

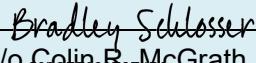


# Rezoning Application and Checklist

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 type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan	OFFICE USE ONLY Rezoning case # <hr/>
	<input checked="" type="checkbox"/> Text change to zoning conditions			
Existing zoning base district: CX	Height: 3	Frontage: PL	Overlay(s):	
Proposed zoning base district: CX	Height: 3	Frontage: PL	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: Z-27-96; Z-4-11				

General Information		
Date: 1/9/2026	Date amended (1):	Date amended (2):
Property address: 4601 Creedmoor Road, Raleigh		
Property PIN: 0796425565		
Deed reference (book/page): DB 13931; P 2026		
Nearest intersection: Creedmoor/Glenwood		Property size (acres): 4.71
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: SDC Glenwood Place, LLC, 405 N Lamar Blvd, Suite 200, Austin, TX, 78703		
Property owner email: c/o Colin R. McGrath Poyner Spruill LLP, <a href="mailto:cmcgrath@poynerspruill.com">cmcgrath@poynerspruill.com</a>		
Property owner phone: c/o Colin R. McGrath, Poyner Spruill LLP, 919-783-2951		
Applicant name and address: SDC Glenwood Place, LLC, c/o Colin R. McGrath		
Applicant email: c/o Colin R. McGrath Poyner Spruill LLP, <a href="mailto:cmcgrath@poynerspruill.com">cmcgrath@poynerspruill.com</a>		
Applicant phone: c/o Colin R. McGrath, Poyner Spruill LLP, 919-783-2951		
Applicant signature(s):	DocuSigned by:  1/13/2026	
Additional email(s):	c/o Colin R. McGrath, Poyner Spruill LLP, <a href="mailto:cmcgrath@poynerspruill.com">cmcgrath@poynerspruill.com</a>	

**RECEIVED**

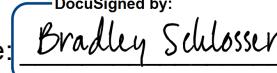
*By Matt McGregor at 11:15 am, Feb 04, 2026*

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	<b>OFFICE USE ONLY</b> Rezoning case #
Existing zoning: CX-3-PL-CU	Proposed zoning: CX-3-PL-CU	

### Narrative of Zoning Conditions Offered

See attached for clean and redline versions of proposed changes to existing conditions.

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: 1/13/2026

536CFE020E2E4B0...

Printed Name: Bradley Schlosser, Principal, SDC Glenwood Place, LLC

Rezoning Application Addendum #1	
Comprehensive Plan Analysis	<b>OFFICE USE ONLY</b> Rezoning case # _____
<p>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.</p>	
Statement of Consistency	
<p>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> <p>The property is designated as "Community Mixed Use" on the Future Land Use Map. CX is the primary zoning district that corresponds to the Community Mixed Use designation, and the proposed text change to the existing zoning conditions will retain that zoning as well as the 3-story height designation, which is consistent with the Community Mixed Use designation.</p> <p>The proposed amendments to the property's conditions allow the inclusion of uses that draw from multiple neighborhoods, including grocery stores, that are specifically mentioned in the Comprehensive Plan's description of the Community Mixed Use designation.</p> <p>The property is also designated as both within a City Growth Center and Frequent Transit Area on the Urban Form Map, and is within the Crabtree area plan. The proposed amended conditions carry forward the previously approved conditions related to siting of development on the property, design congruity with the surrounding Crabtree area, buffering of adjoining residential property, and the Parking Limited frontage to retain consistency with these designations.</p> <p>This TCZ request is consistent with the following policies contained in the 2030 Comprehensive Plan:</p> <p>LU 1.2; LU 1.3; LU 2.1; LU 4.4; LU 4.6; LU 4.7; LU 5.1; LU 5.2; LU 5.6; LU 7.1; LU 7.4; LU 10.6; T 1.1; T 6.8; AP-CR 5</p>	
Public Benefits	
<p>Provide brief statements explaining how the rezoning request is reasonable and in the public interest.</p> <p>This TCZ request is reasonable because it is fully consistent with the existing zoning, which will remain unchanged, is consistent with the Comprehensive Plan, Future Land Use Map, and Urban Form Map.</p> <p>The request benefits the public interest by allowing a slightly broader set of uses on this historically commercial site that will benefit surrounding neighborhoods and the community at large, all while maintaining key protections and enhanced buffers to preserve the compatibility with the surrounding uses that has been demonstrated on the site for three decades.</p>	

<b>Rezoning Application Addendum #2</b>	
<b>Impact on Historic Resources</b>	<b>OFFICE USE ONLY</b> Rezoning case # _____
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
<b>Inventory of Historic Resources</b>	
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 historic resources on the property.	
<b>Proposed Mitigation</b>	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	

## 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: City Growth Center/Transit Emphasis Corridor | Click [here](#) to view the Urban Form Map.

<b>1</b> <b>Response:</b> <p>The proposed revised conditions will allow additional retail and personal services uses, including grocery stores, consistent with this guideline.</p>	<p>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.</p>
<b>2</b> <b>Response:</b> <p>The site's original conditions related to height and the presence of a "super buffer" along its boundary with the Brookhaven neighborhood will remain, ensuring continued compatibility and well-thought transitions, consistent with this guideline.</p>	<p>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.</p>
<b>3</b> <b>Response:</b> <p>The site has frontage and access along Creedmoor Road and Glenwood Avenue. There are no available connections directly into the Brookhaven neighborhood.</p>	<p>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.</p>
<b>4</b> <b>Response:</b> <p>The site has direct access to the commercial property immediately north. Exterior lot lines and the existing development of the site and the Brookhaven neighborhood, including the required buffers, limit the ability to interconnect directly with neighboring development.</p>	<p>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.</p>
<b>5</b> <b>Response:</b> <p>The site has been developed consistent with its existing zoning and prior conditions, which will remain unchanged. Although none is planned in connection with this TCZ request, any new development will be arranged consistent with this guideline.</p>	<p>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.</p>
<b>6</b> <b>Response:</b> <p>The site's zoning includes Parking Limited frontage, which will remain as part of this TCZ request, consistent with this guideline.</p>	<p>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.</p>

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> <p>The site's zoning includes Parking Limited frontage, which will remain as part of this TCZ request, consistent with this guideline.</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> <p>The site's zoning includes Parking Limited frontage, which will remain as part of this TCZ request, consistent with this guideline.</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> <p>Redevelopment of the site is not planned in connection with this TCZ request. Should it become a possibility in the future, the redevelopment of the site will be based on the existing conditions governing buffers and site layout, but will also take this guideline into account.</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> <p>Redevelopment of the site is not planned in connection with this TCZ request. Should it become a possibility in the future, the redevelopment of the site will be based on the existing conditions governing buffers and site layout, but will also take this guideline into account.</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> <p>Redevelopment of the site is not planned in connection with this TCZ request. Should it become a possibility in the future, the redevelopment of the site will be based on the existing conditions governing buffers and site layout, but will also take this guideline into account.</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> <p>Redevelopment of the site is not planned in connection with this TCZ request. Should it become a possibility in the future, the redevelopment of the site will be based on the existing conditions governing buffers and site layout, but will also take this guideline into account.</p>
13	<p>New public spaces should provide seating opportunities.</p> <p><b>Response:</b></p> <p>Redevelopment of the site is not planned in connection with this TCZ request. Should it become a possibility in the future, the redevelopment of the site will be based on the existing conditions governing buffers and site layout, but will also take this guideline into account.</p>

	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p><b>14 Response:</b> The site's zoning includes Parking Limited frontage, which will remain as part of this TCZ request, consistent with this guideline.</p>
	<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>15 Response:</b> The site's zoning includes Parking Limited frontage, which will remain as part of this TCZ request, consistent with this guideline.</p>
	<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>16 Response:</b> There are no parking structures located, or proposed to be located, on the property.</p>
	<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>17 Response:</b> The property, located along a Transit Emphasis Corridor, has ready access to public transit.</p>
	<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>18 Response:</b> The property includes convenient sidewalks along its frontage, which tie through crosswalks, into Crabtree Valley Mall, where a Transfer Point is located.</p>
	<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>19 Response:</b> No such sensitive landscape areas are located on the property or planned to be disturbed. The property's extensive buffering will remain in place and no redevelopment is planned in connection with this TCZ case.</p>
	<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>20 Response:</b> The site's zoning includes Parking Limited frontage, which will remain as part of this TCZ request, consistent with this guideline.</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> Redevelopment of the site is not planned in connection with this TCZ request. Should it become a possibility in the future, the redevelopment of the site will be based on the existing conditions governing frontage and site layout, but will also take this guideline into account.</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> The property has been developed consistent with the existing conditions regarding buffering, and currently includes street trees along Creedmoor Road and Glenwood Avenue. Redevelopment of the site is not planned in connection with this TCZ request. Should it become a possibility in the future, the redevelopment of the site will be based on the existing conditions governing buffers and site layout, but will also take this guideline into account.</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> The property has been developed consistent with the existing conditions regarding buffering, and currently includes street trees along Creedmoor Road and Glenwood Avenue. Redevelopment of the site is not planned in connection with this TCZ request. Should it become a possibility in the future, the redevelopment of the site will be based on the existing conditions governing buffers and site layout, but will also take this guideline into account.</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> The property has been developed consistent with this guideline, and no redevelopment of the site is planned in connection with this TCZ request.</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> The property has been developed consistent with its existing conditions, which include architectural details consistent with this guideline.</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> The property has been developed consistent with its existing conditions, which include architectural details and frontage consistent with this guideline.</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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Two sets of stamped envelopes addressed to all property owners 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	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s).	<input checked="" type="checkbox"/>	<input 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 <b>Master Plan 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 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"/>

## Who Can Initiate a Zoning Request?

If requesting to down-zone property, the rezoning application must be signed by all the property owners whose property is subject to the downzoning. Downzoning is defined as a zoning ordinance that affects an area of land in one of the following ways:

1. By decreasing the development density of the land to be less dense than was allowed under its previous usage.
2. By reducing the permitted uses of the land that are specified in a zoning ordinance or land development regulation to fewer uses than were allowed under its previous usage.

If requesting to rezone property to a conditional district, the rezoning application must be signed by all owners of the property to be included in the district. For purposes of the application only (not the zoning conditions), the City will accept signatures on behalf of the property owner from the following:

1. the property owner;
2. an attorney acting on behalf of the property owner with an executed power of attorney; or
3. a person authorized to act on behalf of the property owner with an executed owner's affidavit.

An owner's can grant power of attorney. This must be made under oath, properly notarized and, at a minimum, include the following information:

- The property owner's name and, if applicable, the property owner's title and organization name.
- The address, PIN and Deed Book/Page Number of the property.
- A statement that the person listed as the property owner is the legal owner of the property described.
- The name of the person authorized to act on behalf of the property owner as the applicant. If applicable, the authorized person's title and organization name.
- A statement that the property owner, as legal owner of the described property, hereby gives authorization and permission to the authorized person, to submit to the City of Raleigh an application to rezone the described property.
- A statement that the property owner understands and acknowledges that zoning conditions must be signed, approved and consented to by the property owner.
- The property owner's signature and the date the property owner signed the affidavit.

If requesting to rezone property to a general use district that is not a down-zoning, the rezoning application may be signed, for the purpose of initiating the request, by property owners or third-party applicants.

**Z-X-XX Conditional Use – Creedmoor Road** - located on the west side of Creedmoor Road, northwest of its intersection with Glenwood Avenue, being Wake County PIN 0796-42-5565 (“Property”). Approximately 4.71 acres to amend the existing conditions for property zoned Shopping Center Conditional Use District.

**Narrative or conditions being requested:**

1. Uses for this property shall be restricted as follows:
  - a. The following Commercial Mixed Use uses shall be prohibited on the Property: Residential uses; cemetery; telecommunication tower; adult establishment; Outdoor Recreation; short-term rental; Passenger Terminal; bar, nightclub, tavern, lounge; Vehicle Fuel Sales; Vehicle Sales/Rental; detention center, jail, prison; vehicle repair.
2. Development upon this subject tract (Deed Book 13931; Page 2026; WAKE PIN: 0796-42-5565), shall be limited to a maximum gross square footage of 45,000 square feet (enclosed truck service areas not included; excluded service areas include, but are not limited to, internal truck dock and staging areas for receiving and shipping of materials).
3. Access points will be limited to no more than one per street frontage. NOTE: The access point to/from Creedmoor Road shall be shared with the contiguous tract to the north (Deed Book 12794; Page 1199; WAKE PIN: 0796-43-6000) of 2.17, acres, more or less.
4. Any access driveway into Creedmoor Road will be located at the existing median opening from the Marriott Drive-Creedmoor Road intersection.
5. The eastern edge of pavement for the access driveway onto Glenwood Avenue will be located at least one hundred and sixty (160) feet west of the intersection point on this parcel of the new right of way of Creedmoor Road per subdivision S-73-92 and the right of way line of Glenwood Avenue. The western edge of pavement for said driveway will be located at least forty (40') feet from the common corner for this lot and parcel (Deed Book 10372; Page 1995; WAKE PIN: 0796.18-42-2327) and the right of way of Glenwood Avenue.
6. Building height will not exceed thirty-five (35) feet above the grade of the top of the curb along Creedmoor Road, excluding, however, unoccupied entry features such as a parapet which will not exceed an additional seven (7) feet (maximum entry features height = 42 feet) measured as herein provided. Said height to be calculated by determining the point on the building that is perpendicular to the selected point on the curb line and comparing the height of the building, including any parapet or screen illustrated above the roof, to the elevation of the point on the curb.

Elevations are to be determined based upon standard surveying practices for calculating elevation above mean sea level. If the City Code applies a more stringent requirement, then the Code Standard shall apply.

7. Trees installed in the parking areas shall have a circumference of 9 and 3/8 inches (9 3/8.' minimum) measured one half-foot above ground level.

8. As a part of the Site Plan approval for any permitted use on this property, a Site Lighting Plan will be submitted confirming the site area lighting will not create sustained illumination in excess of three-tenths (0.3) foot candles at any point along the common boundary of this tract and the following adjacent Wake County Tax parcels:

Deed Book 15108; Page 01563; WAKE PIN: 0796422327

Deed Book 17553; Page 00987; WAKE PIN: 0796422577

Deed Book 18681; Page 02359; WAKE PIN: 0796422767

Area light poles shall not exceed 12 feet in height when located in protective yard areas and 20 feet in height in all other areas. Area light poles may encroach not more than 5 feet into the protective yard along the western boundary lines. No exposed bulbs shall be utilized and Shoebox type or other methods of shielding may be utilized to achieve the illumination standard specified herein.

9. Loading and Service areas including dumpster/compactor facilities will be located within four sided enclosures with exterior finishes that complement the exterior finishes of the building(s). These enclosures will be positioned within the building envelopes as set forth in Condition I above and dumpster/compactor facilities shall be located within one hundred and thirty feet (130') of the right of way of Creedmoor Road, The enclosures walls will be at least 8 feet tall and will be gated in order to enclose completely said loading and service areas. Trash collection will be limited to occur between the hours of 8:00 a.m. and 9:00 p.m. Monday through Friday and 9:00 a.m. and 9:00 p.m. on Saturday and Sunday.

10. A protective yard will be provided along the common boundary of the subject parcel (0796.14- 42-5860) and the following adjacent Wake County tax parcels:

Deed Book 15108; Page 01563; WAKE PIN: 0796422327

Deed Book 17553; Page 00987; WAKE PIN: 0796422577

Deed Book 18681; Page 02359; WAKE PIN: 0796422767

This buffer will consist of the following elements:

a. An overall width of forty (40') feet into the subject parcel measured per perpendicularly from the property line.

b. The thirty-one foot (31') foot portion of the buffer immediately contiguous with the property line (the thirty-one foot section) shall be designated as a Natural Protective Yard (per COR definition), and if accepted by the City (upon the applicant demonstrating minimum basal density, per Raleigh code standard), the area shall be recorded as Primary Tree Conservation Area. This Natural Protective Yard shall be located outside of the existing fence, approximately one foot (1') off the western boundary property line referenced above, and remain completely undisturbed (no grading) except for the replacement of required trees and shrubs to meet a portion of the transitional protective yard planting standards as required by the City's Landscape Ordinance and allowing for removal of dead, diseased or damaged materials that pose safety hazard; and except for repair of an existing six (6') foot chain link fence. Any and all work, including the pruning or removal of any tree, conducted within the Natural Protective Yard portion of the buffer shall require prior approval and permit from the City of Raleigh Forestry Specialist. Replacement plantings shall, at minimum, adhere to the following: be located outside of established critical root zone of existing trees, or if necessary to be within a critical root zone, provide a mitigation plan prepared by a registered arborist or other qualified professional designated by the City of Raleigh and such plan approved by a City of Raleigh Forestry Specialist prior to any disturbance.

c. The remaining ten (10') feet (a ten-foot section) may be graded or possess: retaining walls as needed to make proper grade transitions for slope stabilization between the finished site grades and the undisturbed buffer section; utility services; tree and shrub plantings along with walls and fences to complete the required transitional protective yard standard as required by the City's Landscape Ordinance; and site lighting fixtures per Condition "j" cited above.

d. A "super buffer" area will be provided as follows: the super buffer will extend one hundred and sixty (160') feet south of the center line of the entrance drive from Creedmoor Road. Within this overall length of 160 feet, the buffer will be eighty (80') feet wide measured perpendicularly into the subject site. Within this eighty foot area, the first thirty one (31') feet from the property line will remain undisturbed per Item (1)(2) above. However, every effort will be made to permit the maximum achievable amount of the ten- foot area as set out in item (1)(3) above to also remain undisturbed with the exceptions noted in both (1)(2) and (1) (3) above. For the remaining forty (40) foot portion, a detailed Landscaping Plan will be provided at the time of site plan approval illustrating the creation of a densely landscaped area of evergreen plantings, within which a pedestrian sidewalk may be located along the curb.

An additional eighteen (18) foot wide area (for a total super buffer of 98 (feet)) will be added to the eighty foot area. It will extend forty-five (45) feet on the north side of the center line of the entrance driveway from Creedmoor Road. This additional area that will create the terminus of the entranced drive will be densely planted with large evergreen trees and shrubs as specified below in item (1)(5) to create an opaque screen within this eighteen (18) feet wide area immediately adjacent to the driveway and may also include a pedestrian sidewalk along the curb.

A detailed planting plan and grading plan for this super buffer illustrating the intensive evergreen plantings and the maximum portions of the super buffer to be retained in an undisturbed state will be submitted to the City as a part of the site plan approval package and at the same time to the adjacent property owners of parcels noted in this condition.

e. The following plant materials and sizes of materials shall be used for the purpose of meeting the transitional protective yard planting standards:

1. Only evergreen shrubs will be used such as Julianne Barberry, Glossy Eleagnus, Pyracantha or comparable thorn bearing shrubs approved by the City Landscape inspector within the Initial forty (40) foot wide buffer area. Within the remaining fifty-eight (58) foot super buffer area (1) other ornamental shrubs may be used.
2. Only evergreen trees providing dense foliage from ground level up such as magnolia or comparable species approved by the City Landscape Inspector will be used.
3. Shrubs shall at time of installation be a minimum size of 2 and 1/2 feet tall in height. Trees shall be a minimum of 3 inches (3") in caliper (diameter) or 9 and 3/8 inches (9 3/8") in circumference, measured one- half foot above ground level and shall have a height of 8-10 feet.

11. All HVAC, related mechanical equipment and transformers will be located within enclosures consisting of side screening materials.

12. Retail facilities developed on this site will be limited to one (1) occupied level; however, mezzanine space shall be allowed.

13. Hours of operation (defined as being those hours between which businesses may be open to the public) shall be limited to 5:00 AM through midnight, Monday through Sunday.

14. Signs placed on any building that may be viewed from any point along the common boundary with parcels:

Deed Book 15108; Page 01563; WAKE PIN: 0796422327

Deed Book 17553; Page 00987; WAKE PIN: 0796422577

Deed Book 18681; Page 02359; WAKE PIN: 0796422767

shall meet the following criteria:

- a. Be painted or otherwise affixed to windows and be illuminated only as a result of indirect lighting;
- b. Be affixed under a canopy or portico and meet the requirements of the City Code for such signage;
- c. Be a wall sign of size and area meeting the City Code that has no exposed neon elements and consists of self illuminated letters or works with translucent cover(s) which appear white mounted on the building wall and/or illuminated by means of indirect lighting either placed behind the sign as to silhouette the letters or words or from lights mounted in front of the sign and directed to shine upon the sign. Regardless of which lighting measures are employed, the source lights will be turned off by 11:15 pm. This same criteria shall apply to any sign visible from any point along the common boundary of parcel (Deed Book 10372; Page 1995; WAKE PIN: 0796.18 42 2327; Camp) except for the first seventy-five (75) feet of said line off of the right of way of Glenwood Avenue. Neon signage will not be used either on the building V or inside windows where it could be viewed from any point along the common boundary with the adjacent parcels as stated herein.

15. No equipment for the amplification of sound shall be used outside the building(s) nor shall amplified sound associated with business operations within the building(s) be audible by the human ear at any point upon tax parcels:

Deed Book 15108; Page 01563; WAKE PIN: 0796422327

Deed Book 17553; Page 00987; WAKE PIN: 0796422577

Deed Book 18681; Page 02359; WAKE PIN: 0796422767

Deed Book 08208; Page 02277; WAKE PIN: 0796423923

Deed Book 19638; Page 00878; WAKE PIN: 0796433044

Deed Book 18699; Page 02000; WAKE PIN: 0796433168

16. The exterior building treatment shall be comprised of modern materials, including but not limited to items such as: drivet, pre-cast concrete, smooth stucco, stone, brick, etc. Architecturally the building treatment will consist of: stylized single or double columns; a fascia above the columns; a recessed window-wall below the fascia and behind the columns; and, solid wall areas. Other classical elements such as coins, keystones and crown

moldings may also be incorporated. Columns will occur either as paired sets or singles with capital and base elements and create the appearance of an arcade, Glass will be recessed at least twelve (12) inches behind the fascia. The building elevation visible from both Glenwood Avenue and/or Creedmoor Road will be of this treatment.

17. Prior to the issuance by the City of a Certificate of Occupancy for any building(s) constructed upon this tract, there shall be constructed within the protective yard required by condition (1)(2) and along the common boundaries of the Wake County tax parcels specified in condition (1) whose owners request same by written request to Petitioner prior to issuance of said Certificate(s) of Occupancy, a chain link fence six (6') feet in height, which shall thereafter be maintained by Petitioner and its successors.

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**Z-411-X-XX Conditional Use – Creedmoor Road** - located on the west side of Creedmoor Road, northwest of its intersection with Glenwood Avenue, being Wake County PIN 0796-42-5565 (“Property”). Approximately 4.71 acres to amend the existing conditions for property zoned Shopping Center Conditional Use District.

**Conditions Dated: 5/2/11**

**Narrative or conditions being requested:**

1. Uses for this property shall be restricted as follows:

a. The following Commercial Mixed Use uses shall be prohibited on the Property: Residential uses; cemetery; telecommunication tower; adult establishment; Outdoor Recreation; short-term rental; Passenger Terminal; bar, nightclub, tavern, lounge; Vehicle Fuel Sales; Vehicle Sales/Rental; detention center, jail, prison; vehicle repair. Retail Sales

1. Book store, excluding adult bookstore, with coffee bar, bakery/bagel/sandwich shop as accessory uses;
2. Music store with coffee bar, bakery/bagel/sandwich shop as accessory uses;
3. Computers, software and related electronics store with coffee bar, bakery/bagel/sandwich shop as accessory uses;
4. Office supplies store;
5. Housewares, home furnishing and home use appliance stores;
6. Gifts, card and stationery shop;
7. Flowers/florist shop;
8. Jewelry shop;
9. Photography studio;
10. Newsstand;
11. Drugstore;
12. Pet supply store;
13. Antique Shop;
14. Apparel (including formal wear sales or rental) shoe (including repair) shops and tailoring (including dry goods) shops and dry goods shops;
15. Hobby, art supplies and framing shops;
16. Garment pressing, Laundry & Dry Cleaning (walk-up and pick-up only – no plant on the premises);
17. Camera shop (including film developing and printing) and copy shop without drive through service.
18. Furniture, draperies and interior decorating supply stores including piece goods (dry goods) store;

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- ~~19. Art gallery;~~
- ~~20. Library;~~
- ~~21. Toy and sporting goods stores;~~
- ~~22. Barber, beauty, nail and manicure and cosmetic art shops;~~
- ~~23. Shopping area and shopping center (limited to uses prescribed herein);~~
- ~~24. All office uses as provided in "Office Land Use" column of the "Schedule of Permitted Land Uses in Zoning Districts" in the Raleigh City Code, so long as said use(s) is (are) not in conflict with Condition (b) below and not including 'Office Center' or "temporary event" as listed therein;~~
- ~~25. Utility services as provided in the Raleigh City Code.~~
- ~~26. Bank, without drive thru window~~

~~a. All other general, conditional and special uses usually permitted in the Shopping Center Zoning District as set forth in the Raleigh City Code are prohibited, specifically including all dwelling units and equivalent dwelling units.~~

a.

~~b. At the discretion of the City of Raleigh, at the time of submittal for Site Plan Approval, a traffic impact analysis, or trip generation analysis adhering to methods described in the 1985 Highway Capacity manual for such studies or its successor publication, will be submitted to the Raleigh Dept. of Transportation.~~

e.2. Development upon this subject tract (Deed Book 13931; Page 2026; WAKE PIN: 0796-42-5565), shall be limited to a maximum gross square footage of 45,000 square feet (enclosed truck service areas not included; excluded service areas include, but are not limited to, internal truck dock and staging areas for receiving and shipping of materials).

d.3. Access points will be limited to no more than one per street frontage. NOTE: The access point to/from Creedmoor Road shall be shared with the contiguous tract to the north (Deed Book 12794; Page 1199; WAKE PIN: 0796-43-6000) of 2.17, acres, more or less.

e.4. Any access driveway into Creedmoor Road will be located at the existing median opening from the Marriott Drive-Creedmoor Road intersection.

f.5. The eastern edge of pavement for the access driveway onto Glenwood Avenue will be located at least one hundred and sixty (160) feet west of the intersection point on this parcel of the new right of way of Creedmoor Road per subdivision S-73-92 and the right of way line of Glenwood Avenue. The western edge of pavement for said driveway will be located at least forty

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(40') feet from the common corner for this lot and parcel (Deed Book 10372; Page 1995; WAKE PIN: 0796.18-42-2327) and the right of way of Glenwood Avenue.

**g.6.** Building height will not exceed thirty-five (35) feet above the grade of the top of the curb along Creedmoor Road, excluding, however, unoccupied entry features such as a parapet which will not exceed an additional seven (7) feet (maximum entry features height = 42 feet) measured as herein provided. Said height to be calculated by determining the point on the building that is perpendicular to the selected point on the curb line and comparing the height of the building, including any parapet or screen illustrated above the roof, to the elevation of the point on the curb. Elevations are to be determined based upon standard surveying practices for calculating elevation above mean sea level. If the City Code applies a more stringent requirement, then the Code Standard shall apply.

**h.7.** Trees installed in the parking areas shall have a circumference of 9 and 3/8 inches (9 3/8.' minimum) measured one half-foot above ground level.

**i.8.** As a part of the Site Plan approval for any permitted use on this property, a Site Lighting Plan will be submitted confirming the site area lighting will not create sustained illumination in excess of three-tenths (0.3) foot candles at any point along the common boundary of this tract and the following adjacent Wake County Tax parcels:

Deed Book 15108; Page 01563; WAKE PIN: 0796422327

Deed Book 17553; Page 00987; WAKE PIN: 0796422577

Deed Book 18681; Page 02359; WAKE PIN: 0796422767  
Deed Book 10372; Page 1995; WAKE PIN: 0796.18 42 2327 (Camp)

Deed Book 12633; Page 0124; WAKE PIN: 0796.14 42 2767  
(Wrenn)

Deed Book 03301; Page 0871; WAKE PIN: 0796.14 42 2577  
(Alston)

Deed Book 08208; Page 2277; WAKE PIN: 0796.14 42 3923  
(Smith)

Area light poles shall not exceed 12 feet in height when located in protective yard areas and 20 feet in height in all other areas. Area light poles may encroach not more than 5 feet into the protective yard along the western boundary lines. No exposed bulbs shall be utilized and Shoebox type or other methods of shielding may be utilized to achieve the illumination standard specified herein.

**j.9.** Loading and Service areas including dumpster/compactor facilities will be located within four sided enclosures with exterior finishes that complement the exterior finishes of the building(s). These enclosures will be positioned within the building envelopes as set forth in Condition I above

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and dumpster/compactor facilities shall be located within one hundred and thirty feet (130') of the right of way of Creedmoor Road, The enclosures walls will be at least 8 feet tall and will be gated in order to enclose completely said loading and service areas. ~~Pick up and delivery servicing, including trash collection,~~ will be limited to occur between the hours of 8:00 a.m. and 9:00 p.m. Monday through Friday and 9:00 a.m. and 9:00 p.m. on Saturday and Sunday.

k.10. A protective yard will be provided along the common boundary of the subject parcel (0796.14- 42-5860) and the following adjacent Wake County tax parcels:

Deed Book 15108; Page 01563; WAKE PIN: 0796422327

Deed Book 17553; Page 00987; WAKE PIN: 0796422577

Deed Book 18681; Page 02359; WAKE PIN: 0796422767  
Deed Book 10372; Page 1995; WAKE PIN: 0796.14 42 2327

(Camp)

Deed Book 08208; Page 2277; WAKE PIN: 0796.14 42 3923

(Smith)

Deed Book 03301; Page 0871; WAKE PIN: 0796.14 42 2577

(Alston)

Deed Book 12633; Page 0124; WAKE PIN: 0796.14 42 2767

(Wrenn)

This buffer will consist of the following elements:

a. 1. An overall width of forty (40') feet into the subject parcel measured per perpendicularly from the property line.

2.b. The thirty-one foot (31') foot portion of the buffer immediately contiguous with the property line (the thirty-one foot section) shall be designated as a Natural Protective Yard (per COR definition), and if accepted by the City (upon the applicant demonstrating minimum basal density, per Raleigh code standard), the area shall be recorded as Primary Tree Conservation Area. This Natural Protective Yard shall be located outside of the existing fence, approximately one foot (1') off the western boundary property line referenced above, and remain completely undisturbed (no grading) except for the replacement of required trees and shrubs to meet a portion of the transitional protective yard planting standards as required by the City's Landscape Ordinance and allowing for removal of dead, diseased or damaged materials that pose safety hazard; and except for repair of an existing six (6') foot chain link fence. Any and all work, including the pruning or removal of any tree, conducted within the Natural Protective Yard portion of the buffer shall require prior approval and permit from the City of Raleigh Forestry Specialist. Replacement plantings shall, at minimum, adhere to the following: be located outside of established critical root zone of

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existing trees, or if necessary to be within a critical root zone, provide a mitigation plan prepared by a registered arborist or other qualified professional designated by the City of Raleigh and such plan approved by a City of Raleigh Forestry Specialist prior to any disturbance.

**3.c.** The remaining ten (10') feet (a ten-foot section) may be graded or possess: retaining walls as needed to make proper grade transitions for slope stabilization between the finished site grades and the undisturbed buffer section; utility services; tree and shrub plantings along with walls and fences to complete the required transitional protective yard standard as required by the City's Landscape Ordinance; and site lighting fixtures per Condition "j" cited above.

**4.d.** A "super buffer" area will be provided as follows: the super buffer will extend one hundred and sixty (160') feet south of the center line of the entrance drive from Creedmoor Road. Within this overall length of 160 feet, the buffer will be eighty (80') feet wide measured perpendicularly into the subject site. Within this eighty foot area, the first thirty one (31') feet from the property line will remain undisturbed per Item (1)(2) above. However, every effort will be made to permit the maximum achievable amount of the ten- foot area as set out in item (1)(3) above to also remain undisturbed with the exceptions noted in both (1)(2) and (1) (3) above. For the remaining forty (40) foot portion, a detailed Landscaping Plan will be provided at the time of site plan approval illustrating the creation of a densely landscaped area of evergreen plantings, within which a pedestrian sidewalk may be located along the curb.

An additional eighteen (18) foot wide area (for a total super buffer of 98 (feet)) will be added to the eighty foot area. It will extend forty-five (45) feet on the north side of the center line of the entrance driveway from Creedmoor Road. This additional area that will create the terminus of the entranced drive will be densely planted with large evergreen trees and shrubs as specified below in item (1)(5) to create an opaque screen within this eighteen (18) feet wide area immediately adjacent to the driveway and may also include a pedestrian sidewalk along the curb.

A detailed planting plan and grading plan for this super buffer illustrating the intensive evergreen plantings and the maximum portions of the super buffer to be retained in an undisturbed state will be submitted to the City as a part of the site plan approval package and at the same time to the adjacent property owners of parcels noted in this condition.

**5.e.** The following plant materials and sizes of materials shall be used for the purpose of meeting the transitional protective yard planting standards:

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1. Only evergreen shrubs will be used such as Julianne Barberry, Glossy Eleagnus, Pyracantha or comparable thorn bearing shrubs approved by the City Landscape inspector within the Initial forty (40) foot wide buffer area. Within the remaining fifty-eight (58) foot super buffer area (1) other ornamental shrubs may be used.
2. Only evergreen trees providing dense foliage from ground level up such as magnolia or comparable species approved by the City Landscape Inspector will be used.
3. Shrubs shall at time of installation be a minimum size of 2 and 1/2 feet tall in height. Trees shall be a minimum of 3 inches (3") in caliper (diameter) or 9 and 3/8 inches (9 3/8") in circumference, measured one- half foot above ground level and shall have a height of 8-10 feet.

l.11. All HVAC, related mechanical equipment and transformers will be located within enclosures consisting of side screening materials.

m.12. Retail facilities developed on this site will be limited to one (1) occupied level; however, mezzanine space shall be allowed.

n. Hours of operation (defined as being those hours between which businesses may be open to the public) shall be limited **as follows:**

1. Retail business(es) located on the subject property shall be limited to the hours between 9:00 AM and 11:00 PM Monday through Saturday; and 9:00 AM to 9:00 PM on Sunday.

13. 2. All other non-retail business(es) shall be limited to the hours between 8 AM and 8 PM Monday through Saturday; and not open to the public on Sunday to 5:00 AM through midnight, Monday through Sunday.

e.14. Signs placed on any building that may be viewed from any point along the common boundary with parcels:

Deed Book 15108; Page 01563; WAKE PIN: 0796422327

Deed Book 17553; Page 00987; WAKE PIN: 0796422577

Deed Book 18681; Page 02359; WAKE PIN: 0796422767

Deed Book 01868; Page 0220; WAKE PIN: 0796.14 43

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~~Deed Book 12633; Page; WAKE PIN 0124: 0796.14 42 Deed~~

~~Book 03301; Page 0871; WAKE PIN: 0796.14 42~~

~~Deed Book 08208; Page 2277; WAKE PIN: 0796.14 42~~ shall meet the following criteria:

a. 1. Be painted or otherwise affixed to windows and be illuminated only as a result of indirect lighting;

b. 2. Be affixed under a canopy or portico and meet the requirements of the City Code for such signage;

c. 3. Be a wall sign of size and area meeting the City Code that has no exposed neon elements and consists of self illuminated letters or works with translucent cover(s) which appear white mounted on the building wall and/or illuminated by means of indirect lighting either placed behind the sign as to silhouette the letters or words or from lights mounted in front of the sign and directed to shine upon the sign. Regardless of which lighting measures are employed, the source lights will be turned off by 11:15 pm. This same criteria shall apply to any sign visible from any point along the common boundary of parcel (Deed Book 10372; Page 1995; WAKE PIN: 0796.18 42 2327; Camp) except for the first seventy-five (75) feet of said line off of the right of way of Glenwood Avenue. Neon signage will not be used either on the building V or inside windows where it could be viewed from any point along the common boundary with the adjacent parcels as stated herein.

p.15. No equipment for the amplification of sound shall be used outside the building(s) nor shall amplified sound associated with business operations within the building(s) be audible by the human ear at any point upon tax parcels:

~~Deed Book 15108; Page 01563; WAKE PIN: 0796422327 Deed Book 10372; Page 1995; WAKE PIN: 0796.18 42 2327 (Camp)~~

~~Deed Book 17553; Page 00987; WAKE PIN: 0796422577~~

~~Deed Book 18681; Page 02359; WAKE PIN: 0796422767~~

~~Deed Book 08208; Page 02277; WAKE PIN: 0796.14 42-3923 (Smith)~~

~~Deed Book 03301; Page 0871; WAKE PIN: 0796.14 42 2577 (Alston)~~

~~Deed Book 0292019638; Page 044000878; WAKE PIN: 0796.14 43 30440796433044 (Weddington)~~

~~Deed Book 12633; Page 0124; WAKE PIN: 0796.14 42 2767 (Wrenn)~~

~~Deed Book 0186818699; Page 022002000; WAKE PIN: 0796.14 43-3168 (Cate) 0796433168~~

q.16. The exterior building treatment shall be ~~a blend of Classical Styling to relate to Crabtree Valley Mall, and modern materials. M~~comprised of ~~modern materials, including~~ but ~~are~~ not limited to items such as: drivet, pre-cast concrete, smooth stucco, stone, brick, etc. Architecturally the

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building treatment will consist of: stylized single or double columns: a fascia above the columns; a recessed window-wall below the fascia and behind the columns; and, solid wall areas. Other classical elements such as coins, keystones and crown moldings may also be incorporated. Columns will occur either as paired sets or singles with capital and base elements and create the appearance of an arcade, Glass will be recessed at least twelve (12) inches behind the fascia. The building elevation visible from both Glenwood Avenue and/or Creedmoor Road will be of this treatment.

**#17.** Prior to the issuance by the City of a Certificate of Occupancy for any building(s) constructed upon this tract, there shall be constructed within the protective yard required by condition (1)(2) and along the common boundaries of the Wake County tax parcels specified in condition (1) whose owners request same by written request to Petitioner prior to issuance of said Certificate(s) of Occupancy, a chain link fence six (6') feet in height, which shall thereafter be maintained by Petitioner and its successors.

## PROPOSED TCZ

4601 Creedmoor Road

### REPORT OF DECEMBER 11, 2025 NEIGHBORHOOD MEETING

In accordance with Sections 10.2.3 and 10.2.4 of the Unified Development Ordinance, a neighborhood meeting was held with respect to this proposed text change to zoning conditions case at 5:30 p.m. on December 11, 2025. Attached as **Exhibit A** is a list of those persons and organizations contacted about the meeting. Those persons and organizations were mailed a letter of invitation concerning the meeting, a copy of which (excluding zoning map exhibits) is attached as **Exhibit B**. The letters were mailed on or about November 24, 2025, by first class mail by the Planning Department on behalf of the Applicant, SDC Glenwood Place, LLC. Attached as **Exhibit C** is a list of individuals who attend the meeting on December 11, 2025. A summary of the items discussed at the meeting is attached as **Exhibit D**.

Respectfully submitted the 9th day of January, 2026.



Colin R. McGrath, Esq.  
Attorney for Applicant

**EXHIBIT A****LIST OF PROPERTY OWNERS TO WHOM NOTICES WERE SENT**

	A	B	C	D
1	Owner	Mailing Address 1	Mailing Address 2	Mailing Address 3
2	LEWIS, MARY ANN TRUSTEE UNDER THE MARY ANN LEWIS LVG TRUST	4711 BROOKHAVEN DR	RALEIGH NC 27612-5703	
3	RIGSBEE, LONNIE MICHAEL WEST, JOHN MARK	4803 BROOKHAVEN DR	RALEIGH NC 27612-5706	
4	MAY DEPARTMENT STORES CO THE	MACYS TAX DEPT	145 PROGRESS PL	SPRINGDALE OH 45246-1717
5	HORNER, MEREDITH WIGGS HORNER, ANDREW SCOTT	4821 BROOKHAVEN DR	RALEIGH NC 27612-5706	
6	CRABTREE TERRACE HOLDINGS LLC	JLL	4509 CREEDMOOR RD STE 300	RALEIGH NC 27612-3813
7	CRABTREE OWNER LLC	THE MACERICH COMPANY	401 WILSHIRE BLVD STE 700	SANTA MONICA CA 90401-1452
8	4801 GLENWOOD AVENUE LLC	TRI PROPERTIES ATT: SHALANDA	5425 PAGE RD STE 100	DURHAM NC 27703-7009
9	4801 GLENWOOD AVENUE LLC	1500 E SPLIT ROCK DR UNIT 108	IVINS UT 84738-6644	
10	SDC GLENWOOD PLACE LLC	405 N LAMAR BLVD STE 200	AUSTIN TX 78703-2111	
11	STARRITT, RICHARD D STARRITT, JUDITH B	4704 BROOKHAVEN DR	RALEIGH NC 27612-5704	
12	BETTS, PRESTON BRADFORD BETTS, LAUREN PETERSON	4708 WEDGEWOOD ST	RALEIGH NC 27612-5701	
13	DAVIS, LOU JONES	4723 BROOKHAVEN DR	RALEIGH NC 27612-5703	
14	EL-CHAYEB, JACQUES A SR	3622 SHANNON RD STE 104	DURHAM NC 27707-3771	
15	SMR REALTY CORP	4701 CREEDMOOR RD STE 113	RALEIGH NC 27612-4500	
16	SWPG LLC	4701 CREEDMOOR RD STE 115	RALEIGH NC 27612-4500	
17	ELCHAYEB, JACQUES A SR	3622 SHANNON RD STE 104	DURHAM NC 27707-3771	
18	DUKES TAILOR LLC	4701 CREEDMOOR RD STE 103	RALEIGH NC 27612-4500	
19	NICOLAYSEN, LAURENCE W NICOLAYSEN, MARTIG	4708 NORBURY PL	RALEIGH NC 27614-8248	
20	CREEDMOOR COMMERCIAL CENTER CONDO ASSN INC	702 OBERLIN RD	RALEIGH NC 27605-1102	
21	SMITH, CORA SMITH, YVONNE	4808 BROOKHAVEN DR	RALEIGH NC 27612-5705	
22	COPPER RIDGE HOMEOWNERS ASSN INC	C/O CHARLESTON MANAGEMENT CORPORATI	PO BOX 97243	RALEIGH NC 27624-7243
23	STALLINGS, ARTHUR W	4826 BROOKHAVEN DR	RALEIGH NC 27612-5705	
24	GRAY, KENNETH STEWART GRAY, ANN ELIZABETH	4610 JOYNER PL	RALEIGH NC 27612-5718	
25	WEDDINGTON, MARK DAVID TRUSTEE THE MARK WEDDINGTON LIVING TRUST	1118 WATERLOO ST APT 7	LOS ANGELES CA 90026-3054	
26	BENSON MEMORIAL METHODIST CHURCH	4706 CREEDMOOR RD	RALEIGH NC 27612-5802	
27	BAKER, BETTY L	11709 RAVEN RIDGE RD	RALEIGH NC 27614-9318	
28	RALEIGH CREEDMOOR, LLC	60 POINTE CIR	GREENVILLE SC 29615-3568	
29	NK'S HOLDINGS LLC	PO BOX 4271	CHAPEL HILL NC 27515-4271	
30	MOORE, JACOB S SOLLIDAY, AMANDA J	4813 BROOKHAVEN DR	RALEIGH NC 27612-5706	
31	KENDALL, PAUL McDOWELL KENDALL, RACHEL RANDOLPH	4722 BROOKHAVEN DR	RALEIGH NC 27612-5704	
32	BRANSON, ADAM BRANSON, STACEY	4818 BROOKHAVEN DR	RALEIGH NC 27612-5705	
33	GV CRABTREE LLC	3700 GLENWOOD AVE STE 430	RALEIGH NC 27612-5530	
34	"CURRENT TENANT OR RESIDENT"	4711 BROOKHAVEN DR	RALEIGH , NC 27612	
35	"CURRENT TENANT OR RESIDENT"	4803 BROOKHAVEN DR	RALEIGH , NC 27612	
36	"CURRENT TENANT OR RESIDENT"	4325 GLENWOOD AVE HECHT	RALEIGH , NC 27612	
37	"CURRENT TENANT OR RESIDENT"	4821 BROOKHAVEN DR	RALEIGH , NC 27612	
38	"CURRENT TENANT OR RESIDENT"	4509 CREEDMOOR RD	RALEIGH , NC 27612	
39	"CURRENT TENANT OR RESIDENT"	4601 GLENWOOD AVE	RALEIGH , NC 27612	
40	"CURRENT TENANT OR RESIDENT"	4801 GLENWOOD AVE LH	RALEIGH , NC 27612	
41	"CURRENT TENANT OR RESIDENT"	4601 CREEDMOOR RD	RALEIGH , NC 27612	
42	"CURRENT TENANT OR RESIDENT"	4704 BROOKHAVEN DR	RALEIGH , NC 27612	

**EXHIBIT A****LIST OF PROPERTY OWNERS TO WHOM NOTICES WERE SENT**

	A	B	C	D
43	"CURRENT TENANT OR RESIDENT"	4708 WEDGEWOOD ST	RALEIGH , NC 27612	
44	"CURRENT TENANT OR RESIDENT"	4723 BROOKHAVEN DR	RALEIGH , NC 27612	
45	"CURRENT TENANT OR RESIDENT"	4701 CREEDMOOR RD 101	RALEIGH , NC 27612	
46	"CURRENT TENANT OR RESIDENT"	4701 CREEDMOOR RD 113	RALEIGH , NC 27612	
47	"CURRENT TENANT OR RESIDENT"	4701 CREEDMOOR RD 107	RALEIGH , NC 27612	
48	"CURRENT TENANT OR RESIDENT"	4701 CREEDMOOR RD 115	RALEIGH , NC 27612	
49	"CURRENT TENANT OR RESIDENT"	4701 CREEDMOOR RD 109	RALEIGH , NC 27612	
50	"CURRENT TENANT OR RESIDENT"	4701 CREEDMOOR RD 103	RALEIGH , NC 27612	
51	"CURRENT TENANT OR RESIDENT"	4701 CREEDMOOR RD 105	RALEIGH , NC 27612	
52	"CURRENT TENANT OR RESIDENT"	4701 CREEDMOOR RD	RALEIGH , NC 27612	
53	"CURRENT TENANT OR RESIDENT"	4808 BROOKHAVEN DR	RALEIGH , NC 27612	
54	"CURRENT TENANT OR RESIDENT"	4826 BROOKHAVEN DR	RALEIGH , NC 27612	
55	"CURRENT TENANT OR RESIDENT"	4610 JOYNER PL	RALEIGH , NC 27612	
56	"CURRENT TENANT OR RESIDENT"	4814 BROOKHAVEN DR	RALEIGH , NC 27612	
57	"CURRENT TENANT OR RESIDENT"	4601 JOYNER PL	RALEIGH , NC 27612	
58	"CURRENT TENANT OR RESIDENT"	4700 CREEDMOOR RD DUP	RALEIGH , NC 27612	
59	"CURRENT TENANT OR RESIDENT"	4600 JOYNER PL	RALEIGH , NC 27612	
60	"CURRENT TENANT OR RESIDENT"	4813 BROOKHAVEN DR	RALEIGH , NC 27612	
61	"CURRENT TENANT OR RESIDENT"	4722 BROOKHAVEN DR	RALEIGH , NC 27612	
62	"CURRENT TENANT OR RESIDENT"	4818 BROOKHAVEN DR	RALEIGH , NC 27612	
63	"CURRENT TENANT OR RESIDENT"	4600 MARRIOTT DR	RALEIGH , NC 27612	
64	"CURRENT TENANT OR RESIDENT"	4601 Creedmoor Rd STE 101	RALEIGH , NC 27612	
65	"CURRENT TENANT OR RESIDENT"	4601 Creedmoor Rd STE 105	RALEIGH , NC 27612	
66	"CURRENT TENANT OR RESIDENT"	4601 Creedmoor Rd STE 107	RALEIGH , NC 27612	
67	"CURRENT TENANT OR RESIDENT"	4603 Creedmoor Rd	RALEIGH , NC 27612	
68	"CURRENT TENANT OR RESIDENT"	4800 Glenwood Ave	RALEIGH , NC 27612	

## **EXHIBIT B**

### **NOTICE OF NEIGHBORHOOD MEETING LETTER**



November 25, 2025

Chad W. Essick  
*Partner*  
D: 919.783.2896  
F: 919.783.1075  
[cessick@poynerspruill.com](mailto:cessick@poynerspruill.com)

Dear Neighboring Property Owners:

We represent Schlosser Development and SDC Glenwood Place, LLC (“Schlosser”), which is considering a text change to zoning conditions (“TCZ”) to amend and update the zoning conditions governing the property located at 4601 Creedmoor Road (the “Property”). Currently, the Property is zoned Commercial Mixed Use – 3 Stories – Parking Limited – Conditional Use (CX-3-PL-CU). Schlosser’s proposal would not change the base zoning district or the current 3-story height maximum. Schlosser also intends to leave the zoning conditions related to buffers and signage unchanged. Schlosser’s proposal would revise the existing conditions to allow additional types of retail and commercial uses for which the Property is well-suited, and to ensure the zoning conditions are consistent with the City’s Unified Development Ordinance (“UDO”).

Schlosser plans to file its TCZ petition with the City of Raleigh (“City”) in the near future. The City requires that a neighborhood meeting be held for all property owners within 500 feet of the Property for which a TCZ is sought. We are writing to invite you to the neighborhood meeting to discuss this request. The neighborhood meeting will be held in-person on **Thursday, December 11, 2025** at Sertoma Arts Center, located at 1400 W Millbrook Road, starting at 5:30 p.m.

For your reference and convenience, enclosed as Exhibit A is an aerial photograph of the area with the Property outlined in red. Enclosed as Exhibit B is a map showing the current zoning of the area, including the Property.

Information about the TCZ and rezoning process is available online. You can visit [www.raleighnc.gov](http://www.raleighnc.gov) and search for “Rezoning Process.” If you have any further questions about the TCZ and rezoning process, you may contact Matthew McGregor, at (919) 996-4637 or [matthew.mcgregor@raleighnc.gov](mailto:matthew.mcgregor@raleighnc.gov).

If you have any further questions about the neighborhood meeting or this request, you may contact me at 919-783-2896 or [cessick@poynerspruill.com](mailto:cessick@poynerspruill.com).

Sincerely,

A handwritten signature in black ink that reads "Chad W. Essick".

**Chad W. Essick**  
*Partner*

Enclosures

**EXHIBIT C**

**NEIGHBORHOOD MEETING ATTENDEES**

The following individuals attended the neighborhood meeting held on December 11, 2025:

1. Mac Kendall, 4722 Brookhaven Drive, Raleigh, NC 27612
2. Rachel Kendall, 4722 Brookhaven Drive, Raleigh, NC 27612
3. Steve Rosoff, 4701 Creedmoor Road, Raleigh, NC 27612
4. Matt McGregor, City of Raleigh Staff
5. Stephen Hill, SDC Glenwood Place, LLC
6. Colin McGrath, Poyner Spruill LLP

## **EXHIBIT D**

### **SUMMARY OF DISCUSSION ITEMS**

On Thursday, December 11, 2025, at 5:30 p.m., the applicant held a neighborhood meeting for property owners within 500 feet of the parcel subject to the proposed text change to zoning conditions.

The following items were discussed:

1. Existing zoning for the property;
2. Zoning and development history of the property;
3. Purpose for the proposed text change to zoning conditions;
4. Scope of the proposed changes to the existing conditions;
5. Conditions proposed to be maintained through the proposed process;
6. Existing buffers, location of buildings, and access to site;
7. Summary of text change to zoning conditions process.