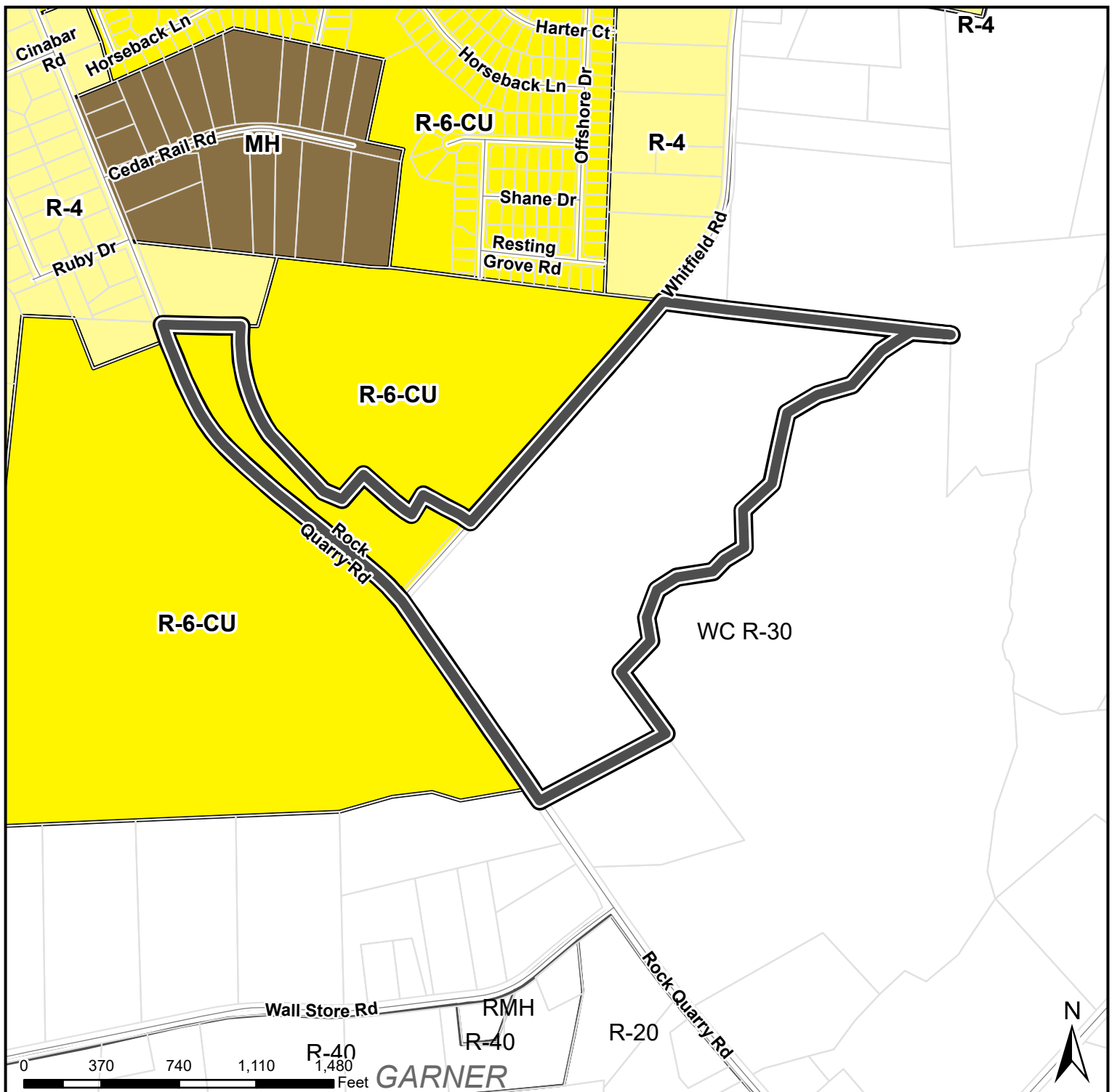
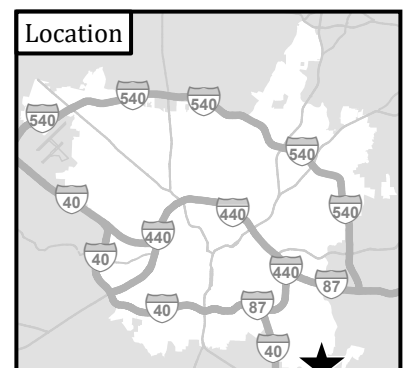


Existing Zoning

Z-2-2022



Property	6325 & 6720 Rock Quarry Rd
Size	62.869999 acres
Existing Zoning	R-6-CU & WC R-30
Requested Zoning	CX-4-CU, CX-5-CU, RX-3-CU



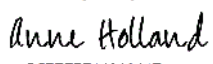


Rezoning Application and Checklist

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). Please see page 11 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	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: R-6-CU & R-30		Height: N/A	Frontage: N/A
Proposed zoning base district: CX & RX		Height: CX-4, CX-5, RX-3	Frontage: N/A
		Overlay(s): N/A	Overlay(s): N/A
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: Z-3-2007			

General Information		
Date: January 6, 2022	Date amended (1):	Date amended (2):
Property address: 6325 and 6720 Rock Quarry Road		
Property PIN: 1731556319 and 1731741626		
Deed reference (book/page): 001488/00518 and 012012/01205		
Nearest intersection: Rock Quarry Road & Whitfield Road		Property size (acres): 9.36 acres and 53.513 acres (62.87 total 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: Anne P. Holland and Phillips Farm, LLC		
Property owner email: annepholland1@hotmail.com		
Property owner phone: 919-779-7210		
Applicant name and address: Laura Goode; 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601		
Applicant email: lauragoode@parkerpoe.com		
Applicant phone: 919-835-4648		
Applicant signature(s):	DocuSigned by:  B57FF7F142184E...	
Additional email(s):		

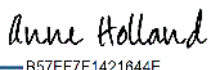
Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted: January 6, 2022	OFFICE USE ONLY Rezoning case # _____
Existing zoning: R-6-CU and R-30	Proposed zoning: CX-4-CU; CX-5-CU; RX-3-CU	

Narrative of Zoning Conditions Offered
<p>CX-4-CU District Conditions for 6325 Rock Quarry Road:</p> <p>1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: adult establishment, cemetery, detention center, jail, prison, vehicle repair (minor), vehicle repair (major), college, community college, university, school, public or private (K-12)</p> <p>CX-5-CU District Conditions for 6720 Rock Quarry Road:</p> <p>1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: adult establishment, cemetery, detention center, jail, prison, vehicle fuel sales, vehicle service, college, community college, university, school, public or private (K-12)</p> <p>2. The total number of residential units shall not exceed 400.</p> <p>RX-3-CU District Conditions:</p> <p>1. The total number of residential units shall not exceed 300.</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.

DocuSigned by:

Property Owner(s) Signature: _____



B57FF7F1421644E...

Printed Name: Anne P. Holland _____

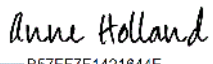


Rezoning Application and Checklist

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). Please see page 11 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	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: R-6-CU & R-30		Height: N/A	Frontage: N/A
Proposed zoning base district: CX & RX		Height: CX-4, CX-5, RX-3	Frontage: N/A
			Overlay(s): N/A
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: Z-3-2007			

General Information		
Date: January 6, 2022	Date amended (1):	Date amended (2):
Property address: 6325 and 6720 Rock Quarry Road		
Property PIN: 1731556319 and 1731741626		
Deed reference (book/page): 001488/00518 and 012012/01205		
Nearest intersection: Rock Quarry Road & Whitfield Road		Property size (acres): 9.36 acres and 53.513 acres (62.87 total 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: Anne P. Holland and Phillips Farm, LLC		
Property owner email: annepholland1@hotmail.com		
Property owner phone: 919-779-7210		
Applicant name and address: Laura Goode; 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601		
Applicant email: lauragoode@parkerpoe.com		
Applicant phone: 919-835-4648		
Applicant signature(s):	DocuSigned by:  B57FF7F1421844E...	
Additional email(s):		

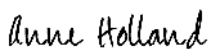
Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted: January 6, 2022	OFFICE USE ONLY Rezoning case # _____
Existing zoning: R-6-CU and R-30	Proposed zoning: CX-4-CU; CX-5-CU; RX-3-CU	

Narrative of Zoning Conditions Offered
<p>CX-4-CU District Conditions for 6325 Rock Quarry Road:</p> <p>1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: adult establishment, cemetery, detention center, jail, prison, vehicle repair (minor), vehicle repair (major), college, community college, university, school, public or private (K-12)</p> <p>CX-5-CU District Conditions for 6720 Rock Quarry Road:</p> <p>1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: adult establishment, cemetery, detention center, jail, prison, vehicle fuel sales, vehicle service, college, community college, university, school, public or private (K-12)</p> <p>2. The total number of residential units shall not exceed 400.</p> <p>RX-3-CU District Conditions:</p> <p>1. The total number of residential units shall not exceed 300.</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.

DocuSigned by:

Property Owner(s) Signature: _____



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Printed Name: Anne P. Holland, as manager of Phillips Farm, LLC

Rezoning Application Addendum #1**Comprehensive Plan Analysis**

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.

OFFICE USE ONLYRezoning case #

Statement of Consistency

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.

See attached addendum.

Public Benefits

Provide brief statements explaining how the rezoning request is reasonable and in the public interest.

See attached addendum.

Rezoning Application Addendum #2

Impact on Historic Resources

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.

OFFICE USE ONLY
Rezoning case #

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

Proposed Mitigation

Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.

N/A

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" or "Mixed-Use Center", 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.

Urban form designation: N/A

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 such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.

Response:

N/A

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:

N/A

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 thoroughfare or arterial.

Response:

N/A

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 Thoroughfare Plan.

Response:

N/A

5

New development should be comprised 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:

N/A

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:

N/A

7	<p>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.</p> <p>Response: N/A</p>
8	<p>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</p> <p>Response: N/A</p>
9	<p>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.</p> <p>Response: N/A</p>
10	<p>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.</p> <p>Response: N/A</p>
11	<p>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.</p> <p>Response: N/A</p>
12	<p>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</p> <p>Response: N/A</p>
13	<p>New public spaces should provide seating opportunities.</p> <p>Response: N/A</p>

14	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p>Response: N/A</p>
15	<p>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.</p> <p>Response: N/A</p>
16	<p>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give 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.</p> <p>Response: N/A</p>
17	<p>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.</p> <p>Response: N/A</p>
18	<p>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</p> <p>Response: N/A</p>
19	<p>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.</p> <p>Response: N/A</p>
20	<p>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.</p> <p>Response: N/A</p>

21	<p>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</p> <p>Response: N/A</p>
22	<p>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate 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 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</p> <p>Response: N/A</p>
23	<p>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.</p> <p>Response: N/A</p>
24	<p>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</p> <p>Response: N/A</p>
25	<p>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.</p> <p>Response: N/A</p>
26	<p>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</p> <p>Response: N/A</p>

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 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 guidelines	<input type="checkbox"/>	<input checked="" 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:					
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 11:					
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:					
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:					
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"/>

Master Plan (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – Master Plan	Yes	N/A	Yes	No	N/A
1. I have referenced this Master Plan 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Total number of units and square feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. 12 sets of plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Completed application; submitted through Permit & Development Portal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Vicinity Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Existing Conditions Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Street and Block Layout Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Development Plan (location of building types)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Parking Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Open Space Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Phasing Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Common Signage Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

April 1, 2021

Re: Notice of Neighborhood Meeting

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on April 14, 2021 from 6–8pm. The purpose of the meeting is to discuss an upcoming application to rezone a portion of a property located at 6325 Rock Quarry Road (PIN 1731556319) (“**Parcel 1**”) and property located at 6720 Rock Quarry Road (PIN 1731741626) (“**Parcel 2**”). Parcel 1 is currently zoned R-6-CU, and the applicant proposes to rezone approximately 9.5 acres of Parcel 1, fronting Rock Quarry Road, to NX-4-CU. Parcel 2 is currently zoned R-30 (Wake County). The applicant proposes to rezone an approximately 20 acre portion of Parcel 2 fronting Rock Quarry Road to CX-4-CU, and the remaining approximately 33 acres of Parcel 2 to RX-3-CU. An annexation petition to annex Parcel 2 from Wake County to the City of Raleigh will be filed in conjunction with the rezoning application. The applicant will describe the nature of this rezoning request and field any questions from the public. Enclosed are: (1) an aerial photograph of the parcel (2) a vicinity map outlining the location of the parcel; (3) a zoning map of the subject area; (4) a draft of the Rezoning Application cover page; and (5) draft conditions for the rezoning.

The meeting will be held virtually. You can participate online via Zoom or by telephone. To participate in the Zoom online meeting:

Visit:	https://zoom.us/join
Enter the following meeting ID:	852 2662 0631
Enter the following password:	718137

To participate by telephone:

Dial:	1 929 436 2866
Enter the following meeting ID:	852 2662 0631 #
Enter the Participant ID:	#
Enter the Meeting password:	718137 #

The City of Raleigh requires a neighborhood meeting involving the property owners within 500 feet of the area requested for rezoning prior to the submittal of any rezoning application. Any landowner who is interested in learning more about this project is invited to attend. 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:

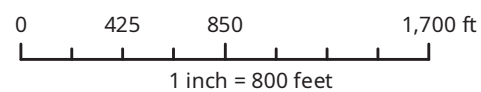
Carmen Kuan
Raleigh Planning & Development
(919) 996-2235
Carmen.Kuan@raleighnc.gov

If you have any questions about this rezoning, please contact me at (919) 835-4648 or via email at lauragoode@parkerpoe.com.

Thank you,

Laura Goode

Aerial Map

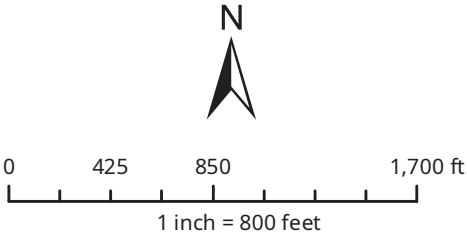


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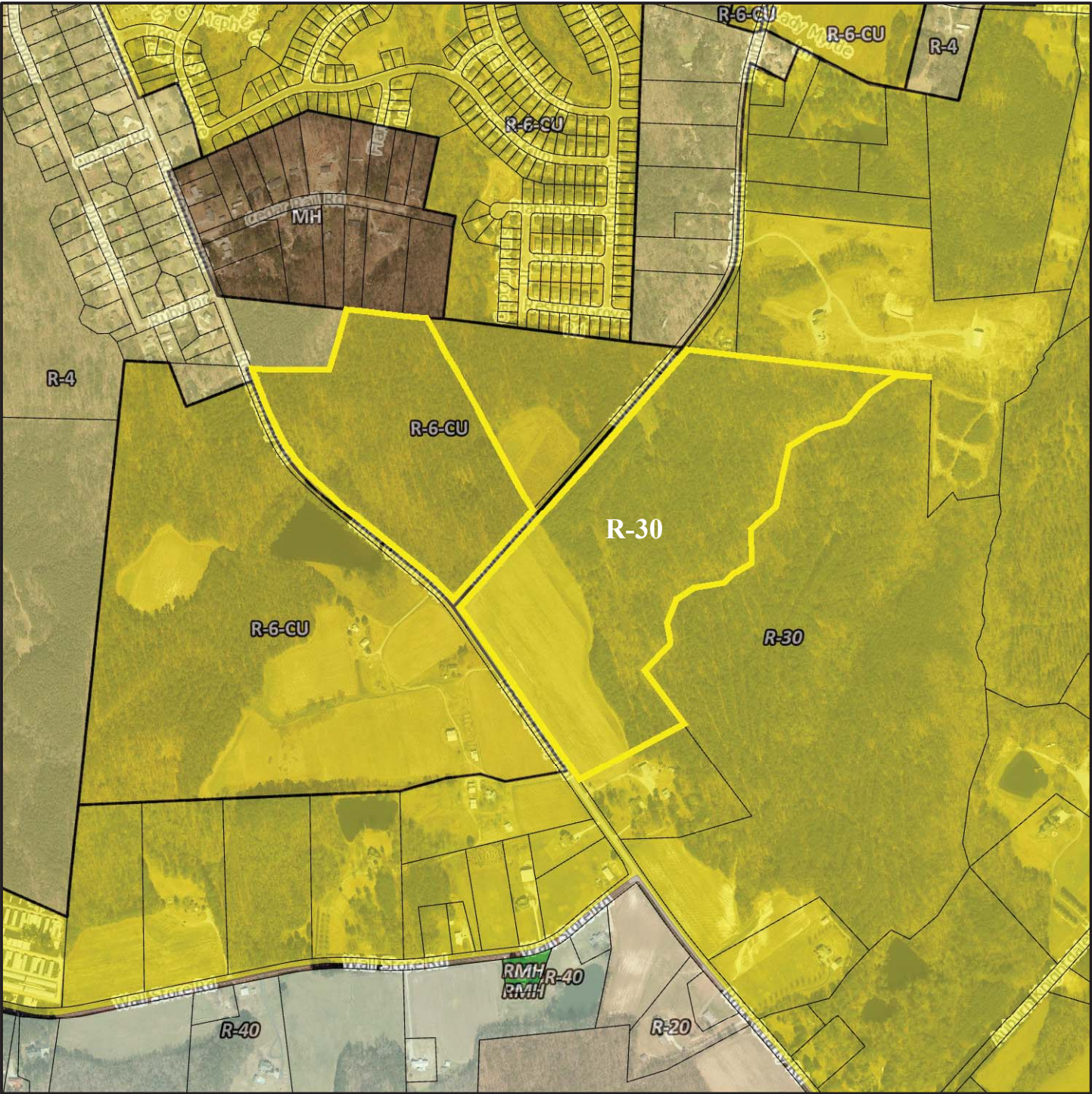


6325 and 6720 Rock Quarry Road

Vicinity Map



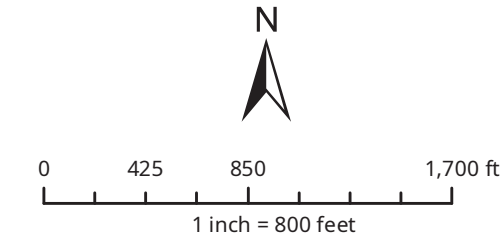
Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



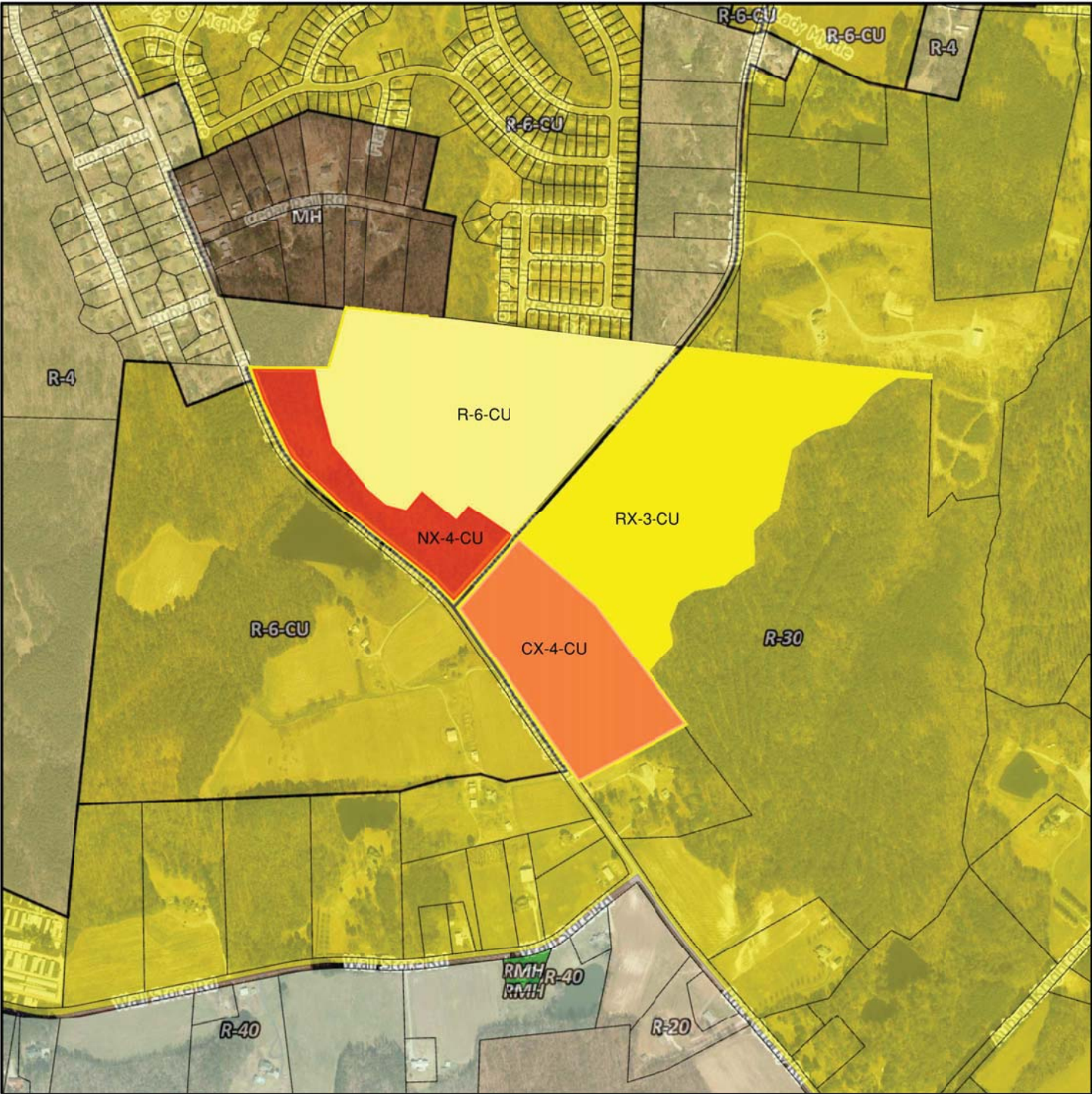
6325 and 6720 Rock Quarry Road

Zoning Map

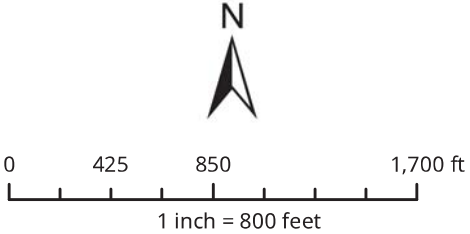
Current Zoning: R-6-CU and R-30



Disclaimer
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6325 and 6720 Rock Quarry Road



Proposed Zoning Map

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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). Please see page 11 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	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: R-6-CU & R-30		Height: N/A	Frontage: N/A
Proposed zoning base district: NX, CX, & RX		Height: NX-4, CX-4, RX-3	Frontage: N/A
		Overlay(s): N/A	Overlay(s): N/A
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: Z-3-2007			

General Information		
Date: April __, 2021	Date amended (1):	Date amended (2):
Property address: 6325 and 6720 Rock Quarry Road		
Property PIN: 1731556319 and 1731741626		
Deed reference (book/page): 001488/00518 and 012012/01205		
Nearest intersection: Rock Quarry Road & Whitfield Road		Property size (acres): See Attached
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: Stackhouse Development Rock Quarry LLC on behalf of Anne P. Holland and Phillips Farm, LLC		
Property owner email: rshunk@rentstackhouse.com		
Property owner phone: 919-308-2123		
Applicant name and address: Laura Goode; 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601		
Applicant email: lauragoode@parkerpoe.com		
Applicant phone: 919-835-4648		
Applicant signature(s):		
Additional email(s):		

Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case # _____
Existing zoning: R-6-CU and R-30	Proposed zoning: NX-4-CU; CX-4-CU; RX-3-CU	

Narrative of Zoning Conditions Offered**NX-4-CU District Conditions:**

1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: adult establishment, cemetery, detention center, jail, prison, vehicle repair (minor), school, public or private (K-12)

CX-4-CU District Conditions:

1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: adult establishment, cemetery, detention center, jail, prison, vehicle fuel sales, vehicle service, college, community college, university, school, public or private (K-12)

2. The total number of units for Multi-Unit Living units using the Apartment building type shall not exceed 275. The total number of units for Multi-Unit Living units using the Townhouse building type shall not exceed 175.

RX-3-CU District Conditions:

1. The total number of residential units shall not exceed 300.

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: _____

6325 and 6720 Rock Quarry Road Rezoning

Acreage Addendum

1. 6325 Rock Quarry Road
 - a. ~9.5 acres fronting Rock Quarry Road to be rezoned from R-6-CU to NX-4-CU
 - b. ~21.5 acres to remain R-6-CU
2. 6720 Rock Quarry Road
 - a. ~20 acres fronting Rock Quarry Road to be rezoned from R-30 to CX-4-CU
 - b. Remaining ~33 acres to be rezoned from R-30 to RX-3-CU

SUMMARY OF ISSUES

A neighborhood meeting was held on April 14, 2021 (date) to discuss a potential rezoning located at 6325 & 6720 Rock Quarry Road (property address). The neighborhood meeting was held at virtually via Zoom (location). There were approximately 5 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Traffic and potential road improvements, including widening of Rock Quarry Road and impacts to nearby properties associated with future widening
Date of 540 extension
Existing commercial node shown on FLUM
Other residential development in the area and whether traffic generated by this development accounted for in traffic analysis for the rezoning
Proposed conditions
The types of uses permitted in each proposed zoning district and which specific uses are proposed for the development
Whether new fire or police stations are planned for the area
Existing commercial uses in the area, and concern about additional commercial uses to be permitted as part of the rezoning request

[illegible]

December 6, 2021

Re: Notice of Neighborhood Meeting

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on December 16, 2021 from 6–8pm. The purpose of the meeting is to discuss an upcoming application to rezone a property located at 6325 Rock Quarry Road (PIN 1731556319) (“**Parcel 1**”) and a property located at 6720 Rock Quarry Road (PIN 1731741626) (“**Parcel 2**”). Parcel 1 is currently zoned R-6-CU, and the applicant proposes to rezone the entire 9.36 acre parcel to Commercial Mixed Use-4 Stories-with Conditions (CX-4-CU). Parcel 2 is currently zoned Residential-30 (R-30)(Wake County). The applicant proposes to rezone an approximately 20 acre portion of Parcel 2 fronting Rock Quarry Road to Commercial Mixed Use-5 Stories-with Conditions (CX-5-CU), and the remaining approximately 33 acres of Parcel 2 to Residential Mixed Use-3 Stories-with Conditions (RX-3-CU). An annexation petition to annex Parcel 2 from Wake County to the City of Raleigh will be filed in conjunction with the rezoning application. During the meeting, the applicant will describe the nature of this rezoning request, provide updates since the first neighborhood meeting, and field any questions from the public. Enclosed are: (1) an aerial photograph of the parcel (2) a vicinity map outlining the location of the parcel; (3) a zoning map of the subject area; (4) a draft of the Rezoning Application cover page; and (5) draft conditions for the rezoning.

The meeting will be held virtually. You can participate online via Zoom or by telephone. To participate in the Zoom online meeting:

Visit: <https://zoom.us/join>
Enter the following meeting ID: 835 2686 3151
Enter the following password: 083071

To participate by telephone:

Dial: 1 929 205 6099
Enter the following meeting ID: 835 2686 3151
Enter the Participant ID: #
Enter the Meeting password: 083071 #

The applicant previously held an initial neighborhood meeting for this rezoning request on April 14, 2021. Due to the amount of time that has passed since that meeting, the applicant is holding a second meeting prior to filing its rezoning application. The City of Raleigh requires a neighborhood meeting involving the property owners and tenants within 500 feet of the area requested for rezoning prior to the submittal of any rezoning application. This notice has been mailed to the property owners and tenants within 1,000 feet of the area requested for rezoning and any landowner or tenant who is interested in learning more about this project is invited to attend. After the meeting a report will be submitted to the Raleigh Planning and Development Department. Any other person attending the meeting can submit written comments about the meeting or the request in general, but to be included in the Planning Commission agenda packet written comments must be received at least 10 days prior to the date of the Planning Commission meeting where the case is being considered. Information about the rezoning process is available online; visit www.raleighnc.gov and search for “Rezoning Process.”

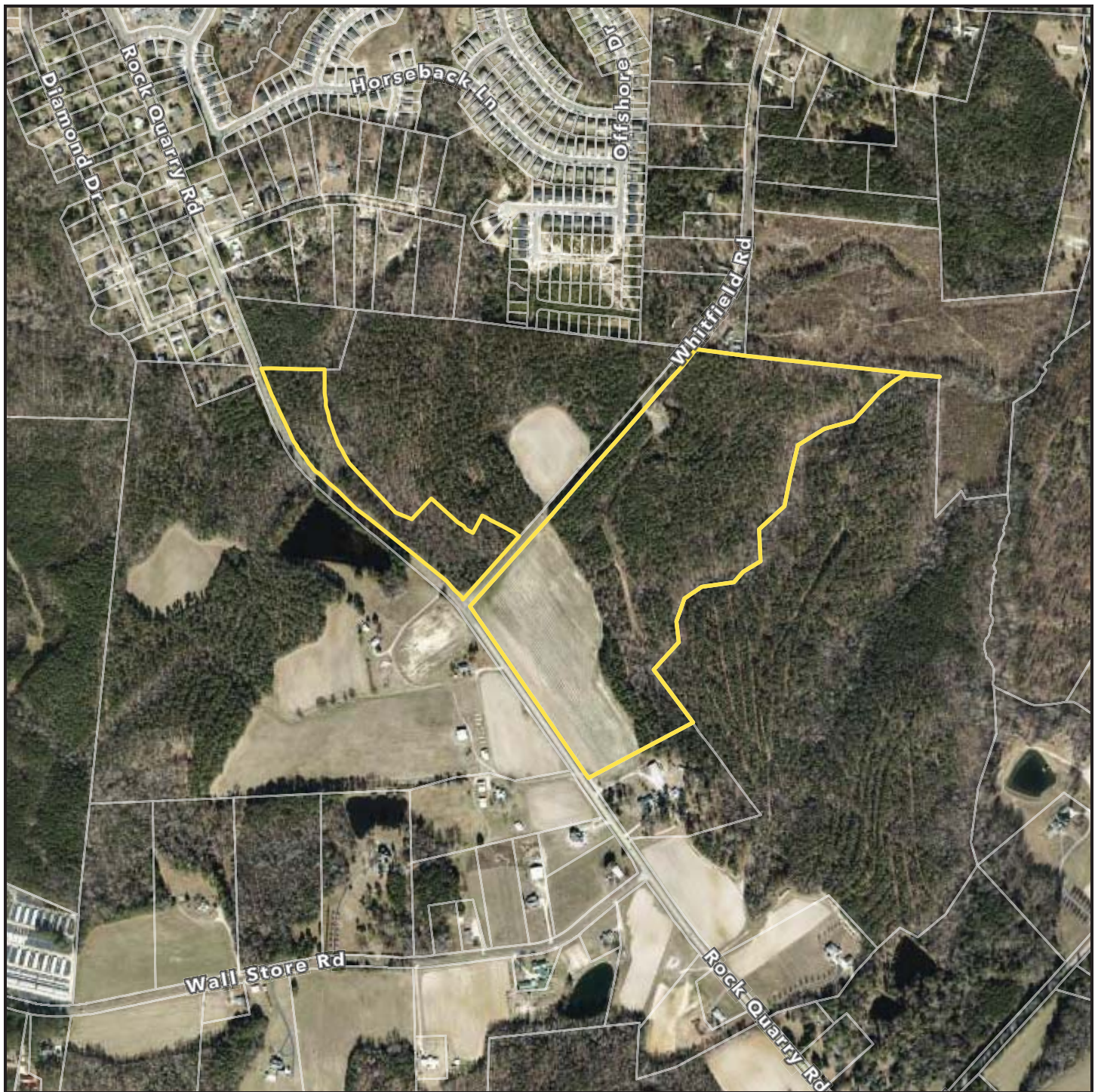
If you have further questions about the rezoning process, please contact:

JP Mansolf
Raleigh Planning & Development
(919) 996-2180
jp.mansolf@raleighnc.gov

If you have any questions about this rezoning, please contact me at (919) 835-4648 or via email at lauragoode@parkerpoe.com.

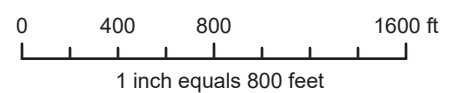
Thank you,

Laura Goode



6325 & 6720 Rock Quarry Road

Aerial Map



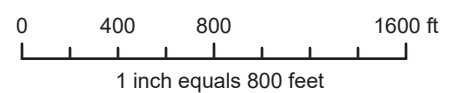
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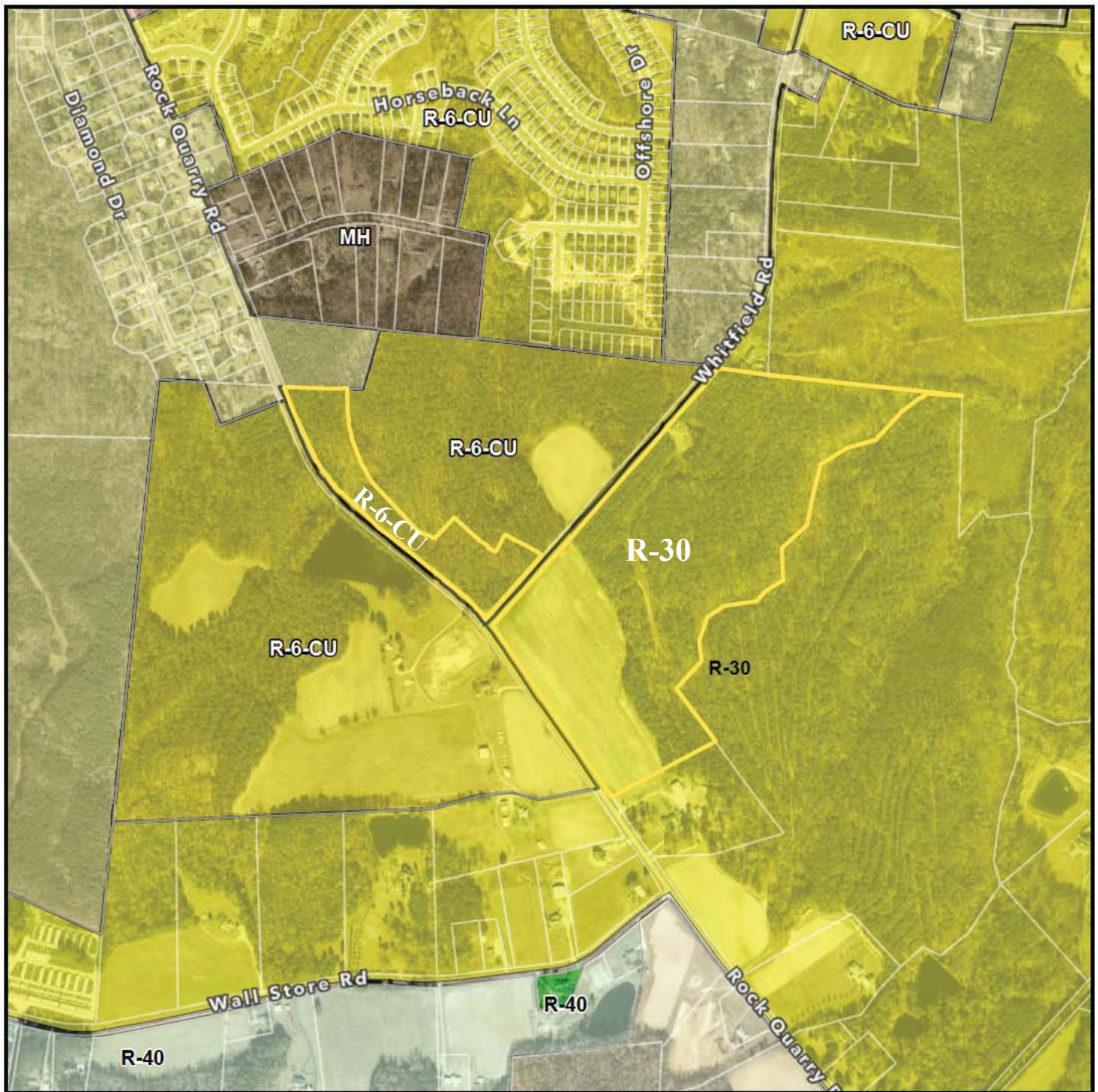


6325 & 6720 Rock Quarry Road

Vicinity Map



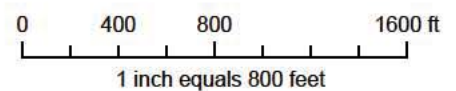
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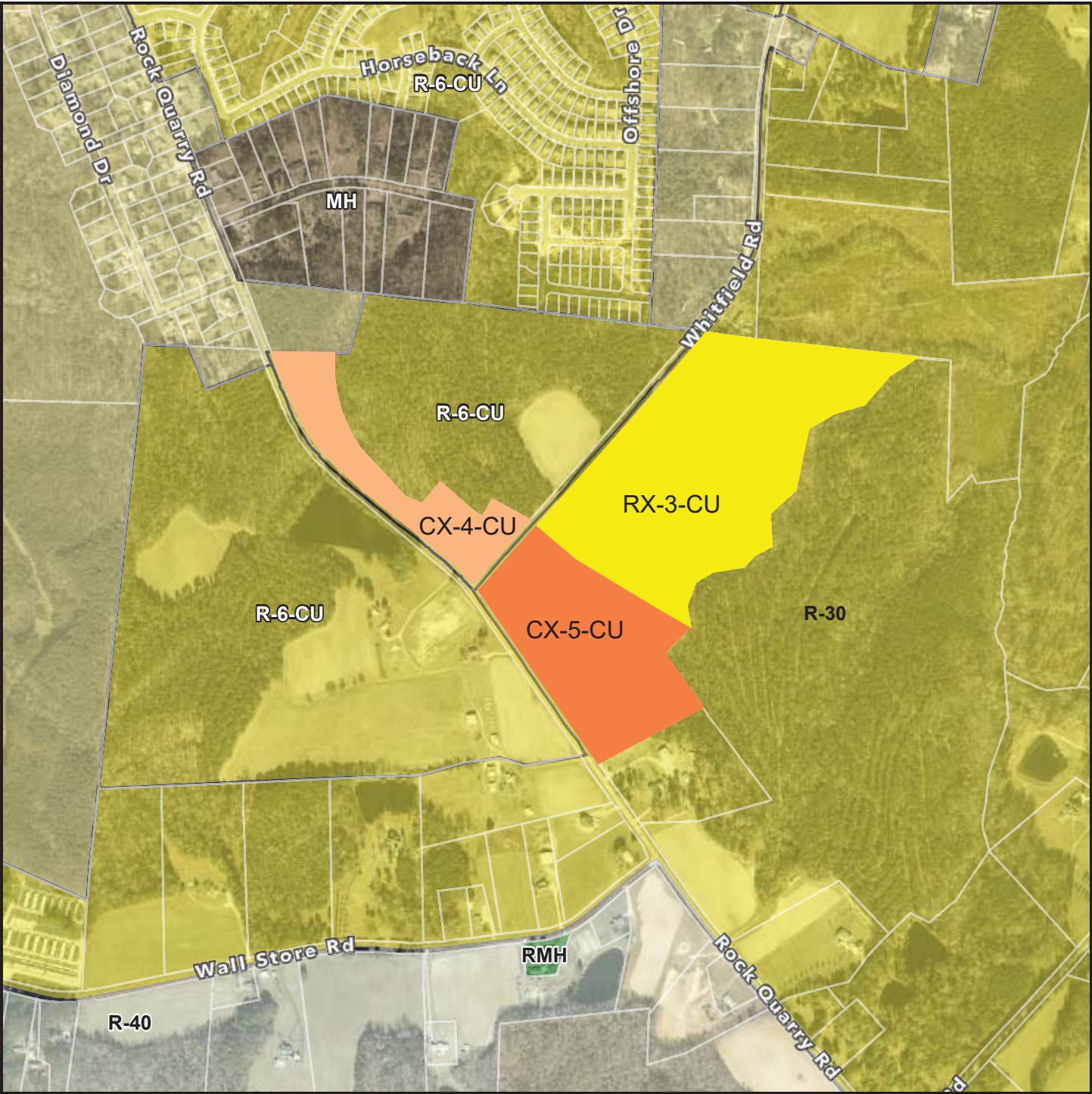
6235 & 6720 Rock Quarry Road

Zoning Map

Current Zoning:
R-6-CU and R-30 (Wake County)

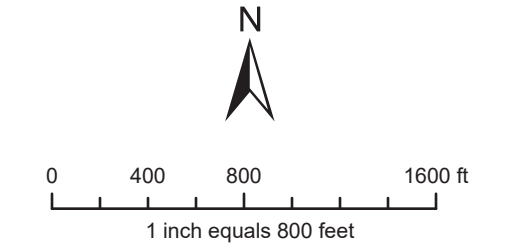
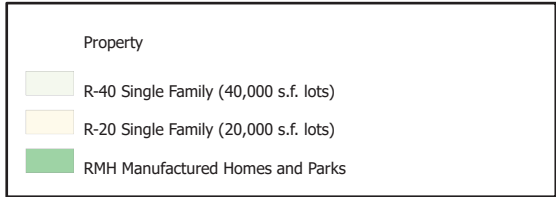


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6325 and 6720 Rock Quarry Road

Proposed Zoning Map



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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). Please see page 11 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	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: R-6-CU & R-30		Height: N/A	Frontage: N/A
Proposed zoning base district: CX & RX		Height: CX-4, CX-5, RX-3	Frontage: N/A
		Overlay(s): N/A	Overlay(s): N/A
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: Z-3-2007			

General Information		
Date: December __, 2021	Date amended (1):	Date amended (2):
Property address: 6325 and 6720 Rock Quarry Road		
Property PIN: 1731556319 and 1731741626		
Deed reference (book/page): 001488/00518 and 012012/01205		
Nearest intersection: Rock Quarry Road & Whitfield Road		Property size (acres): See Attached
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: Stackhouse Development Rock Quarry LLC on behalf of Anne P. Holland and Phillips Farm, LLC		
Property owner email: robert@ganderdev.com		
Property owner phone: 919-308-2123		
Applicant name and address: Laura Goode; 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601		
Applicant email: lauragoode@parkerpoe.com		
Applicant phone: 919-835-4648		
Applicant signature(s):		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case # _____
Existing zoning: R-6-CU and R-30	Proposed zoning: CX-4-CU; CX-5-CU; RX-3-CU	

Narrative of Zoning Conditions Offered
<p>CX-4-CU District Conditions for 6325 Rock Quarry Road:</p> <p>1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: adult establishment, cemetery, detention center, jail, prison, vehicle repair (minor), vehicle repair (major), college, community college, university, school, public or private (K-12)</p> <p>CX-5-CU District Conditions for 6720 Rock Quarry Road:</p> <p>1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: adult establishment, cemetery, detention center, jail, prison, vehicle fuel sales, vehicle service, college, community college, university, school, public or private (K-12)</p> <p>2. The total number of residential units shall not exceed 400.</p> <p>RX-3-CU District Conditions:</p> <p>1. The total number of residential units shall not exceed 300.</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: _____

Printed Name: _____

6325 and 6720 Rock Quarry Road Rezoning

Acreage Addendum

1. 6325 Rock Quarry Road
 - a. ~9.36 acres fronting Rock Quarry Road to be rezoned from R-6-CU to CX-4-CU
2. 6720 Rock Quarry Road
 - a. ~20 acres fronting Rock Quarry Road to be rezoned from R-30 to CX-5-CU
 - b. Remaining ~33 acres to be rezoned from R-30 to RX-3-CU

SUMMARY OF ISSUES

A neighborhood meeting was held on December 16, 2021 (date) to discuss a potential rezoning located at 6325 & 6720 Rock Quarry Road (property address). The neighborhood meeting was held at virtually, via Zoom (location). There were approximately 10 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Allowed uses under existing zoning
Maximum residential density under proposal compared to current permitted density and number of residents per residential unit
Traffic impacts from increased residents, traffic impact analysis process and roadway improvements required for development
Whether greenways would be a part of development
The method of notice for upcoming meetings

[illegible]

**Rezoning Application Addendum #1
6325 & 6720 Rock Quarry Road
STATEMENT OF CONSISTENCY**

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.

This request will allow development of two undeveloped tracts of land into a mix of residential housing types and commercial uses. The first parcel is located at 6325 Rock Quarry Road (PIN 1731556319) (“Tract 1”) and contains approximately 9.36 acres. The second parcel is located at 6720 Rock Quarry Road (PIN 1731741626) (“Tract 2”) and contains approximately 53.51 acres (“Tract 1” and “Tract 2” are collectively referred to as the “Property”). Tract 1 is within the City’s planning jurisdiction and currently zoned R-6-CU, a residential district with a maximum density of 6 dwelling units/acre. Tract 2 is currently outside of the City’s planning jurisdiction and corporate limits and is zoned R-30 Wake County, a residential district which allows for 1.45 dwelling units/acre. An annexation petition for Tract 2 is being filed concurrently with this rezoning request.

The Future Land Use Map (“FLUM”) of the 2030 Comprehensive Plan (“Comp Plan”) currently designates the Property as Low Density Residential (“LDR”). However, Tract 2 is also within the Southeast Special Area Study (“SESSA”). The SESSA is a study currently being finalized by the City of Raleigh Planning Department and is intended to guide future development in southeast Raleigh expected as a result of the extension of 540. Planning Staff completed the final Phase 3 of community outreach in June 2021, and Staff’s final recommendations to City Council are anticipated in January 2022. As part of the SESSA, the FLUM designations for Tract 2 are expected to change, as recommended by Planning Staff, to Community Mixed Use (“CMU”) along the Rock Quarry Road frontage and Office & Residential Mixed Use (“ORMU”) for the northeastern portion of Tract 2. This will create a new Community Mixed Use Node at the intersection of Rock Quarry Road and Whitfield Road in anticipation of the future extension of I-540, with a new interchange planned on Rock Quarry Road approximately 1 mile southeast of the Property. The proposed zoning districts were selected to be consistent with the anticipated changes to the FLUM designations and growth expected with the I-540 extension.

The CMU FLUM contemplates a mix of commercial and residential uses, including “large-format supermarkets, larger drug stores, department stores and variety stores, clothing stores, banks, offices, restaurants, movie theaters, hotels, and similar uses that draw from multiple neighborhoods” with building heights of three-to-five stories (Comp Plan, p. 49). The primary corresponding zoning district is Commercial Mixed Use (CX). (Comp Plan, p. 49). The ORMU FLUM encourages a mix of residential and office uses, and contemplates retail uses that are ancillary to employment and residential uses with retail ancillary to employment or residential uses. Heights are generally limited to four stories when located near neighborhoods (Comp Plan, p. 48).

The proposed rezoning will create the following three new zoning districts, as more particularly described in the Zoning District Description Addendum:

1. CX-4-CU: Tract 1

2. CX-5-CU: 19.743 acres of Tract 2 along the Rock Quarry Road frontage
3. RX-3-CU: Remaining 33.769 acres of Tract 2

The CX-5-CU district on Tract 2 will be consistent with the anticipated CMU FLUM designation along the Rock Quarry Frontage of the Property as it will allow a mix of commercial and residential uses at higher densities along Rock Quarry Road. The commercial uses in this district will draw from multiple neighborhoods in the area. Additionally, the 5-story building height designation is consistent with the 3 to 5 story range within the CMU FLUM. The proposed RX-3-CU district on Tract 2 will be consistent with the anticipated ORMU FLUM designation as it will allow for a mix of office and residential uses, with ancillary retail and services uses. The 3-story building height designation is consistent with the contemplated 4-story limit. Additionally, the RX district will serve as a transition in height and intensity between the rural residential uses to the north and east and the proposed CX-5-CU district along the Rock Quarry Road frontage.

While Tract 1 is not part of the SESSA and there is no recommended FLUM change for this property, it is located directly across the street from Tract 2 with anticipated FLUM changes to CMU and ORMU, such that a CX-4-CU designation will be consistent with those anticipated changes. Additionally, Planning Staff's summary of draft recommendations from May 2021 proposes shifting the Community Mixed Use Node currently located at the intersection of Auburn-Knightdale Road to the intersection of Whitfield Road and Rock Quarry Road due to the planned interchange of I-540. The current Community Mixed Use Node straddles both sides of Auburn-Knightdale Road at its intersection with Rock Quarry Road. Thus, a CX-4-CU designation on Tract 1 would allow for the Community Mixed Use Node to similarly straddle both sides of Whitfield Road at its intersection with Rock Quarry Road. This would allow for more land to be developed with a mix of uses to serve existing and future residents to supplement the commercial uses in the Battle Bridge Shopping Center.

In addition to amendments to the FLUM, the SESSA proposes extension of the City's Extra Territorial Jurisdiction ("ETJ") and amendments to the Comp Plan. The Property is located within the Southwest area of the SESSA, with expected ETJ extension within the next two years. Accordingly, the proposed rezoning of the Property and annexation of Tract 2 are consistent with the goal of the SESSA to expand the City's ETJ.

The proposed development is also consistent with the following policies in the 2030 Comprehensive Plan:

Policy LU 1.2 Future Land Use Map and Zoning Consistency. *The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.* (Comp Plan p. 52).

The requested CX-5-CU zoning district is consistent with the anticipated CMU FLUM designation along the Rock Quarry Road frontage of Tract 2 proposed as part of the SESSA since it will allow a mix of commercial and residential uses, provide higher density development in clusters, and allow a maximum height within the ranges suggested for the CMU FLUM designation. The requested RX-3-CU zoning district is consistent with the anticipated ORMU FLUM designation for the northeast portion of Tract 2 as it will allow

for a mix of office and residential uses, ancillary retail and services uses, and with higher residential density than currently permitted. The maximum height is within the range suggested for the ORMU FLUM designation. All three proposed districts are consistent with one of the recommended policies of the SESSA, which is to “establish any higher density development in clusters around major intersections to preserve open space”, according to the Southeast Special Area Study – PLANWake Update and ETJ Extension memo dated April 8, 2021 (“SESSA Memo”). (SESSA Memo, p. 2). The rezoning of the Property and the annexation of Tract 2 are also consistent with the ETJ expansion and associated rezoning contemplated by SESSA, which includes the Property.

Policy LU 1.3 Special Study Area Plans. *Undertake detailed land use planning in those areas designated as Special Study Areas on the Future Land Use Map before approval of development proposals or rezonings in the areas. Engage the public in the planning process.*

Tract 2 is located within the SESSA. The SESSA is currently being finalized by the City of Raleigh Planning Department. Planning Staff completed the final Phase 3 of community outreach in June 2021, and Staff’s final recommendations to City Council are anticipated in January 2022. As part of the SESSA, the FLUM designations for Tract 2 are expected to change, as recommended by Planning Staff, to Community Mixed Use (“CMU”) along the Rock Quarry Road frontage and Office & Residential Mixed Use (“ORMU”) for the northeastern portion of Tract 2. This will create a new Community Mixed Use Node at the intersection of Rock Quarry Road and Whitfield Road in anticipation of the future extension of I-540, with a new interchange planned on Rock Quarry Road approximately 1 mile southeast of the Property. The proposed zoning districts were selected to be consistent with the anticipated changes to the FLUM designations as part of the SESSA.

Policy LU 2.1 Placemaking. *Development within Raleigh’s jurisdiction should strive to create places, streets, and spaces that in aggregate meet the needs of people at all stages of life, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity, and maintain or improve local character.* (Comp Plan p. 40).

The rezoning will allow for a mix of residential and commercial uses on the Property, supporting the policies of places that are accessible, functional and inclusive and meet the needs of people at all stages of life. The rezoning will allow for a variety of housing types including single family homes, townhomes, and apartments. The City of Raleigh is experiencing significant growth and housing supply is historically low while demand continues to rise. The proposed rezoning will add to the housing supply and offer additional residential density in close proximity to the mix of commercial uses that will be permitted within the proposed zoning districts.

Policy LU 2.2 Compact Development. *New development and redevelopment should use a more compact land use pattern to support the efficient provision of public services, improve the performance of transportation networks, preserve open space, and reduce the negative impacts of low intensity and non-contiguous development.* (Comp Plan p. 56).

The rezoning of this Site will allow redevelopment, from low-density residential uses capped between 1.45 and 6 units per acre, to a mix of commercial and residential uses with higher residential densities. The mix of uses, increased residential densities and variety of

residential building types permitted in the proposed zoning districts all support a more compact development pattern and reduce negative impacts of low intensity and non-contiguous development. The rezoning will allow for residents on the property and in nearby neighborhoods to be closely located to commercial uses, which will improve performance of transportation networks. Additionally, the developer plans to annex the Property to support efficient provision of public services and reduce the negative impacts of low-intensity and non-contiguous development.

Policy LU 2.6 Zoning and Infrastructure Impacts. *Carefully evaluate all amendments to the zoning map that significantly increase permitted density or floor area to ensure that impacts to the infrastructure capacity resulting from the projected intensification of development are adequately mitigated or addressed.* (Comp Plan p. 57).

Impacts to infrastructure capacity will be adequately mitigated by the proposed rezoning conditions which limit permitted uses on the Property, set a maximum of 400 residential dwelling units in the CX-5-CU district, and a maximum of 300 residential units in the RX-3-CU district. In addition, the applicant is performing a Traffic Impact Analysis to evaluate any increase to traffic from the rezoning and roadway improvements that may be warranted to mitigate the increase to traffic created by the rezoning and redevelopment of the Site.

Policy LU 3.1 Zoning of Annexed Lands. *The zoning designation for newly annexed land into the City of Raleigh shall be consistent with the Future Land Use Map. In those cases where the annexed lands are within a special study area (as shown on the Future Land Use Map), a special study will need to be completed prior to zoning and development of the property.* (Comp Plan p. 59)

The applicant plans to file annexation petitions for the Property in association with this rezoning request. Tract 1 is currently within the City's ETJ, and abuts properties within the City's corporate limits. Tract 2 is currently outside the City's ETJ and corporate limits, but abuts property within the City's corporate limits. An annexation petition for Tract 2 is being filed concurrently with this rezoning application.

Tract 2 is within the SESSA, and the SESSA study is currently being conducted by the City of Raleigh Planning Department. The SESSA is currently being finalized by the City of Raleigh Planning Department. Planning Staff completed the final Phase 3 of community outreach in June 2021, and Staff's final recommendations to City Council are anticipated in January 2022. As part of the SESSA, the FLUM designations for Tract 2 are expected to change, as recommended by Planning Staff, to Community Mixed Use ("CMU") along the Rock Quarry Road frontage and Office & Residential Mixed Use ("ORMU") for the northeastern portion of Tract 2. This will create a new Community Mixed Use Node at the intersection of Rock Quarry Road and Whitfield Road in anticipation of the future extension of I-540, with a new interchange planned on Rock Quarry Road approximately 1 mile southeast of the Property. The proposed zoning districts were selected to be consistent with the anticipated changes to the FLUM designations and growth expected with the I-540 extension. The rezoning of the Property and the annexation of Tract 2 is consistent with the ETJ expansion and associated rezoning contemplated by SESSA, which includes the Property.

Policy LU 3.2 Location of Growth. *The development of vacant properties should occur first within the city's limits, then within the city's planning jurisdiction, and lastly within the city's USAs to provide for more compact and orderly growth, including provision of conservation areas. (Comp Plan p. 59)*

The Property is vacant, with Tract 1 located within the City's ETJ. Although Tract 2 is outside the City's ETJ and corporate limits, it is located within the Southwest area of the SESSA, with expected ETJ extension within the next two years.

Policy LU 4.4 Reducing Vehicle Miles Traveled Through Mixed-Use. *Promote mixed-use development that provides a range of services within a short distance of residences as a way to reduce the growth of vehicle miles traveled (VMT). (Comp Plan p. 62)*

The proposed zoning would allow for a mixed use development on the Property, which could include a variety of commercial uses and housing types. Additionally, the Property is located less than a mile from the bus stop, restaurants, and retail at the Shoppes at Battle Bridge. This supports a reduction in VMT by allowing the development of a variety of services that can be accessed by walking or biking.

Policy LU 4.10 Development at Freeway Interchanges. *Development near freeway interchanges should cluster to create a node or nodes located at a nearby intersection of two streets, preferably classified two-lane avenue or higher, and preferably including a vertical and/or horizontal mix of uses. Development should be encouraged to build either frontage or access roads behind businesses to provide visibility to the business from the major street while limiting driveway connections to the major street.*

The Property will be located approximately 1 mile northwest of the planned I-540 interchange at Rock Quarry Road. The proposed CX-4-CU, CX-5-CU and RX-3-CU zoning districts will allow for a development node at the intersection of Whitfield Road and Rock Quarry Road (a planned 4-lane avenue divided road according to the Raleigh Street Plan) to allow for a vertical and/or horizontal mix of uses. The SESSA contemplates FLUM changes for Tract 2 to have this Community Mixed Use Node located at the Property in anticipation of the future I-540 interchange.

Policy LU 5.1 Reinforcing Urban Pattern. *New development should be visually integrated with adjacent buildings, and more generally with the surrounding area. Quality design and site planning is required so that new development opportunities within the existing urban fabric of Raleigh are implemented without adverse impacts on local character and appearance. (Comp Plan p. 64)*

While the Site is not an urban center, the applicant will implement the benefits of this intended policy. The applicant is proposing the most intensive CX district along the Rock Quarry Road frontage of Tract 2 within the anticipated CMU FLUM. The proposed RX district on the remainder of Tract 2 will meet one of the district intents of the RX district of providing a transition between the more intensive CX district and the properties to the northeast and southeast zoned for lower density residential uses. Additionally, the proposed zoning districts provide for a step-down in building height from 4 and 5 stories along the Rock Quarry frontage, to 3 stories in the RX district. The applicant is prohibiting

uses in the CX districts that are not compatible with adjacent residential uses, such as adult establishments and detention facilities to ensure compatibility with the surrounding area, as well as residential density limitations for the CX-5-CU and RX districts to reduce traffic impacts.

Policy LU 5.2 Managing Commercial Development Impacts. *Manage new commercial development using zoning regulations and through the conditional use zoning and development review processes so that it does not result in unreasonable and unexpected traffic, parking, litter, shadow, view obstruction, odor, noise, and vibration impacts on surrounding residential areas.* (Comp Plan p. 64).

The applicant is prohibiting uses in the CX districts that are not compatible with adjacent residential uses, such as adult establishments and detention facilities to ensure compatibility with the surrounding area, as well as residential density limitations for the CX-5-CU and RX districts to reduce traffic impacts. Additionally, the proposed zoning districts provide for a step-down in building height from 4 and 5 stories along the Rock Quarry frontage, to 3 stories in the RX district.

Policy LU 5.4 Density Transitions. *Low-to-medium-density residential development and/or low-impact office uses should serve as transitional densities between lower-density neighborhoods and more intensive commercial and residential uses. Where two areas designated for significantly different development intensity abut on the Future Land Use Map, the implementing zoning should ensure that the appropriate transition occurs on the site with the higher intensity.*

The applicant is proposing the most intense commercial uses and higher residential densities along the frontage of Rock Quarry Road. The proposed RX district for the rear portion of Tract 2 will serve as a transition in both use intensity and density between the CX districts along Rock Quarry Road and the lower density residential properties to the north and east of the Property. With a limit of 300 residential units on the approximately 33 acre RX portion of Tract 2, this would permit a residential density of 9 units per acre, stepping up to a maximum of 20 units per acre in the CX-5-CU district fronting Rock Quarry road (400 unit maximum on approximately 20 acres).

Policy LU 5.5 Transitional and Buffer Zone Districts. *Maintain and enhance zoning districts which serve as transitional or buffer areas between residential and commercial districts and which also may contain institutional, non-profit, and office-type uses. Zoning regulations and conditions for these areas should ensure that development achieves appropriate height and density transitions, and protects neighborhood character.* (Comp Plan p. 65).

The proposed RX zoning on Tract 2 will act as a transition between the more rural residential property to the northeast and southeast and the proposed Commercial Mixed Use along the Rock Quarry Road frontage. Additionally, the proposed zoning districts provide for a step-down in building height from 4 and 5 stories along the Rock Quarry frontage, to 3 stories in the RX district.

Policy LU 8.1 Housing Variety. *Accommodate growth in newly developing or redeveloping areas of the city through mixed-use neighborhoods with a variety of housing types* (Comp Plan p. 69)

The proposed rezoning will allow a variety of housing types and mixed-use neighborhoods. The proposed rezoning will accommodate growth in the area by allowing a mix of single-family homes, townhomes, and apartments.

Policy H 1.8: Zoning for Housing. *Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing.*

The proposed development will add to the housing supply in the area and offer housing options other than single family homes on large lots.

PUBLIC BENEFITS

Provide brief statements regarding the public benefits derived as a result of the rezoning request.

The proposed rezoning will allow for a mix of commercial and residential uses on the Property, with higher residential densities than currently allowed, consistent with policies in the Comp Plan and goals of the SESSA, as well as the anticipated changes to the FLUM designations for the Property by the SESSA. The proposed conditions will mitigate impacts to neighbors and existing infrastructure in the area. This mixed-use, higher density development will benefit this growing area of the County, planned for annexation in to the City's ETJ, and will allow for more appropriate development at this intersection in close proximity to the planned 540 interchange to the southeast. In other areas of Wake County, development around 540 has come in the form of large single family developments that contribute to urban sprawl. In contrast, the requested rezoning and associated annexation will allow for orderly, compact, contiguous development in a way that maximizes public infrastructure and reduces the negatives associated with low density development on the fringes of the City.

6325 and 6720 Rock Quarry Road Rezoning Application

Zoning District Description Addendum

1. 6325 Rock Quarry Road
 - a. 9.356 acres to be rezoned from R-6-CU to CX-4-CU
2. 6720 Rock Quarry Road
 - a. 19.743 acres to be rezoned from R30 to CX-5-CU (see attached map and legal description)
 - b. 33.769 acres to be rezoned from R30 to RX-3-CU (see attached map and legal description)

Proposed CX-5-CU Zoning Boundary Legal Description:

A legal description for a re-zoning boundary for a portion of land located in Wake County, identified as PIN# 1731741626, as described in deed book 18652 page 2399 and book of maps 2006 page 994 of the Wake County Registry, and more accurately described as follows:

Beginning at a point having NAD'83(2011) NC GRID coordinates of N: 714686.81', E: 2136431.82' and being the place and POINT OF BEGINNING;

Thence, S 48° 26' 21" E for a distance of 227.28 feet to a point;

Thence curving to the right on a chord bearing S 33° 55' 09" E for a chord distance of 100.29 feet and having a radius of 200.00 feet to a point;

Thence, S 19° 23' 58" E for a distance of 78.34 feet to a point;

Thence curving to the left on a chord bearing S 82° 10' 15" E for a chord distance of 355.68 feet and having a radius of 200.00 feet to a point;

Thence, N 35° 03' 27" E for a distance of 130.34 feet to a point;

Thence curving to the right on a chord bearing N 42° 57' 03" E for a chord distance of 137.33 feet and having a radius of 500.00 feet to a point;

Thence, N 50° 50' 39" E for a distance of 5.87 feet to a point;

Thence, S 39° 09' 21" E for a distance of 111.45 feet to a point;

Thence S 66° 46' 24" E a distance of 104.08 feet to a point;

Thence following the centerline of the branch, simplified by the following courses:

Thence, S 57° 12' 37" W for a distance of 111.82 feet to an existing iron stake;

Thence, S 20° 24' 14" W for a distance of 140.51 feet to an existing iron stake;

Thence, leaving the centerline of the branch, S 09° 20' 07" E for a distance of 113.53 feet to an existing concrete monument;

Thence, S 43° 33' 20" W for a distance of 206.07 feet to a point;

Thence, S 36° 06' 19" E for a distance of 364.37 feet to an existing iron pipe;

Thence, S 62° 07' 22" W for a distance of 653.16 feet to a set iron pipe along the northern right-of-way of Rock Quarry Rd;

Thence following the said right-of-way, N 34° 40' 01" W for a distance of 1111.67 feet to a point;

Thence, N 03° 07' 22" E for a distance of 59.38 feet to a point;

Thence following the eastern right-of way of Whitfield Rd, N 41° 45' 37" E for a distance of 472.81 feet to the place and POINT OF BEGINNING; containing 19.743 acres, more or less.

Proposed RX-3-CU Zoning Boundary Legal Description:

A legal description for a re-zoning boundary for a portion of land located in Wake County, identified as PIN# 1731741626, as described in deed book 18652 page 2399 and book of maps 2006 page 994 of the Wake County Registry, and more accurately described as follows:

Beginning at an existing iron pipe having NAD'83(2011) NC GRID coordinates of N: 715727.92', E: 2137341.63' and being the place and POINT OF BEGINNING;

Thence, S 82° 32' 17" E for a distance of 274.73 feet to an existing concrete monument;

Thence, S 83° 41' 21" E for a distance of 1079.58 feet to an existing concrete monument;

Thence following the centerline of the branch, simplified by the following courses:

Thence, N 86° 01' 25" W for a distance of 191.86 feet to a point;

Thence, S 57° 44' 49" W for a distance of 74.31 feet to an existing iron pipe;

Thence, S 56° 14' 35" W for a distance of 95.60 feet to a point;

Thence, S 41° 05' 23" W for a distance of 213.61 feet to an existing iron pipe;

Thence, S 74° 00' 02" W for a distance of 170.14 feet to an existing iron pipe;

Thence, S 59° 09' 03" W for a distance of 168.86 feet to a point;

Thence, S 12° 35' 23" W for a distance of 185.41 feet to an existing iron stake;

Thence, S 11° 43' 00" W for a distance of 160.91 feet to an existing iron stake;

Thence, S 47° 34' 45" W for a distance of 187.68 feet to a point;

Thence, S 01° 59' 37" E for a distance of 178.73 feet to a point;

Thence, S 59° 11' 07" W for a distance of 109.80 feet to an existing iron stake;

Thence, S 43° 30' 47" W for a distance of 80.65 feet to an existing iron stake;

Thence, S 81° 04' 03" W for a distance of 175.71 feet to a point;

Thence leaving the centerline of the branch, N 66° 46' 24" W for a distance of 104.08 feet to a point;

Thence, N 39° 09' 21" W for a distance of 111.45 feet to a point;

Thence, S 50° 50' 39" W for a distance of 5.87 feet to a point;

Thence curving to the left on a chord bearing S 42° 57' 03" W for a chord distance of 137.33 feet and having a radius of 500.00 feet to a point;

Thence, S 35° 03' 27" W for a distance of 130.34 feet to a point;

Thence curving to the right on a chord bearing N 82° 10' 15" W for a chord distance of 355.68 feet and having a radius of 200.00 feet to a point;

Thence, N 19° 23' 58" W for a distance of 78.34 feet to a point;

Thence curving to the left on a chord bearing N 33° 55' 09" W for a chord distance of 100.29 feet and having a radius of 200.00 feet to a point;

Thence, N 48° 26' 21" W for a distance of 227.28 feet to a point;

Thence, N 41° 45' 37" E for a distance of 169.60 feet to a point;

Thence, N 41° 31' 37" E for a distance of 316.64 feet to a point;

Thence, N 41° 04' 55" E for a distance of 254.55 feet to a point;

Thence, N 40° 57' 04" E for a distance of 195.20 feet to a point;

Thence, N 41° 21' 28" E for a distance of 192.05 feet to a point;

Thence, N 40° 55' 16" E for a distance of 133.49 feet to a point;

Thence, N 39° 32' 14" E for a distance of 120.95 feet to the place and POINT OF BEGINNING; containing 33.769 acres, more or less.

Line Table		
Line #	Length	Direction
L1	191.86	N86° 01' 25"W
L2	74.31	S57° 44' 49"W
L3	95.60	S56° 14' 35"W
L4	213.61	S41° 05' 23"W
L5	170.14	S74° 00' 02"W
L6	168.86	S59° 09' 03"W
L7	185.41	S12° 35' 23"W
L8	160.91	S11° 43' 00"W
L9	187.68	S47° 34' 45"W
L10	178.73	S01° 59' 37"E
L11	109.80	S59° 11' 07"W
L12	80.65	S43° 30' 47"W
L13	175.71	S81° 04' 03"W
L14	111.82	S57° 12' 37"W
L15	140.51	S20° 24' 14"W
L16	113.53	S09° 20' 07"E
L17	206.07	S43° 33' 20"W
L18	59.38	N03° 07' 22"E
L19	316.64	N41° 31' 37"E
L20	254.55	N41° 04' 55"E
L21	195.20	N40° 57' 04"E
L22	192.05	N41° 21' 28"E
L23	133.49	N40° 55' 16"E
L24	120.95	N39° 32' 14"E
L25	227.28	N48° 26' 21"W
L26	78.34	N19° 23' 58"W
L27	130.34	S35° 03' 27"W
L28	5.87	S50° 50' 39"W
L29	111.45	N39° 09' 21"W
L30	104.08	N66° 46' 24"W

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	101.37	200.00	N33° 55' 09"W	100.29
C2	438.23	200.00	N82° 10' 15"W	355.68
C3	137.76	500.00	S42° 57' 03"W	137.33

MISCELLANEOUS/PRELIMINARY CERTIFICATE

THIS PLAT OR MAP DOES NOT REQUIRE PRELIMINARY APPROVAL, AND MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

PLANNING AND DEVELOPMENT OFFICER/
WAKE COUNTY REVIEW OFFICER

THIS PLAT IS NOT TO BE
RECORDED AFTER _____
DAY OF _____
ONE (1) COPY TO BE
RETAINED FOR THE
CITY. THIS PLAT IS _____ IN
_____ OUT OF THE CITY
LIMITS

VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES:

1. BASIS OF BEARINGS: NAD 83 (2011), NORTH CAROLINA STATE PLANE COORDINATES FOR THIS PROJECT WERE ESTABLISHED BY THE VIRTUAL REFERENCING STATION (VRS) IN JANUARY 2021. THE INITIAL STATE PLANE COORDINATES WERE SCALED FROM AN EXISTING PROPERTY MONUMENT HAVING GRID COORDINATES OF N: 715727.92", E: 2137341.63" AND HAVING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.0001054.
2. NO GEODETIC MONUMENT WAS FOUND WITHIN 2000' OF THE PROJECT SITE.
3. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND MEASUREMENTS IN US SURVEY FEET, UNLESS OTHERWISE NOTED. AREAS ARE BY COORDINATE COMPUTATION.
4. REFERENCES ON THE FACE OF THE MAP WERE ACQUIRED FROM THE WAKE COUNTY REGISTER OF DEEDS.
5. THE SUBJECT PARCEL SHOWN HEREON LIES IN FLOOD ZONE X (MINIMAL FLOOD RISK) PER FEMA FIRM PANEL 3720173100J, EFFECTIVE DATE 05/02/2006.
6. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH DISCLOSES.
7. AREAS IDENTIFIED AS NEUSE RIVER RIPARIAN BUFFER SHALL BE MAINTAINED IN PERPETUITY IN THEIR NATURAL OR MITIGATED CONDITION. NO PERSON OR ENTITY SHALL FILL, GRADE, EXCAVATE, OR PERFORM ANY OTHER LAND-DISTURBING ACTIVITIES; NOR CUT, REMOVE, OR HARM ANY VEGETATION; NOR CONSTRUCT ANY STRUCTURES NOR ADD ANY ADDITIONAL IMPERVIOUS SURFACE, NOR ALLOW ANIMAL GRAZING OR WATERING OR ANY OTHER AGRICULTURAL USE ON SUCH PROTECTED AREAS WITHOUT WRITTEN AUTHORIZATION OF THE DIVISION OF WATER RESOURCES (DWR) OR COMPLIANCE WITH THE RIPARIAN BUFFER PROTECTION RULES (158A NCAC 2B.0233 OR .0259). THIS COVENANT IS TO RUN WITH THE LAND, AND SHALL BE BINDING ON THE OWNER, AND ALL PARTIES CLAIMING UNDER IT.
8. RIPARIAN BUFFER DETERMINATION REFERENCED FROM A MAP PROVIDED BY SOIL & ENVIRONMENTAL CONSULTANTS, PA PROJECT NO. 14313.W2, DATED 10/22/2020.

REVISION

DATE DESCRIPTION

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CITY OF RALIEGH REZONING MAP

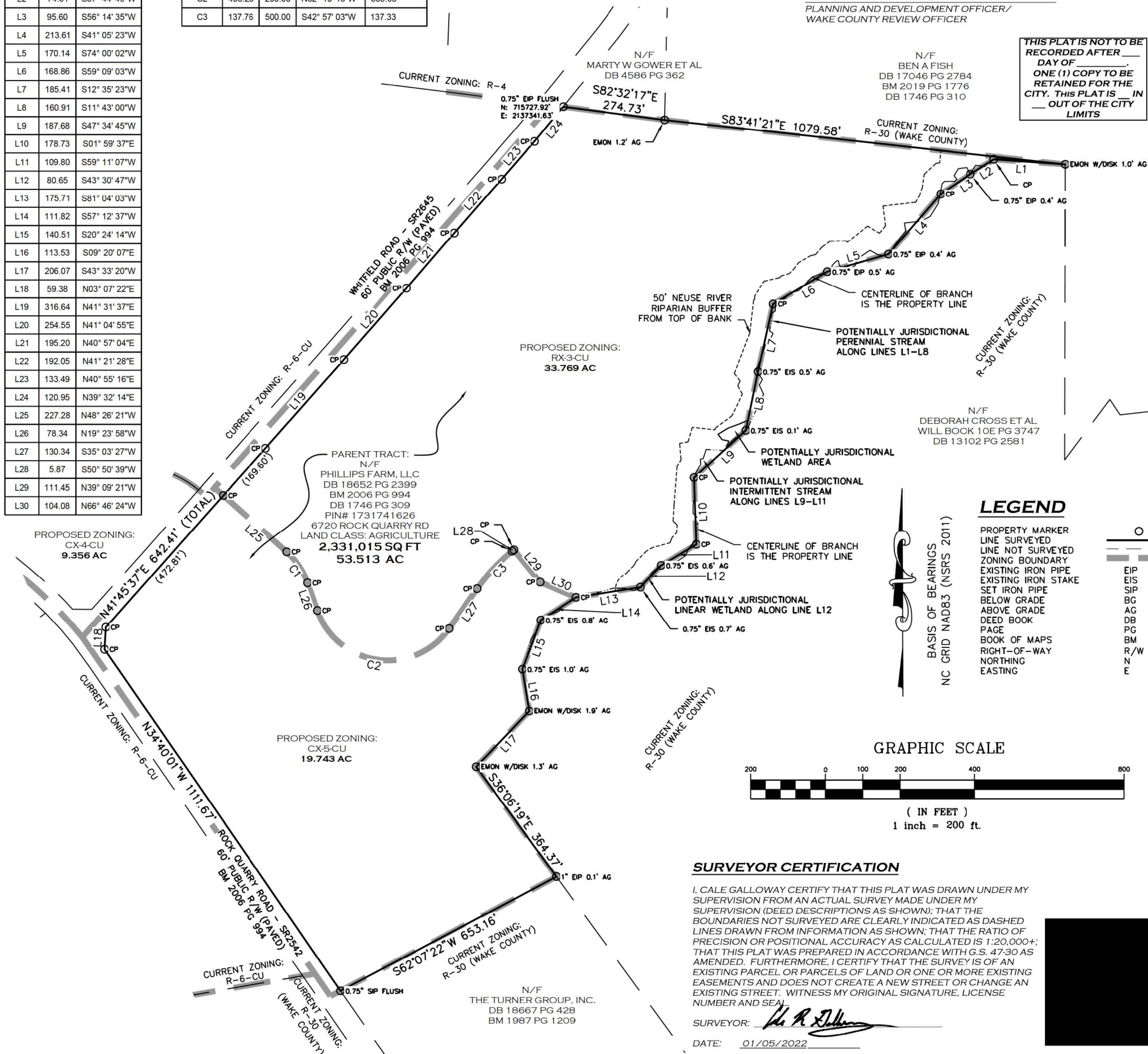
SITE LOCATION:
6720 ROCK QUARRY RD
RALEIGH, NORTH CAROLINA
ST. MARY'S TOWNSHIP, WAKE COUNTY

PREPARED FOR:
STACKHOUSE DEVELOPMENT

GALLOWAY PLLC
GEOSPATIAL
INFORMATICS & SURVEYING

7405 Walnut Grove Lane - Zebulon - NC - 27597
252-565-2657 - NC FIRM # P-2153

Title Search	N/A	Date	Proj. ID
Surveyed By	GFS	DECEMBER 30, 2021	20200915
Survey Date(s)	DEC 2021	Scale	Sheet No.
Field Book	GFS02	1" = 200'	1 OF 1



SURVEYOR CERTIFICATION

I, CALE GALLOWAY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES DRAWN FROM INFORMATION AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:20,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. FURTHERMORE, I CERTIFY THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.

SURVEYOR: *Cale Galloway*
DATE: 01/05/2022

CASE#