO THE POINT OF BEGINNING, CONTAINING 24.9848 ACRES.



SITE DATA

PROJECT NAME:	CORPORATE CENTER DRIVE APARTMENTS
FILE NO. NUMBER:	0774-0304
ADDRESS:	1101 CORPORATE CENTER DRIVE
OWNER:	1101 CORPORATE CENTER DRIVE
PROPOSED TYPE:	DR-B-02 / W/SUB-1 / DENSITY
BLDG. APPROX. AREA:	3 FT
BLDG. APPROX. HEIGHT:	8 FT 6 IN 8 FT
BLDG. APPROX. WIDTH:	3 FT
BLDG. APPROX. DEPTH:	3 FT
BLDG. APPROX. HEIGHT:	3 FT
BLDG. APPROX. DEPTH:	3 FT
BLDG. APPROX. HEIGHT:	3 FT
BLDG. APPROX. DEPTH:	3 FT
BLDG. APPROX. HEIGHT:	3 FT
BLDG. APPROX. DEPTH:	3 FT
BLDG. APPROX. HEIGHT:	3 FT
BLDG. APPROX. DEPTH:	3 FT
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BLDG. APPROX. HEIGHT:	3 FT
BLDG. APPROX. DEPTH:	3 FT
BLDG. APPROX. HEIGHT:	3 FT
BLDG. APPROX. DEPTH:	3 FT
BLDG. APPROX. HEIGHT:	3 FT
BLDG. APPROX. DEPTH:	3 FT

SEE SHEET C1.3
THIS AREA OF
PROPOSED SS ESMT

NO WETLANDS EXIST ON SITE.
FLOODPLAINS EXIST ON SITE.
NOTE ALL CONSTRUCTION ACTIVITY SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH SPECIFICATIONS AS APPLICABLE.



SEE SHEETS TC1.1 AND TC1.2 FOR THREE CONSERVATION AND AMENITY AREAS

SCALE IN FEET
0 20 40 60 80 100

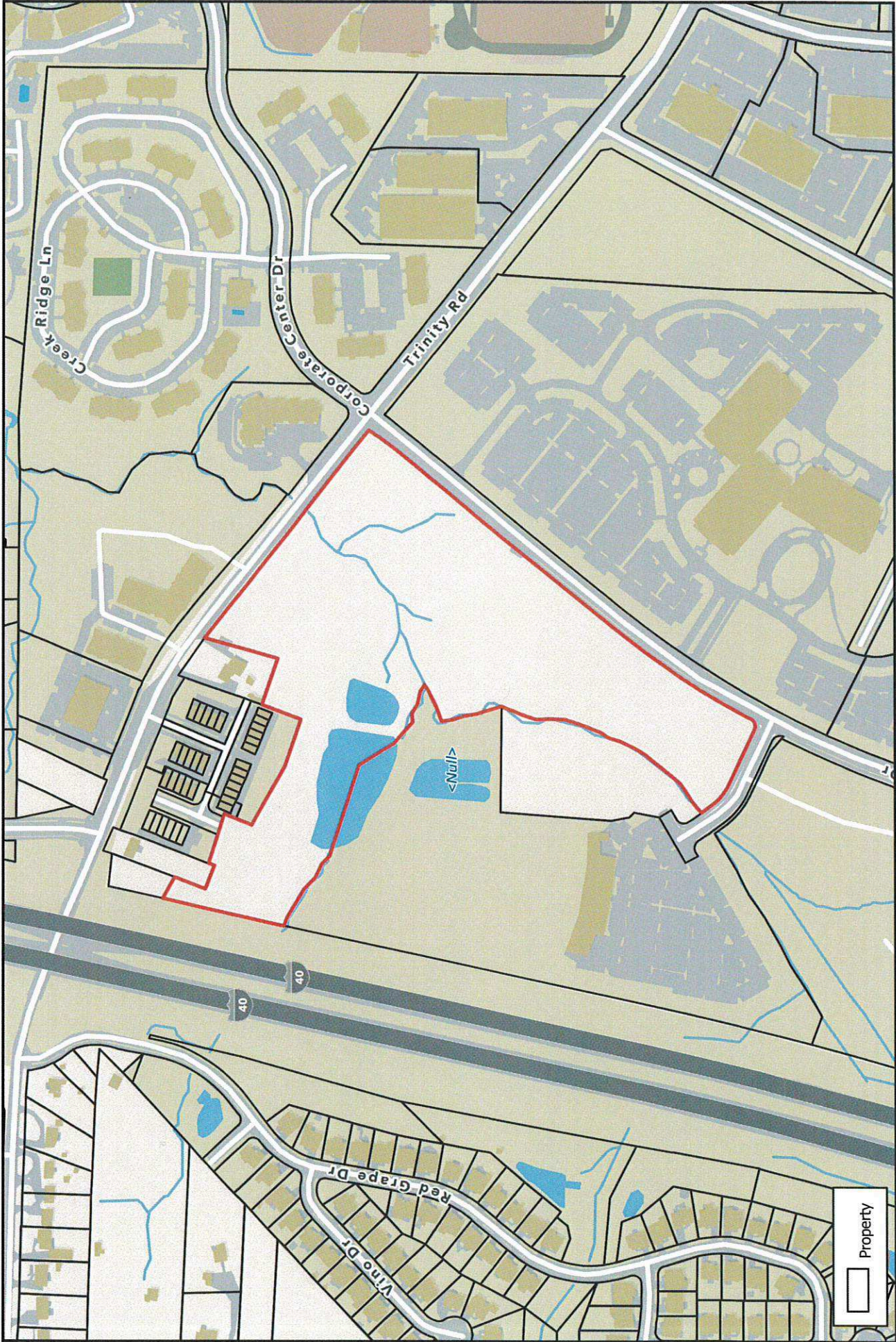
SHEET
C1.0

CORPORATE CENTER DRIVE APARTMENTS
1101 CORPORATE CENTER DRIVE
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

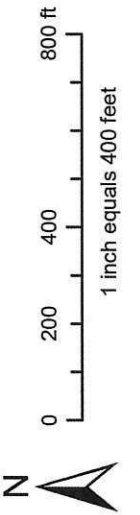
05-21083	05-08-2023	RAB		
JOB NO.	DATE	DRAWN BY		
OVERALL SITE PLAN				
1	05-31-24	CITY OF RALEIGH COMMENTS	RAB	
NO.	DATE	DESCRIPTION	BY	
		REVISIONS		

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 200, RALEIGH, NC 27607
TELEPHONE: (919)851-4322 FAX: (919)851-8998
CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)





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1101 Corporate Center Drive - City Property Map

Property