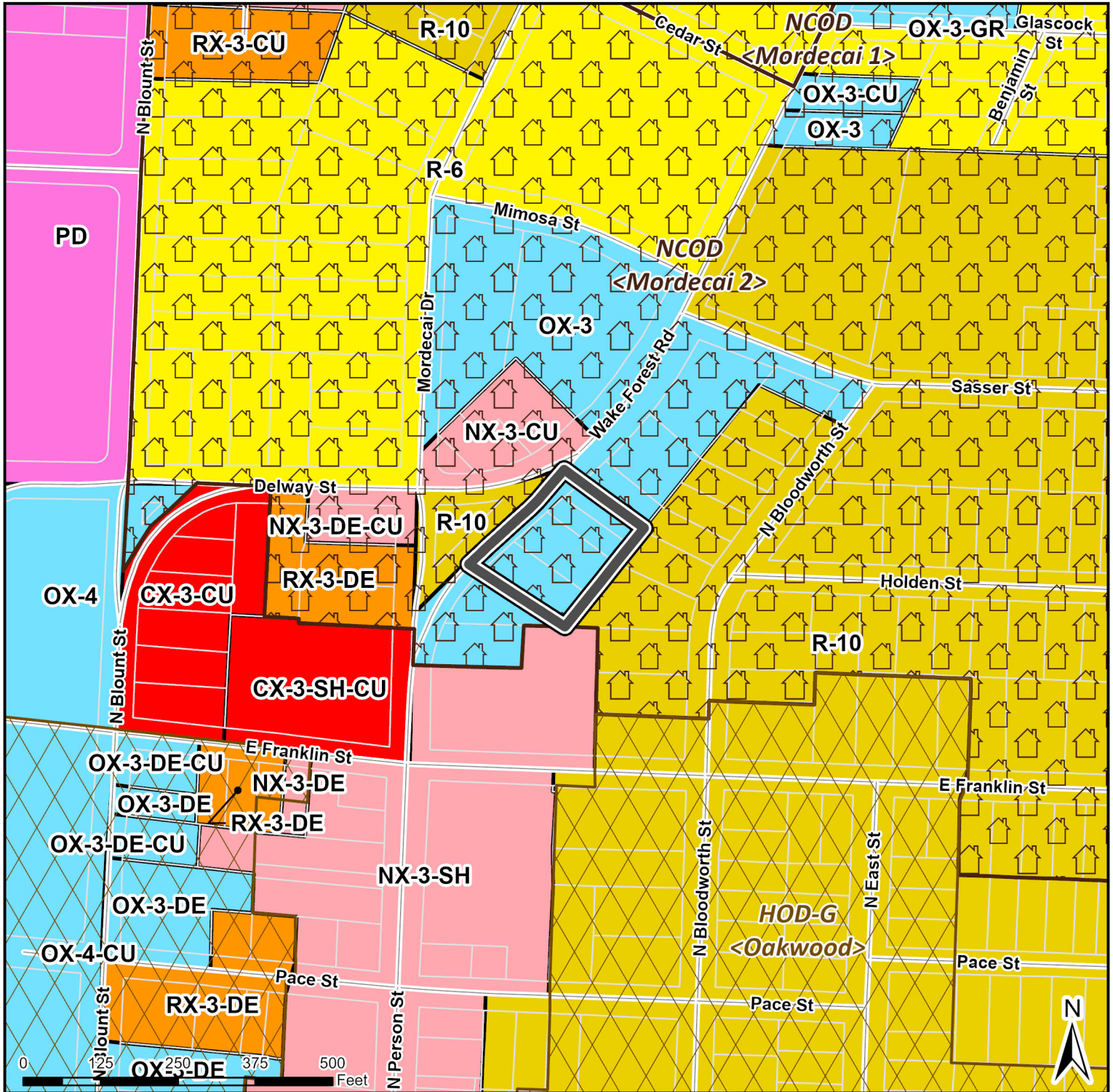
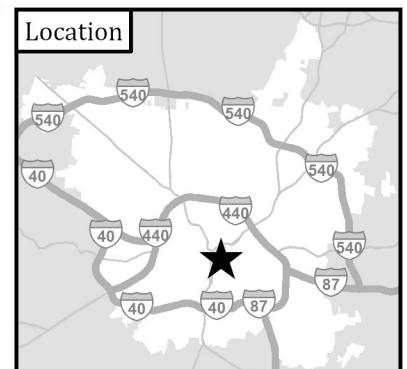


Existing Zoning

Z-1-2024



Property	816, 818, 820 & 822 Wake Forest Rd
Size	0.69 acres
Existing Zoning	OX-3 w/ NCOD
Requested Zoning	OX-4-CU (Remove NCOD)



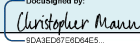


Rezoning Application and Checklist

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Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 18 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.

Rezoning Request				
Rezoning Type	General Use	<input checked="" type="checkbox"/> Conditional Use	Master Plan	Office Use Only Rezoning case #
	Text change to zoning conditions			
Existing zoning base district: OX	Height: 3	Frontage:	Overlay(s): NCOD	
Proposed zoning base district: OX	Height: 4	Frontage: UL	Overlay(s):	
Helpful Tip: 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:				

General Information			
Date: 1/4/24	Date amended (1):		Date amended (2):
Property address: 816, 818, 820, and 822 Wake Forest Rd, Raleigh, NC 27604			
Property PIN: 1704826974; 1704827919; 1704837042; and 1704837075			
Deed reference (book/page): 17259/533; 17363/1768; 17363/1745 & 18149/2369			
Nearest intersection: North Person Street		Property size (acres): 0.69 acres	
For planned development applications only	Total units:	Total square footage:	
	Total parcels:	Total buildings:	
Property owner name and address: Christopher J. Mann; Mann Mcgibney & Jordan PLLC			
Property owner email:			
Property owner phone:			
Applicant name and address: Tobias R. Coleman, 150 Fayetteville Street, Ste 2300 Raleigh, NC 27601			
Applicant email: tcoleman@smithlaw.com			
Applicant phone: 919-821-6778			
Applicant signature(s): 			
Additional email(s):			

RECEIVED

By Robert Tate at 4:51 pm, Jan 08, 2024

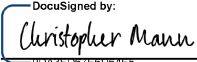
Conditional Use District Zoning Conditions

Zoning case #:	Date submitted: 1/4/24	Office Use Only Rezoning case # _____
Existing zoning: OX-3 w/ NCOD	Proposed zoning: OX-4-UL-CU	

Narrative of Zoning Conditions Offered

1. The following Principal Uses as listed in UDO Section 6.1.4 that are permitted, limited, or special uses in the OX- District shall be prohibited: Multi-unit Supportive Housing; Supportive housing residence; Boarding House; Social service Use Category; Cemetery; telecommunications tower (either <250 ft or > 250ft); Outdoor sports or entertainment facility (<250 seats or >250 seats); Parking facility; Heliport; Detention center, jail, prison.
2. There shall be a minimum fifty foot (50') primary building setback from the southeastern lot line shared with the following adjoining properties to the southeast: PIN Nos. 1704828920, 1704828977, 1704839011.
3. A protective yard with a minimum width of ten feet (10') shall be located along southeastern lot line shared with the following adjoining properties to the southeast: PIN Nos. 1704828920, 1704828977, 1704839011. The protective yard must include a fence between 6.5 and 9 feet in height.
4. The maximum building height for the townhouse building type shall be 45 feet and 3 stories.
5. The maximum building height within this portion of the Property shall be 50 feet, as measured from average post-development grade along the building elevation most parallel and closest to Wake Forest Road.

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:  _____

Printed Name(s): Christopher Mann

RECEIVED**By Robert Tate at 4:51 pm, Jan 08, 2024**

Rezoning Application Addendum #1	
<div>Comprehensive Plan Analysis</div> <div>The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.</div>	<div>Office Use Only</div> <div>Rezoning case #</div> <div>_____</div>
<div>Statement of Consistency</div> <div>Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.</div> <div> <p>1. The request is to retain Office Mixed Use zoning on the site. The subject site is classified as Office & Residential Mixed Use on the Future Land Use Map. The Comprehensive Plan provides that OX is the closest corresponding zoning district.</p> <p>2. The Urban Form Map shows that the subject site is on a Transit Emphasis Corridor (Wake Forest Road) and is within the Core Transit Area/ Frequent Transit Area and therefore has a Core/Transit context. Table LU-2 Recommended Height Designations recommends a building height range of 2 stories to 7 stories in areas classified Office & Residential Mixed Use on the Future Land Use Map with a Core Transit Context. The Comprehensive Plan further recommends limiting building height to 4 stories in Office & Residential Mixed Use located near neighborhoods.</p> <p>3. The Comprehensive Plan provides that property designated Office & Mixed Use is applied primarily to lots fronting on major streets where low-density residential uses are no longer appropriate. When enacted in 1994, the Mordecai Neighborhood Conservation Overlay District, in conjunction with the minimum lot sizes in effect at the time, required low-density residential housing to be built on the property by making apartments illegal and prohibiting smaller lots with denser development. Given the subject site's location at the southern edge of the Mordecai NCOD, removal of this site from the NCOD will not negatively impact the NCOD.</p> <p>3. The proposed rezoning is consistent with the following Comprehensive Plan policies: LU 1.2 (Future Land Use Map and Zoning Consistency), LU 1.3 (Conditional Use District Consistency), LU 2.1 (Placemaking), LU 2.2 (Compact Development), LU 2.5 (Healthy Communities), LU 2.6 (Zoning and Infrastructure Impacts), LU 4.4 (Reducing Vehicle Miles Traveled Through Mixed-Use), LU 4.5 (Connectivity), LU 4.7 (Capitalizing on Transit Access), LU 4.9 (Corridor Development), LU 5.1 (Reinforcing the Urban Pattern), LU 6.2 (Complementary Land Uses and Urban Vitality), LU 6.3 (Mixed-use and Multimodal Transportation), LU 7.4 (Scale and Design of New Commercial Uses), LU 8.1 (Housing Variety), LU 8.17 (Zoning for Housing Opportunity and Choice), EP 1.1 (Greenhouse Gas Reduction), and H 1.8 (Zoning for Housing).</p> </div>	
<div>Public Benefits</div> <div>Provide brief statements explaining how the rezoning request is reasonable and in the public interest.</div> <div> <p>This request will permit higher intensity mixed use development, including residential, to be built in a walkable and transit supportive area of the City. This will allow more people to live in a high quality neighborhood and provide the neighborhood with conveniently accessible transit, jobs, educational, and recreational amenities.</p> <p>Higher intensity mixed-use development in a walkable area of the City will allow for more people to live and work with reduced automobile reliance, likely reducing per capita carbon emissions for residents of any future development of the site, thereby advancing the City's goals on addressing climate change.</p> <p>The area has low transportation costs and high access to jobs. Higher intensity mixed use development under the requested rezoning would allow more people to benefit from those qualities.</p> </div>	

Rezoning Application Addendum #2	
Impact on Historic Resources	Office Use Only Rezoning case # _____
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
Inventory of Historic Resources	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
N/A	
Public Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	

Design Guidelines

The Applicant must respond to the **Urban Design Guidelines** contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within a "City Growth Center", "Mixed-Use Center", or "Transit Station Areas", OR;
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Policy UD 7.3:

The Design Guidelines in Table UD-1 shall be used to review rezoning petitions and development applications for mixed-use developments; or rezoning petitions and development applications along Main Street and Transit Emphasis Corridors or in City Growth, TOD and Mixed-Use Centers, including preliminary site plans and development plans, petitions for the application of Downtown Overlay Districts, Planned Development Districts, and Conditional Use zoning petitions.

The Applicant must respond to the **Downtown Urban Design Guidelines** contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within "Downtown" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Policy DT 7.18:

The design guidelines in Table DT-1 shall be used to review rezoning, alternative means of compliance, special use permits, and planned development master plan applications in downtown.

Please [click here](#) to download the Design Guidelines Addendum if required.

Urban Form Designation: Transit Emphasis Corridor

Click [here](#) to view the Urban Form map.

Please continue to the next page for the Rezoning Checklist Submittal Requirement.

Urban Design Guidelines Addendum

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Urban Design Guidelines

The Applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within a "City Growth Center", "Mixed-Use Center", or "Transit Station Areas", OR;
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Policy UD 7.3:

The Design Guidelines in Table UD-1 shall be used to review rezoning petitions and development applications for mixed-use developments; or rezoning petitions and development applications along Main Street and Transit Emphasis Corridors or in City Growth, TOD and Mixed-Use Centers, including preliminary site plans and development plans, petitions for the application of Downtown Overlay Districts, Planned Development Districts, and Conditional Use zoning petitions.

Urban Form Designation: Transit Emphasis Corridor

Click [here](#) to view the Urban Form map.

1

All mixed-use developments should generally provide retail (such as eating establishments, food stores, and banks), and other uses such as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian-friendly form.

Response: Development on the site will be arranged in a compact and pedestrian-friendly form and the proposed zoning will permit retail, office and residential uses.

2

Within all mixed-use areas, buildings that are adjacent to lower density neighborhoods should transition (height, design, distance, and/or landscaping) to the lower heights or be comparable in height and massing.

Response: Development will utilize various measures to transition to the adjoining neighborhood.

3

A mixed-use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed-use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed-use area should be possible without requiring travel along a major street. Preferred and discouraged street networks.

Response: The site will have access to Wake Forest Road.

4

Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Street Plan. Streets should connect adjacent developments.

Response: Given the size of the subject site, no internal streets are anticipated within the development on the site.

5	New development should be composed of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.
	Response: The development on the subject site will be built within an existing city block.
6	A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.
	Response: The proposed Urban Limited frontage contains requirements consistent with these guidelines.
7	Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high-volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.
	Response: The proposed Urban Limited frontage contains requirements consistent with these guidelines.
8	If the site is located at a street intersection, the main building of a complex or main part of a single building should be placed at the corner. Parking, loading, or service should not be located at an intersection.
	Response: N/A
9	To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.
	Response: Development on the subject site will consider this guideline at the time of design.
10	New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.
	Response: The proposed Urban Limited frontage contains requirements regarding public entrances to adjacent streets. Development will comply with the transparency requirements in the UDO.
11	The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.
	Response: The proposed rezoning will allow active uses along its frontage with Wake Forest Road that provide pedestrian traffic for the space.
12	A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor “room” that is comfortable to users.
	Response: Development on the subject site will consider this guideline at the time of design.

13	New public spaces should provide seating opportunities.
	Response: Development on the subject site will provide seating in amenity areas consistent with UDO requirements.
14	Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.
	Response: The proposed Urban Limited frontage contains requirements consistent with these guidelines.
15	Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.
	Response: The proposed Urban Limited frontage contains requirements consistent with these guidelines.
16	Parking structures are clearly an important and necessary element of the overall urban infrastructure, but, given their utilitarian elements, can have serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would. Care in the use of basic design elements can make a significant improvement.
	Response: Parking structures will conform to UDO requirements.
17	Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.
	Response: The subject site is within walking distance of transit stops.
18	Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.
	Response: The subject site has access to an existing pedestrian network of sidewalks.
19	All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.
	Response: The subject site does not have the sensitive areas described in these guidelines.
20	All development should incorporate high-quality, productive landscapes that serve multiple functions. Such functions include noise mitigation and absorption; capturing and cleaning of particulate matter; collection and filtering of stormwater; and reduction of the urban heat island effect. Strategies include green walls, trellises, carefully planted trees, green infrastructure, and green roofs.
	Response: Development on the subject site will consider this guideline at the time of design.

21	It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the city and should be scaled for pedestrians.
	Response: The subject site will utilize existing public streets and sidewalks for access.
22	Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and other areas where walkability is a focus should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising, and outdoor seating.
	Response: The subject site is served by existing public sidewalks. Improvements to existing sidewalks required by the UDO will be addressed at the time of design and construction of development on the site.
23	Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees that complement the face of the buildings and that shade the sidewalk. Residential streets should provide for an appropriate tree canopy, which shadows both the street and sidewalk and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 ¼" caliper and should be consistent with the city's landscaping, lighting, and street sight distance requirements.
	Response: Street trees required by the UDO will be addressed at the time of design and construction of development on the site.
24	Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.
	Response: Development on the subject site will consider this guideline at the time of design.
25	The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances should be designed to convey their prominence on the fronting facade.
	Response: The proposed Urban Limited frontage contains requirements consistent with these guidelines.
26	The ground level of the building should offer pedestrian interest along sidewalks. This includes windows, entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.
	Response: Development will comply with the transparency requirements in the UDO. The proposed Urban Limited frontage contains requirements consistent with these guidelines.
27	The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.
	Response: Development on the subject site will utilize the sidewalk on Wake Forest Road consistent with this guideline.

Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – General Use or Conditional Use Rezoning:	Yes	N/A	Yes	No	N/A
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Pre-application conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Rezoning application review fee (see Development Fee Guide for rates).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design or downtown design guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties with 500 feet of area to be rezoned	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Conditional Use District:	Yes	N/A	Yes	No	N/A
11. Completed zoning conditions, signed by property owner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If applicable, see page 18:	Yes	N/A	Yes	No	N/A
12. Proof of Power of Attorney or Owner Affidavit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Planned Development or Campus District:	Yes	N/A	Yes	No	N/A
13. Master plan (see Master Plan submittal requirements)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a text change to zoning conditions:	Yes	N/A	Yes	No	N/A
14. Redline copy of zoning conditions with proposed changes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please continue to the next page for the Master Plan Submittal Requirements checklist.

**SMITH, ANDERSON, BLOUNT,
DORSETT, MITCHELL & JERNIGAN, L.L.P.**

LAWYERS

OFFICES
Wells Fargo Capitol Center
150 Fayetteville Street, Suite 2300
Raleigh, North Carolina 27601

TOBY R. COLEMAN
DIRECT DIAL: (919) 821-6778
E-Mail: tcoleman@smithlaw.com

MAILING ADDRESS
P.O. Box 2611
Raleigh, North Carolina
27602-2611

TELEPHONE: (919) 821-1220
FACSIMILE: (919) 821-6800

November 30, 2023

Re: Notice of neighborhood meeting to discuss proposed rezoning of lands located at 816, 818, 820 and 822 Wake Forest Road, Raleigh, NC 27604 (PINS: 1704826974, 1704827919, 1704837042 and 1704837075) (collectively, the "Property")

Dear Neighbors:

We are writing to invite you to a Neighborhood Meeting to discuss a proposed rezoning of the Property.

The neighborhood meeting will be held on December 13, 2023 at 6 p.m. in the Halifax Community Center located at 1023 Halifax Street, Raleigh, North Carolina 27604.

The Property is currently zoned Office Mixed Use-3 stories with Neighborhood Conservation Overlay District (OX-3-NCOD) and is proposed to be rezoned to Office Mixed Use-4 stories, Conditional Use (OX-4-CU). The rezoning proposes to remove the Property from the Mordecai Neighborhood Conservation Overlay District. The enclosed maps show the location of the Property and the current zoning of the neighborhood.

At the Neighborhood Meeting, we will discuss the proposed rezoning, including the potential zoning conditions for the development of the Property.

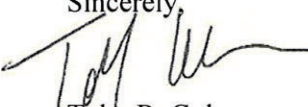
Prior to submitting the rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners, residents, or tenants within 500 feet of the property requested for rezoning. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed at the meeting.

Information about the rezoning process is available online; visit www.raleighnc.gov and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

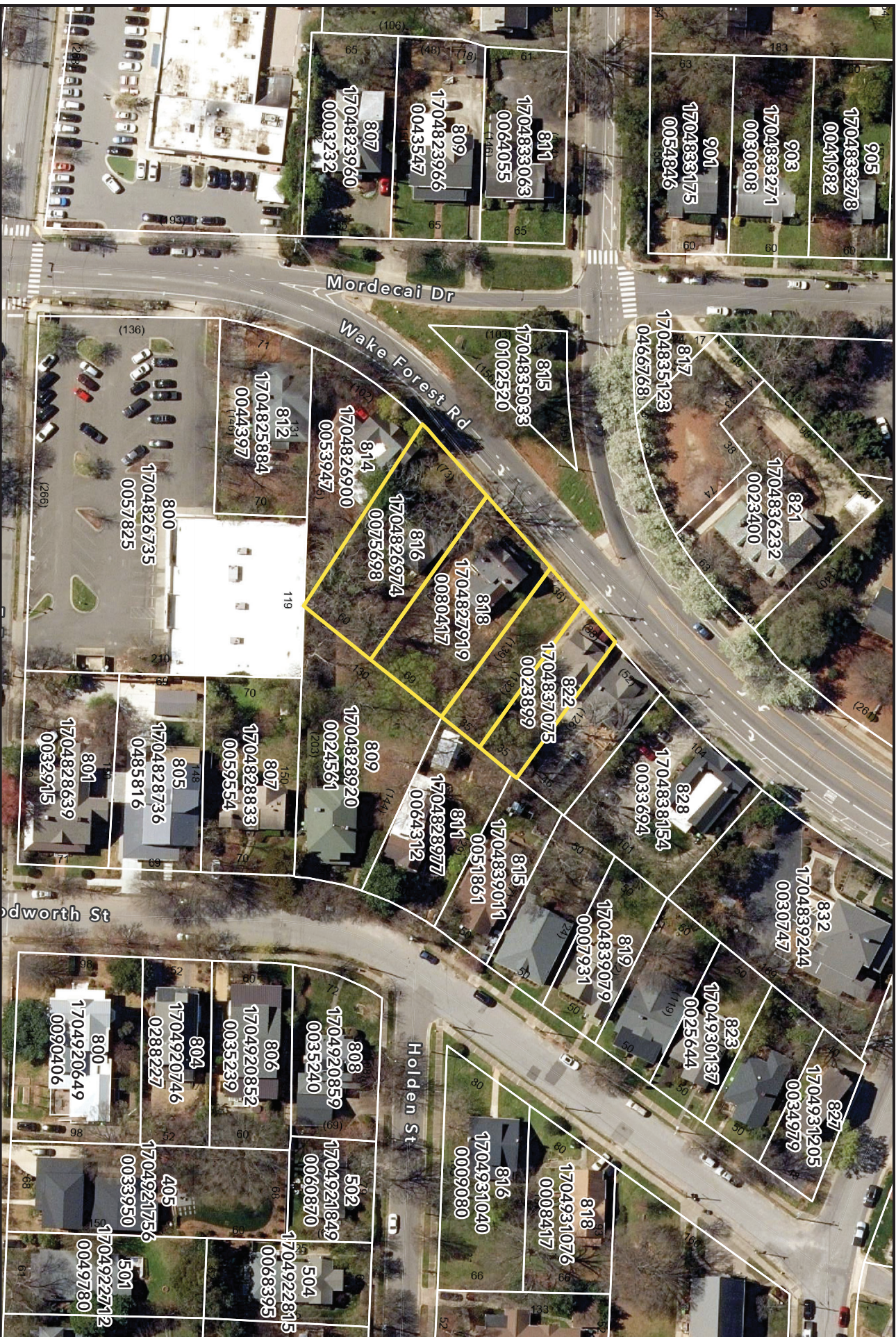
Sean Stewart
Raleigh Planning & Development
(919) 996-2638
Sean.Stewart@raleighnc.gov

If you have any concerns or questions about this potential rezoning, please do not hesitate to contact me. I can be reached via my office phone at 919-821-6778 or via email at tcoleman@smithlaw.com.

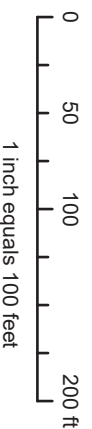
Sincerely,


Toby R. Coleman

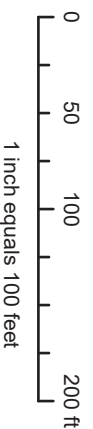
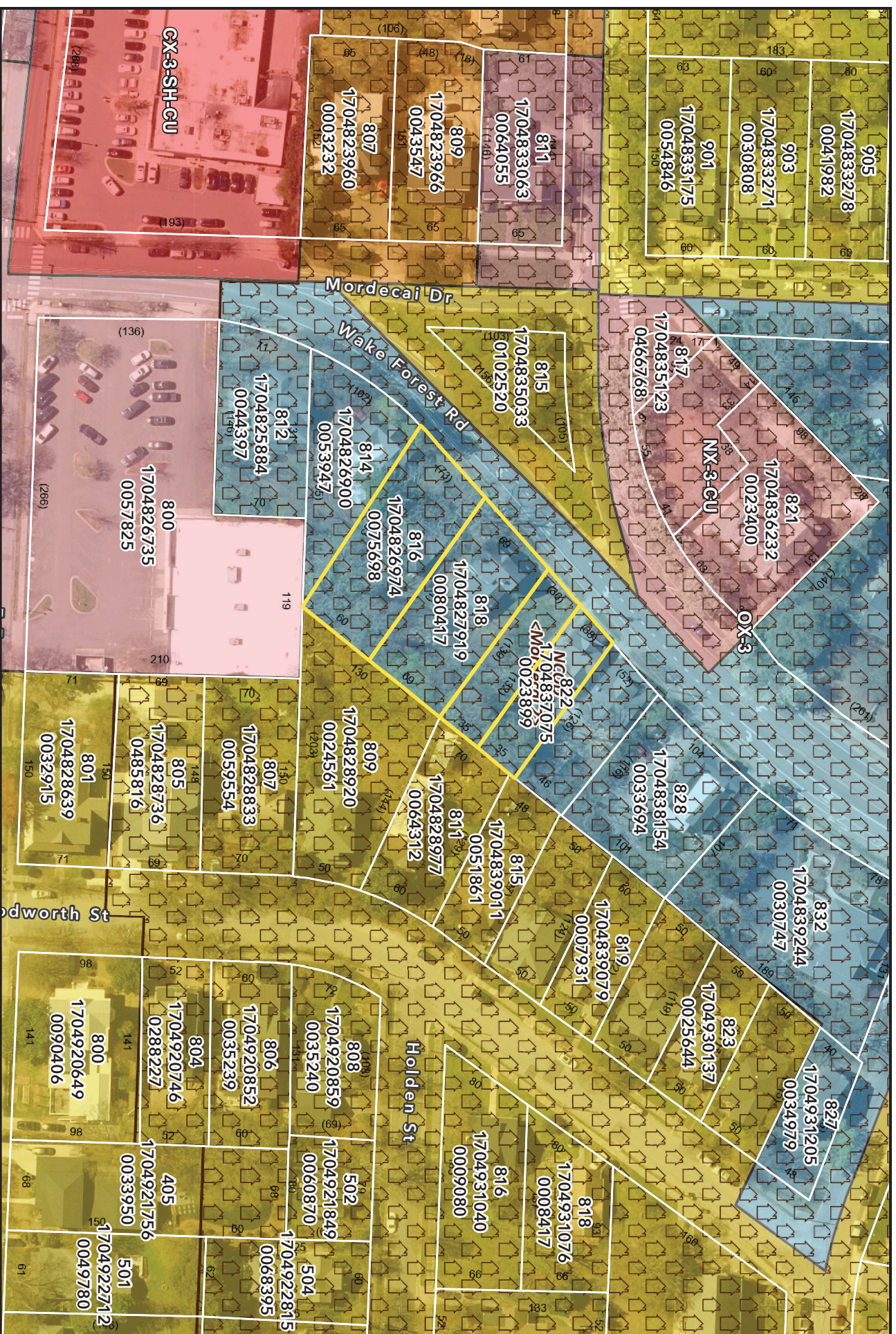
enclosures



816-822 Wake Forest Road no overlay



Disclaimer
 Maps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use or its interpretation.

SUMMARY OF ISSUES

A neighborhood meeting was held on December 13, 2023 (date) to discuss a potential rezoning located at 816-822 Wake Forest Road (property address). The neighborhood Meeting was held at Halifax Community Center, 1023 Halifax St. (location). There were approximately 24 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Concern about increased demand for on-street parking on surrounding neighborhood streets.
Concern about trash and recycling pickup on site and request to take steps to limit impacts on neighbors.
Interest in types of uses in development, including potential retail stores that might be included.
Concern about impact of removing property from southern tip of Mordecai NCOD.
Building height and concern about impact on adjoining residential properties.
Interest in quality building architecture and design.
Interest in how property would be buffered from neighboring residences.
Impact of denser development on neighborhood aesthetic.

SUMMARY OF ISSUES

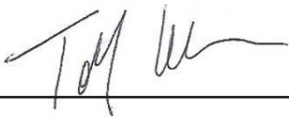
A neighborhood meeting was held on December 13, 2023 (date) to discuss a potential rezoning located at 816-822 Wake Forest Road (property address). The neighborhood Meeting was held at Halifax Community Center, 1023 Halifax St. (location). There were approximately 24 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Concern about light and noise impacts on adjoining neighbors.
Question about amenities that might be included in future development.
Interest in how development would interact with planned roundabout on Wake Forest Road.
Interest in what will happen to three vacant homes currently on site.
Building height and concern about impact on adjoining residential properties.
Interest in quality building architecture and design.
Interest in how property would be buffered from neighboring residences.
Impact of denser development on neighborhood aesthetic.

Attestation Statement

I, the undersigned, do hereby attest that the electronic verification document submitted herewith accurately reflects notification letters, enclosures, envelopes and mailing list for mailing the neighborhood meeting notification letters as required by Chapter 10 of the City of Raleigh UDO, and I do hereby further attest that that I did in fact deposit all of the required neighborhood meeting notification letters with the US. Postal Service on the 30th day of November, 2023. I do hereby attest that this information is true, accurate and complete to the best of my knowledge and I understand that any falsification, omission, or concealment of material fact may be a violation of the UDO subjecting me to administrative, civil, and/or, criminal liability, including, but not limited to, invalidation of the application to which such required neighborhood meeting relates.



Signature of Applicant/Applicant Representative

1/4/24

Date