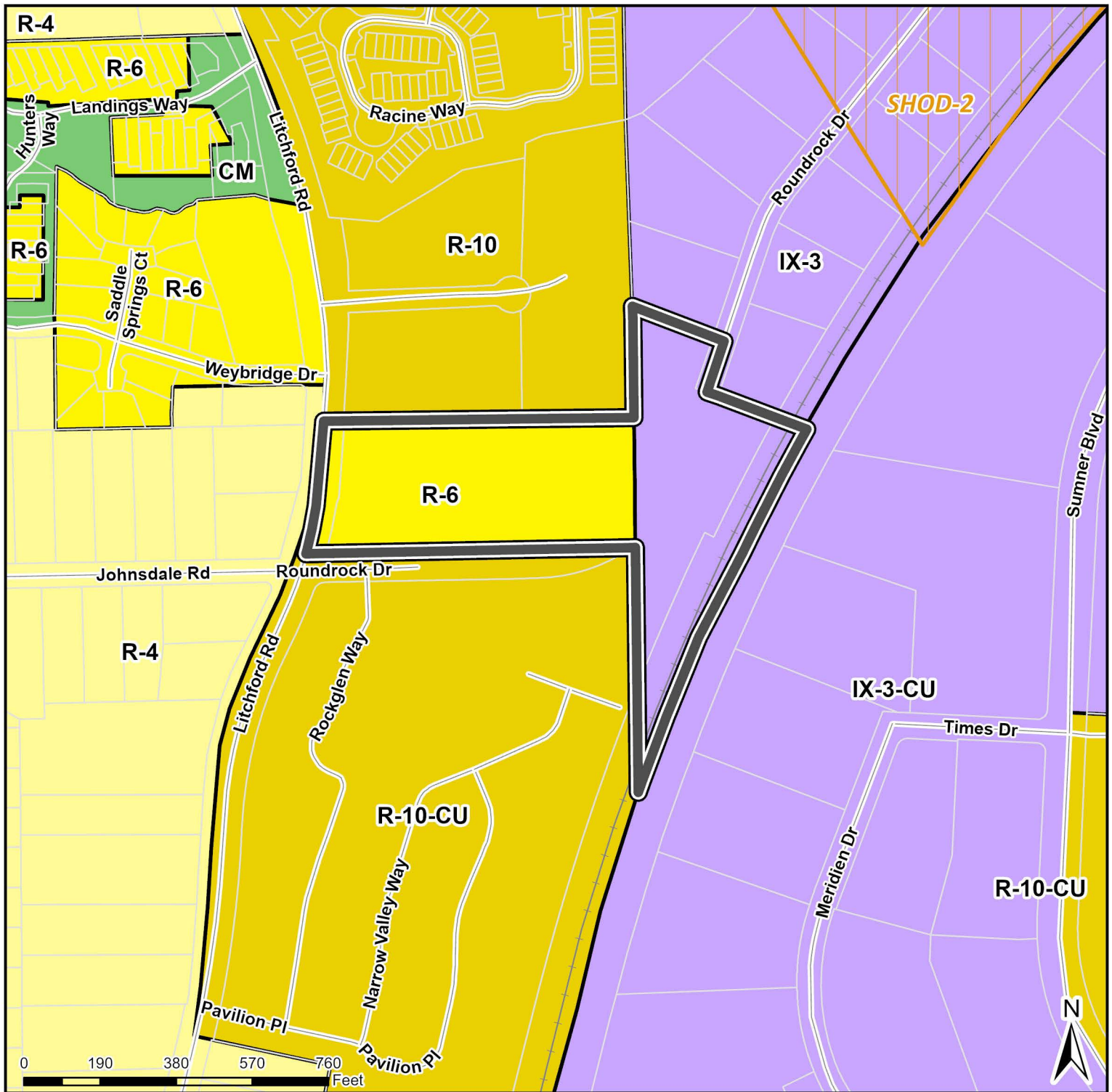
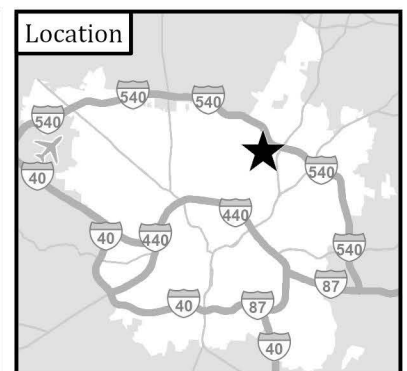


# Existing Zoning

Z-2-2023



Property	6850 Litchford Rd
Size	9.26 acres
Existing Zoning	R-6 & IX-3
Requested Zoning	RX-5-CU



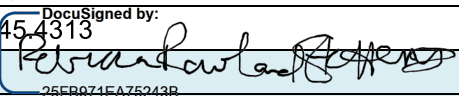


# Rezoning Application and Checklist

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](http://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](mailto: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		
		OFFICE USE ONLY Rezoning case #	
Existing zoning base district: R-6 and	Height: 3	Frontage:	Overlay(s):
Proposed zoning base district: RX	Height: 5	Frontage:	Overlay(s):
<b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> 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: January 6, 2023	Date amended (1):	Date amended (2):
Property address: 6850 Litchford Road		
Property PIN: 1727-02-1958		
Deed reference (book/page): 8771 / 515		
Nearest intersection: Litchford Road and Roundrock Drive		Property size (acres): 9.26
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Rowland Business Park, Inc.; 2804 Charleston Oaks Dr., Raleigh, NC 27614		
Property owner email:		
Property owner phone:		
Applicant name and address: Worth Mills; Longleaf Law Partners; 4509 Creedmoor Road, Suite 302, Raleigh, NC 27612		
Applicant email: <a href="mailto:wmills@longleaflp.com">wmills@longleaflp.com</a>		
Applicant phone: 919.645.4313		
Applicant signature(s): 		
Additional email(s):		


**RECEIVED**

By Robert Tate at 10:17 am, Jan 11, 2023

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

Narrative of Zoning Conditions Offered
<p>1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the RX- district shall be prohibited: (i) Dormitory, fraternity, sorority; and (ii) Outdoor sports or entertainment facility (&gt;250 seats).</p> <p>2. Residential density shall not exceed 160 total dwelling units.</p> <p>3. But for any driveways or other site elements required by a governmental entity, developer shall dedicate Tree Conservation Area along the Property's pre-development boundary with Litchford Road. The width of the aforementioned Tree Conservation Area shall be at least fifty feet (50').</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:    
DocuSigned by: 25FB971EA75243B...

Printed Name: Rebecca Steffens

Rezoning Application Addendum #1	
Comprehensive Plan Analysis	<b>OFFICE USE ONLY</b> Rezoning case # _____
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.	
<b>Statement of Consistency</b>	
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.	
<p>1. The Future Land Use Map (FLUM) designates a majority of the property as Moderate Scale Residential, and small portion on the eastern side of the property as Regional Mixed Use. Moderate Scale Residential envisions a range of housing types, ranging from duplexes to small apartment buildings. Building scale should follow precedent set by the area. Regional Mixed Use is intended for high-density housing, office development and region-serving retail uses. The proposed rezoning to RX-5-CU is consistent with the divergent FLUM designations, because it permits limited office and retail uses along with multifamily residential uses that currently exist nearby.</p> <p>2. The proposed rezoning is consistent with the following Comprehensive Plan policies: LU 1.3 "Conditional Use District Consistency"; LU 2.2 "Compact Development"; LU 2.6 "Zoning and Infrastructure Impacts"; LU 4.5 "Connectivity"; LU 5.1 "Reinforcing the Urban Pattern"; LU 5.4 "Density Transitions"; LU 7.3 "Single-family Lots on Major Streets"; LU 8.1 "Housing Variety"; LU 8.10 "Infill Development"; and LU 8.12 "Infill Compatibility".</p>	
<b>Public Benefits</b>	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
<p>1. The proposed rezoning would increase housing along Litchford Road, which is designated as a 4-Lane divided Avenue on the Raleigh Street Plan, and I-540.</p> <p>2. The proposed rezoning would increase the area's housing variety.</p> <p>3. The proposed rezoning would permit limited office and retail uses for the area's existing residents.</p>	

Rezoning Application Addendum #2	
Impact on Historic Resources	<b>OFFICE USE ONLY</b> Rezoning case # <hr/>
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.	
There are no known historical resources located on the property.	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
Not applicable.	

## 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:

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:**

**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:**

**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:**

**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:**

**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:**

**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:**

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><b>Response:</b></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><b>Response:</b></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><b>Response:</b></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><b>Response:</b></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><b>Response:</b></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><b>Response:</b></p>
13	<p>New public spaces should provide seating opportunities.</p> <p><b>Response:</b></p>

<b>14</b>	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p><b>Response:</b></p>
<b>15</b>	<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><b>Response:</b></p>
<b>16</b>	<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><b>Response:</b></p>
<b>17</b>	<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><b>Response:</b></p>
<b>18</b>	<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><b>Response:</b></p>
<b>19</b>	<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><b>Response:</b></p>
<b>20</b>	<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><b>Response:</b></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><b>Response:</b></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><b>Response:</b></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><b>Response:</b></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><b>Response:</b></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><b>Response:</b></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><b>Response:</b></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 <b>Rezoning Checklist</b> 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 <a href="#">Fee Guide</a> 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 and tenants of the rezoning site(s) and within 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"/>
<b>For properties requesting a Conditional Use District:</b>					
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"/>
<b>If applicable, see page 11:</b>					
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"/>
<b>For properties requesting a Planned Development or Campus District:</b>					
13. Master plan (see Master Plan submittal requirements).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a text change to zoning conditions:</b>					
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"/>

REZONING OF PROPERTY CONSISTING OF +/- 9.26 ACRES,  
LOCATED IN THE NORTHEAST QUADRANT OF THE LITCHFORD ROAD AND  
ROUNDROCK DRIVE INTERSECTION, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS AND TENANTS ON  
DECEMBER 19, 2022

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent neighbors on Monday, December 19, 2022 at 5:30 p.m. The property considered for this potential rezoning totals approximately 9.26 acres, and is located in the northeast quadrant of the Litchford Road and Roundrock Drive intersection, in the City of Raleigh, having Wake County Parcel Identification Number 1727-02-1958. This meeting was held at the Millbrook Exchange Community Center, located at 1905 Spring Forest Road, Raleigh, NC 27615. All owners and tenants of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

## EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owners and Tenants  
From: Worth Mills  
Date: December 5, 2022  
Re: First Neighborhood Meeting for Rezoning of 6850 Litchford Road

You are invited to attend an informational meeting to discuss the proposed rezoning of the property located at 6850 Litchford Road. The meeting will be held on **Monday, December 19, 2022 from 5:30 PM until 6:30 PM**, at the following location:

**Millbrook Exchange Community Center  
Room 1  
1905 Spring Forest Road  
Raleigh, NC 27615**

The purpose of this meeting is to discuss the proposed rezoning of 6850 Litchford Road (with Property Identification Number (PIN) 1727-02-1958). The property totals approximately 9.26 acres in size, and is located in the northeast quadrant of the Litchford Road and Roundrock Drive intersection.

The property is currently zoned Residential, 6 units per acre (R-6) and Industrial Mixed Use, 3-story height limit (IX-3). The proposed rezoning would change the zoning to Residential Mixed-Use, five-story height limit, conditional use (RX-5-CU). The purpose of the rezoning is to allow for a multifamily development.

The City of Raleigh requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the properties prior to filing a rezoning application. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.645.4313 and [wmills@longleaflp.com](mailto:wmills@longleaflp.com). Also, for more information about the rezoning, you may visit [www.raleighnc.gov](http://www.raleighnc.gov) or contact the Raleigh City Planning Department at 919.996.2235 or [Robert.Tate@raleighnc.gov](mailto:Robert.Tate@raleighnc.gov). If you would like to submit written comments or questions after the neighborhood meeting, please participate in the applicable rezoning case at [www.publicinput.com/rezoning](http://www.publicinput.com/rezoning).

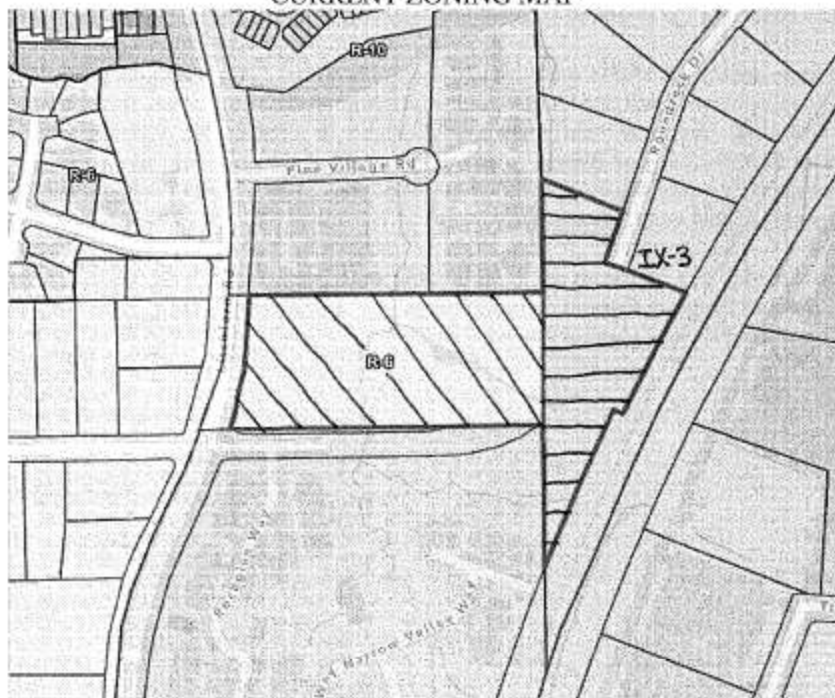
Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit

CURRENT PROPERTY MAP



CURRENT ZONING MAP



## **EXHIBIT C – ITEMS DISCUSSED**

- 1.** Existing traffic along Litchford Road
- 2.** The likelihood of a Traffic Impact Analysis during the rezoning process
- 3.** What are the thresholds for conducting a Traffic Impact Analysis during the rezoning process?
- 4.** The potential distance between a future driveway cut along Litchford Road and the Litchford Road / Johnsdale Road intersection
- 5.** The potential for additional cut-through traffic if the applicant connects Roundrock Drive
- 6.** Requests to inform the Transportation Department that residents do not want Roundrock Drive connected
- 7.** The potential for this development being the first 5-story project in the area
- 8.** Has the applicant completed a preliminary wetland and stream delineation?
- 9.** The Fire Department's review of the proposed rezoning
- 10.** Examples of the applicant's prior developments
- 11.** Expected number of residential units
- 12.** The expectation that development would be served by surface parking
- 13.** The anticipated construction timeline
- 14.** How can residents follow along on the rezoning request's progress?
- 15.** Requests for copies of the meeting presentation, report and future rezoning application
- 16.** Residents would like to see less commercial uses permitted to reduce traffic impacts
- 17.** Existing GoRaleigh routes and stops nearby
- 18.** Anticipated location to connect utilities
- 19.** The required sidewalk improvements upon development
- 20.** The widening of Litchford Road and the applicant's requirements to dedicate right-of-way

## **EXHIBIT D – MEETING ATTENDEES**

1. Worth Mills (Longleaf Law Partners)
2. Hannah Reckhow (City of Raleigh)
3. Peter Crosset (applicant)
4. Marty Bizzell (Bass Nixon Kennedy)
5. Julie Parham
6. Shane McBride
7. Ronald Evans
8. Nellie Taylor
9. Harry Read
10. Co Quoc Phung
11. Kim Cumming
12. Adam McCarthy
13. Elizabeth Egler
14. Thanh Le
15. My Hanh
16. Scott Dawson
17. Bryce Lane
18. Sue Lane
19. Dan Garguilo
20. Lynne Garguilo
21. Jamie Anderson
22. Natalie Anderson
23. Casey Crowley
24. Lauren Crowley
25. Diane Allen
26. Kathryn Prevoznak
27. Leon Reich
28. John Williams
29. Nancy Dye
30. Dan Dye
31. Philip Brown
32. Karen Brown
33. Charles Michael Sullivan
34. Larissa Greene
35. Frederick Caribardi