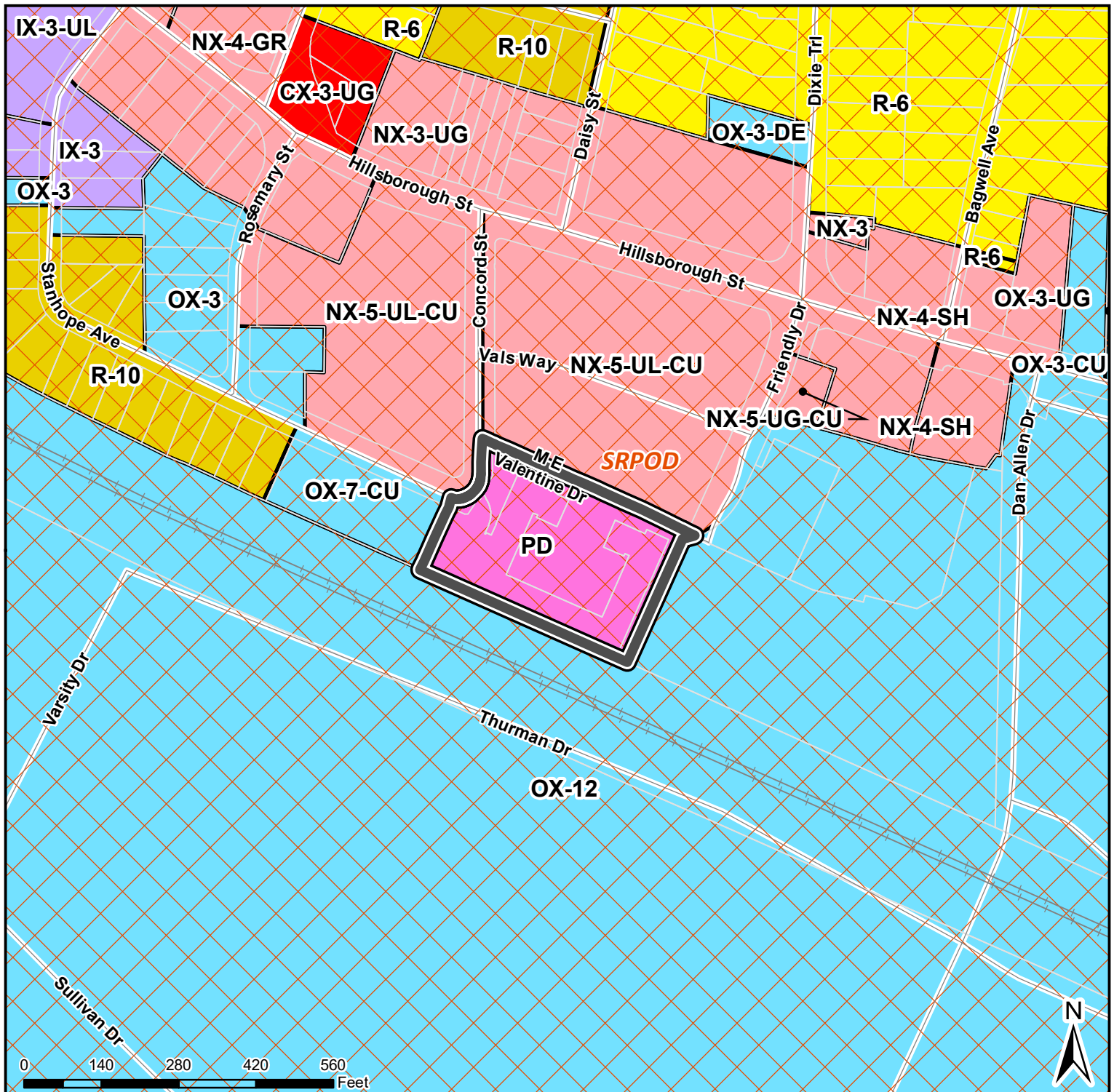


# Existing Zoning

# Z-4-2017



Property	3000 & 3009 M E Valentine Dr
Size	2.41 acres
Existing Zoning	PD
Requested Zoning	RX-12-CU w/ SRPOD





Raleigh

## MEMO

TO: Ruffin L. Hall, City Manager

FROM: Ken Bowers, AICP; Jason Hardin, AICP

DEPARTMENT: Planning and Development

DATE: February 19, 2020

SUBJECT: Public hearing item for March 3, 2019 – Rezoning Z-4-17

---

On February 18, 2020, City Council authorized the public hearing for the following item:

**Z-4-7 M.E. Valentine Drive**, on the south side of the street between Concord Street and Friendly Drive, consisting of Wake County PINs 0794-51-6998 and 0794-51-5918 (partial). Approximately 2.4 acres are requested by Stanhope Center POA, Inc. and Provident Group Stanhope Properties to be rezoned.

**Current zoning:** Planned Development (PD)

**Requested zoning:** Residential Mixed Use-12 Stories-Conditional Use (RX-12-CU).

The existing Special Residential Parking Overlay District (SRPOD) would remain.

Zoning conditions submitted on January 29, 2020 limit height to 11 stories and 110 feet; limit residential units to 300, retail square footage to 1,000, and office square footage to 3,000, not including existing office space within the parking deck; provide covered storage for at least 30 bicycles; and restrict some uses. An original signed version of the conditions has been provided.

The request is **consistent** with the Future Land Use Map.

The request is **consistent** with the Comprehensive Plan.

The **Planning Commission** vote 9-0 to recommend approval of the request.

The **Wade CAC** voted 31-0 in support of the rezoning on March 28, 2017 with the provision that trash containers are concealed and patio/ courtyard space is accessible and inviting to the public.

Attached are the Planning Commission Certified Recommendation (including Staff Report and Traffic Study Worksheet), the Zoning Conditions, the Petition for Rezoning, and the Neighborhood Meeting Report.

The request originally appeared before City Council in 2017. Council held a public hearing in 2017, but did not take action, as a signed version of the most recent conditions had not been provided. Instead, at the applicant's request, Council referred the request back to the Planning Commission. In January 2020, conditions signed by a representative of both property owners were provided, allowing the request to move forward again.

Municipal Building  
222 West Hargett Street  
Raleigh, North Carolina 27601

One Exchange Plaza  
1 Exchange Plaza, Suite 1020  
Raleigh, North Carolina 27601

City of Raleigh  
Post Office Box 590 • Raleigh  
North Carolina 27602-0590  
(Mailing Address)

## **Overview of Request**

The conditions included with the zoning closely align with those of the existing Planned Development. The site is developed with an existing residential building. The height condition is written to match that existing building.

The primary changes permitted by the request are changes to the courtyard, such as a new entrance or amenity area, and the elimination of a provision that required retail space, rather than merely allowing it.

The existing PD district is the last remaining portion of a larger PD that has been the subject of previous rezoning actions. The original requirements of the PD have been met, and no outstanding issues or requirements for the broader PD exist.



# RALEIGH PLANNING COMMISSION

## CERTIFIED RECOMMENDATION

CR# 11980

### CASE INFORMATION: Z-4-17 M.E. VALENTINE DRIVE

Location	South side of M.E. Valentine Drive between Concord Street and Friendly Drive  Address: 3000 and 3009 M.E. Valentine Drive  PINs: 0794-51-6998; 0794-51-5918 (partial)  <a href="#">iMaps</a> ; <a href="#">Google Maps</a> ; <a href="#">Transit/Driving</a> directions from RMB
Current Zoning	PD w/SRPOD
Requested Zoning	RX-12-CU w/SRPOD
Area of Request	2.41 acres
Corporate Limits	The subject site is located within the corporate limits and is surrounded by properties within the corporate limits.
Property Owner	Stanhope Center POA, INC; Provident Group Stanhope Properties, LLC
Applicant	Stanhope Center POA, INC; Provident Group Stanhope Properties, LLC, represented by Mack Paul
Citizens Advisory Council (CAC)	Hillsborough-Wade
PC Recommendation Deadline	May 11, 2020

### SUMMARY OF PROPOSED CONDITIONS

1. Prohibited uses: Emergency shelter type B; Special care facility, Cemetery; Outdoor sports or entertainment facility (>250 seats); and Bed and breakfast.
2. Height limited to 11 stories and 110 feet.
3. The property is limited to no more than 300 dwelling units, 1,000 square feet of retail, and 3,000 square feet of office (excluding existing office space).
4. Covered bicycle storage for at least 30 bicycles will be provided.

### COMPREHENSIVE PLAN GUIDANCE

Future Land Use	High Density Residential; Neighborhood Mixed Use
Urban Form	Commuter Rail Corridor
Consistent Policies	Policy LU 1.2—Future Land Use Map and Zoning Consistency Policy LU 1.3—Conditional Use District Consistency Policy LU 2.6—Zoning and Infrastructure Impacts



	Policy LU 8.14—Student-Oriented Housing Policy T 5.2—Incorporating Bicycle and Pedestrian Improvements Policy H 1.8—Zoning for Housing
<b>Inconsistent Policies</b>	None

## **FUTURE LAND USE MAP CONSISTENCY**

The rezoning case is ☒ **Consistent** ☐ **Inconsistent** with the Future Land Use Map.

## **COMPREHENSIVE PLAN CONSISTENCY**

The rezoning case is ☒ **Consistent** ☐ **Inconsistent** with the 2030 Comprehensive Plan.

## **PUBLIC MEETINGS**

<b>Neighborhood Meeting</b>	<b>CAC</b>	<b>Planning Commission</b>	<b>City Council</b>
1/18/17 – no attendees	2/28/17 3/28/17: Y–31; N–0 (with provision that trash containers are concealed and patio/courtyard space is accessible and inviting to the public) 1/27/20	4/11/17 4/26/17 2/11/20 (recommend approval 9-0)	5/2/2017 7/5/2017 8/15/2017 10/17/2017

## **PLANNING COMMISSION RECOMMENDATION**

The rezoning case is **Consistent** with the Future Land Use Map and **Consistent** with the relevant policies in the Comprehensive Plan, furthermore **Approval** is reasonable and in the public interest because:

<b>Reasonableness and Public Interest</b>	The request is reasonable and in the public interest. It is consistent with the Comprehensive Plan and Future Land Use Map, as well as with several specific policies.
<b>Change(s) in Circumstances</b>	N/A
<b>Recommendation</b>	Approval

<b>Motion and Vote</b>	Motion: Geary Second: Miller In Favor: Geary, Hicks, Jeffreys, Lampman, Mann, McIntosh, Miller, Tomasulo, Winters Opposed: None
<b>Reason for Opposed Vote(s)</b>	N/A

## ATTACHMENTS

1. Staff report
2. Rezoning Application
3. Original conditions
4. Previous rezoning information

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the attached Staff Report and Comprehensive Plan Amendment Analysis.

\_\_\_\_\_  
 Planning Director                      2/11/20

\_\_\_\_\_  
 Planning Commission Chair                      2/11/20

Staff Coordinator:      Jason Hardin: (919) 996-2657; [Jason.Hardin@raleighnc.gov](mailto:Jason.Hardin@raleighnc.gov)



# ZONING STAFF REPORT – CASE Z-4-17

## Conditional Use

### OVERVIEW

This proposal seeks to rezone one parcel and a portion of a second totaling 2.41 acres on the south side of M.E. Valentine Drive, between Concord Street and Friendly Drive. The request is to rezone the property from Planned Development (PD) to Residential Mixed Use-12 Stories-Conditional Use (RX-12-CU). The existing Special Residential Parking Overlay District would remain.

The site is currently occupied by a 277-unit apartment building, completed in 2012, and the eastern portion of a multi-story parking garage. The North Carolina Railroad and, beyond it, N.C. State University border the site to the south. The Stanhope apartments are to the north, while another parking garage occupies the land to the east.

The requested RX-12-CU zoning closely mirrors the provisions of the existing Planned Development district. The primary effect of the rezoning would be to allow more flexibility in the use of nonresidential space and in the provision of residential amenities at the site. The rezoning would allow for a small increase in allowed office space (from 600 square feet to 3,000 square feet) and remove a requirement to provide 1,550 square feet of retail.

The PD also includes a designated courtyard area. The rezoning would allow for development on that area, although the presence of apartments on the ground floor and limits on other uses at the site would provide constraints on how much of the existing courtyard could be used.

The intent of the condition related to height (11 stories and 110 feet) is to limit height to the existing height of the building. The PD limits height to 102' as measured from the west side of the property. As the land slopes down toward the east, the east side of the building is approximately 10'-12' higher above grade and includes an additional floor beyond the 10 stories contained on the west side. Adjacent properties have roughly similar zoning categories. To the south and east, N.C. State University property is zoned OX-12. Properties to the west are zoned OX-7-CU west (the portion of the parking garage not included in the PD) and CX-3-UG, and the Stanhope property is zoned NX-5-UL-CU.

The Future Land Use Map designates the subject property largely as High Density Residential, with a small fragment of Neighborhood Mixed Use in the northwest corner. Land to the south and east is designated as Institutional; land to the west is designated as Office and Residential Mixed Use; and land to the north is designated as Neighborhood Mixed Use.

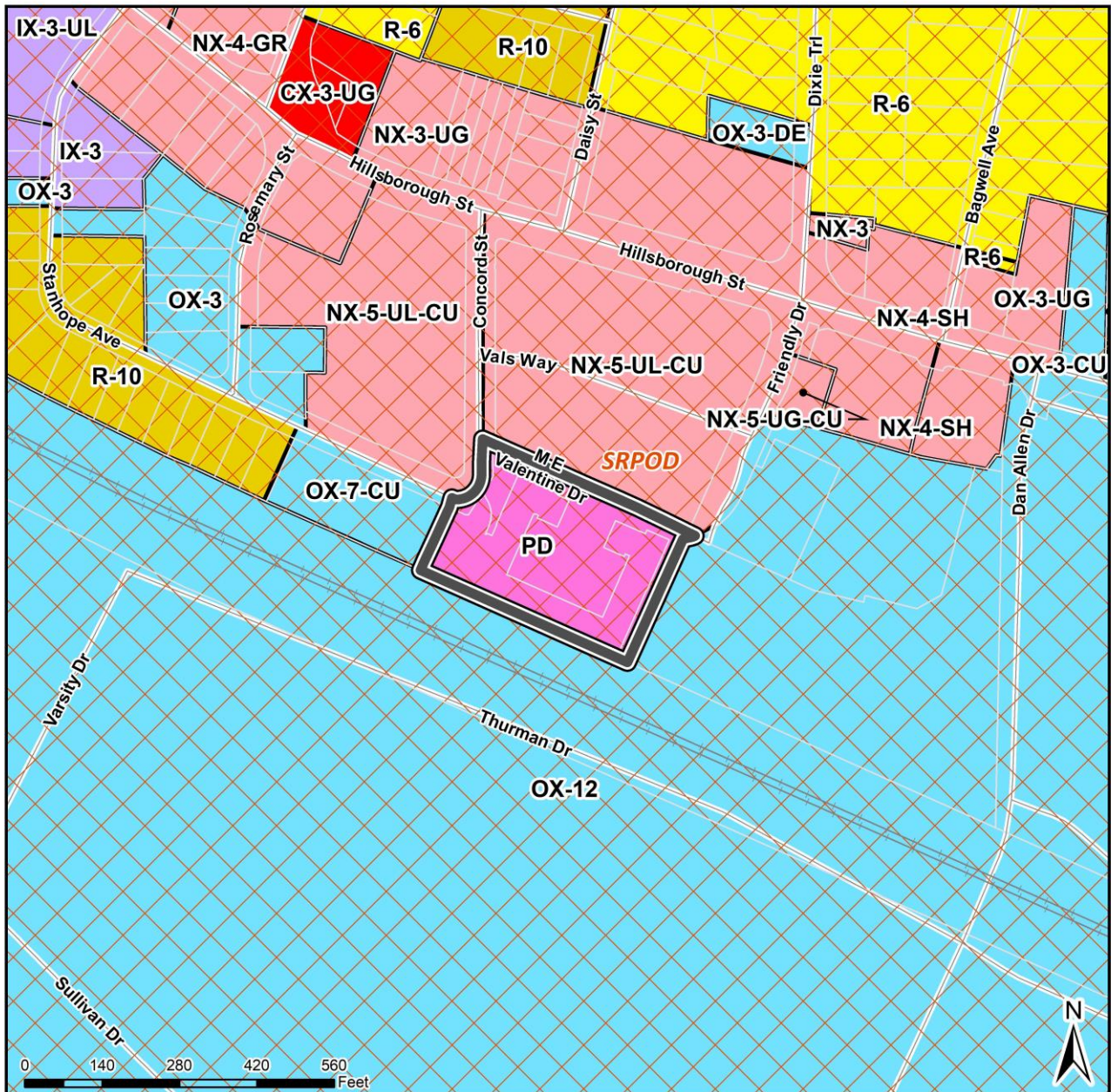
The request originally appeared before the Planning Commission in 2017. The Committee referred the request to City Council in 2017 with a unanimous recommendation for approval. Council held a public hearing in 2017, but did not take action, as a signed version of the most recent conditions had not been provided. Instead, at the applicant's request, Council referred the request back to the Planning Commission. In January 2020, conditions signed by a representative of both property owners were provided, allowing the request to move forward again.

**OUTSTANDING ISSUES**

Outstanding Issues	1. None	Suggested Mitigation	1. None
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# Existing Zoning

Z-4-2017



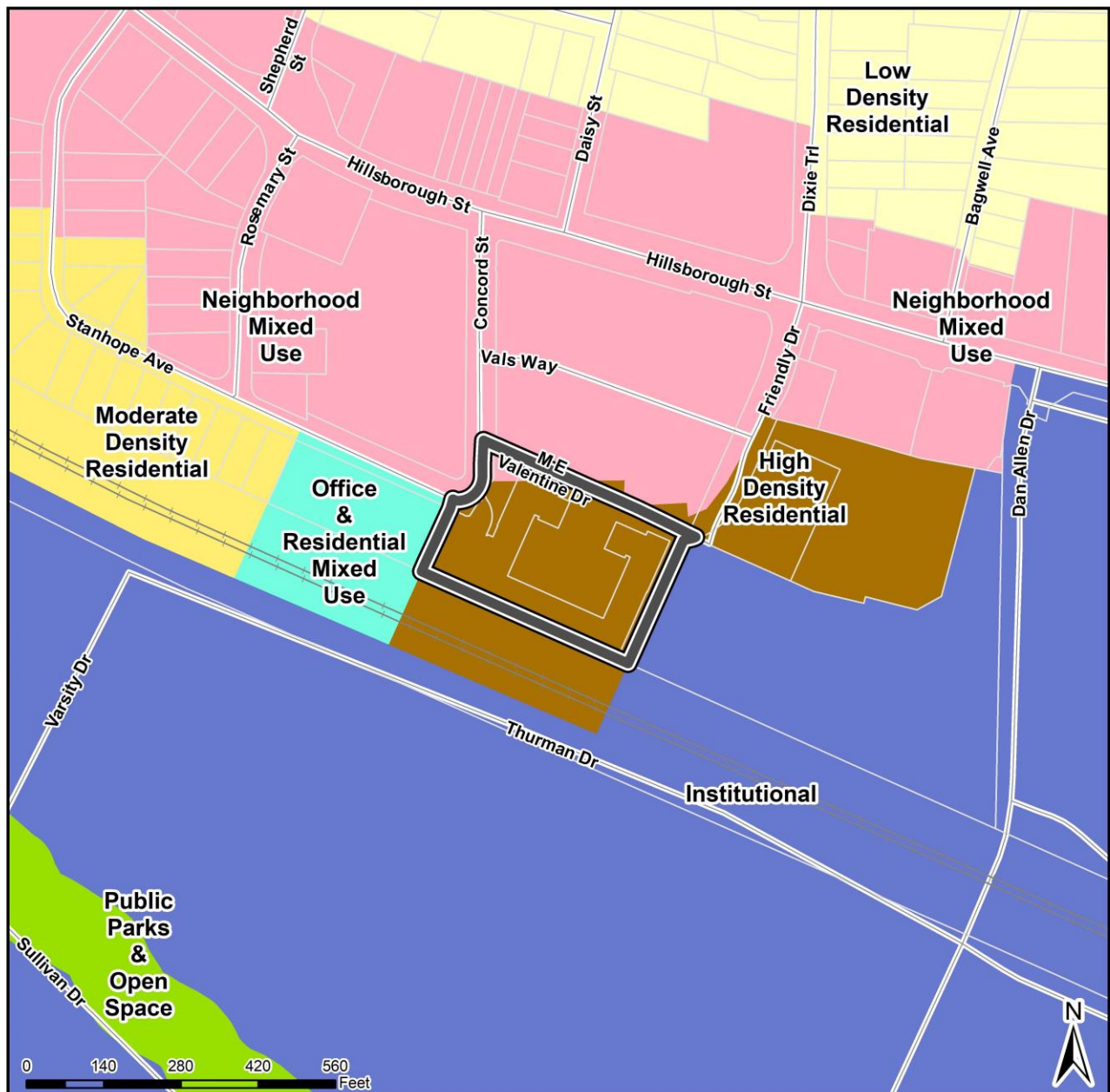
<b>Property</b>	3000 & 3009 M E Valentine Dr
<b>Size</b>	2.41 acres
<b>Existing Zoning</b>	PD
<b>Requested Zoning</b>	RX-12-CU w/ SRPOD



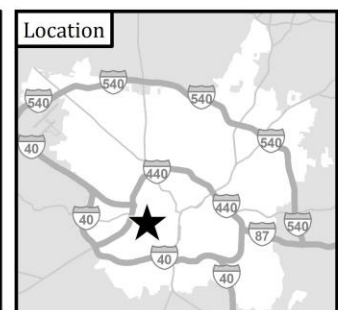


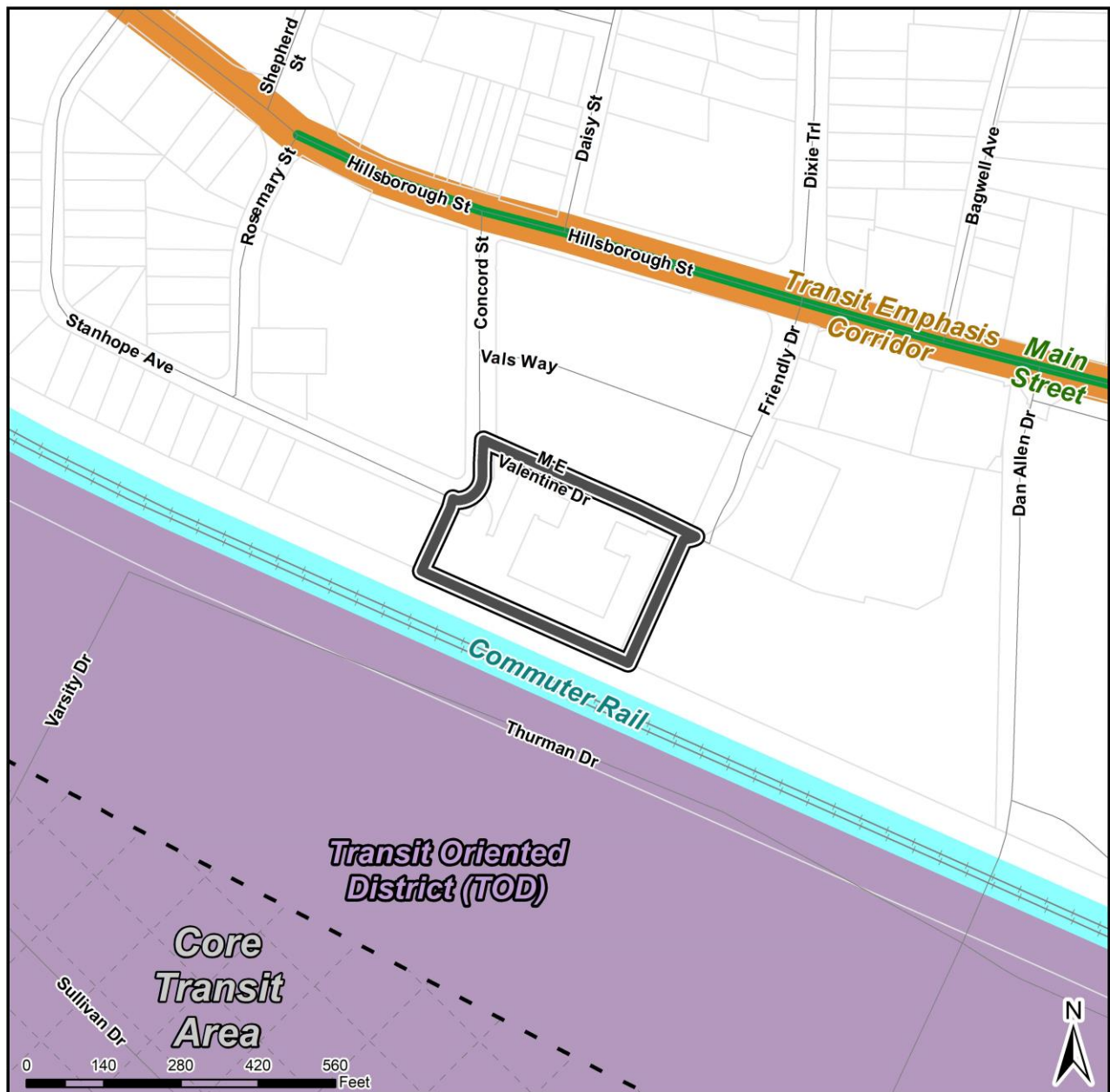
# Future Land Use

Z-4-2017



<b>Property</b>	3000 & 3009 M E Valentine Dr
<b>Size</b>	2.41 acres
<b>Existing Zoning</b>	PD
<b>Requested Zoning</b>	RX-12-CU w/ SRPOD





<b>Property</b>	3000 & 3009 M E Valentine Dr
<b>Size</b>	2.41 acres
<b>Existing Zoning</b>	PD
<b>Requested Zoning</b>	RX-12-CU w/ SRPOD



# COMPREHENSIVE PLAN

Determination of the conformance of a proposed use or zone with the Comprehensive Plan includes consideration of the following questions:

- A. Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?

The proposal is consistent with the vision, themes, and policies in the Plan. By facilitating the continued provision of higher-density housing in a location with a mix of uses and strong pedestrian and transit facilities, it is consistent with the themes of Expanding Housing Choices and Greenprint Raleigh-Sustainable Development. It is consistent with numerous Plan policies, including Future Land Use Map and Zoning Consistency and Zoning for Housing.

- B. Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?

Nearly all of the property is designated as High Density Residential on the Future Land Use Map. The requested zoning and use is consistent with that category.

- C. If the use is not specifically designated on the Future Land Use Map in the area where its location is proposed, is it needed to service such a planned use, or could it be established without adversely altering the recommended land use and character of the area?

The use is specifically designated on the Future Land Use Map

- D. Will community facilities and streets be available at City standards to serve the use proposed for the property?

The rezoning would allow only minimal additional development beyond what currently exists. Existing facilities are sufficient to serve existing and potential additional development.

## Future Land Use

**Future Land Use designation:** High Density Residential, Neighborhood Mixed Use (small portion)

**The rezoning request is**

☒ **Consistent** with the Future Land Use Map.

☐ **Inconsistent**

The requested zoning is consistent with the High Density Residential designation, which envisions apartment buildings and condominiums of up to 12 stories in the core of a larger mixed-use area, which describes this site. In terms of use, it also is consistent with the small portion of Neighborhood Mixed Use that exists on the site. While Neighborhood Mixed Use generally envisions heights of up to five stories, the rezoning would not allow additional



height on the site beyond the existing zoning and building, and zoning to the north does include a five-story limit.

## Urban Form

**Urban Form designation:** Commuter Rail Corridor

**The rezoning request is**

☐ **Consistent** with the Urban Form Map.

☐ **Inconsistent**

☒ **Other**

The Commuter Rail Corridor designates the location of future commuter rail but does not provide specific guidance beyond known station areas.

## Compatibility

**The proposed rezoning is**

☒ **Compatible** with the property and surrounding area.

☐ **Incompatible**

[Provide analysis here.]

## Public Benefits of the Proposed Rezoning

- The rezoning would allow for additional flexibility for non-residential space on the site, allowing for more efficient use of the land.
- The rezoning would allow the creation of additional amenities for residents of the site.

## Detriments of the Proposed Rezoning

- None

## Policy Guidance

*The rezoning request is **consistent** with the following policies:*

---

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

- *The request is consistent with the Future Land Use Map.*

**Policy LU 1.3—Conditional Use District Consistency.** All conditions proposed as part of a conditional use district (CUD) should be consistent with the Comprehensive Plan.

- *The conditions are consistent with the Plan.*

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

- *The rezoning would not significantly add to existing infrastructure impact.*

**Policy LU 8.14 Student-Oriented Housing.** Encourage student-oriented housing, including fraternities, sororities, dormitories and rent-by-the-room, multi-bedroom apartments, to locate in the area immediately adjacent to colleges/ universities, in transit-oriented development areas, or in downtown.

- *The rezoning would facilitate the continued provision of student-oriented housing immediately adjacent to the N.C. State University campus.*

**Policy T 5.2—Incorporating Bicycle and Pedestrian Improvements.** All new developments, roadway reconstruction projects, and roadway resurfacing projects in the City of Raleigh's jurisdiction should include appropriate bicycle facilities as indicated in the Recommended Bicycle Network of the 2008 City of Raleigh Bicycle Transportation Plan.

- *This policy refers to the 2008 Bicycle Plan, which has since been updated. The current plan, adopted in 2016, recommends including some long-term (secure, covered) bicycle parking in multi-unit residential development. A condition specifying that covered bicycle storage will be provided creates consistency with this policy.*

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

- *By retaining a largely residential zoning category and allowing for the optimization of space on the site, the rezoning is consistent with this policy. It also allows for at least the potential of additional units, although that may be unlikely given the developed state of the property.*

*The rezoning request is **inconsistent** with the following policies:*

---

None

# HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

## Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	69	Much higher than average; students very likely to use non-vehicle options
Walk Score	30	59	Much higher than average

Source: [Walk Score](#) is a publicly available service that measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. The higher the Transit Score or Walk Score, the greater the percentage of trips that will be made on transit or by walking, and the smaller the carbon footprint. The scores also correlate with shorter vehicle trips, which also produce less carbon. The city has a wide range of scores. Raleigh Municipal Building, for instance, has a Walk Score of 92, meaning the area is highly pedestrian-friendly and that many destinations are within a short walk. Some areas in the city have scores in single digits, indicating that few if any destinations are within walking distance, so nearly all trips are made by car.

**Summary:** Residents here are much less likely to drive than city residents on average.

## Carbon/Energy Footprint: Housing

Housing Type	Average Annual Energy Use (million BTU)	Permitted in this project?
Detached House	82.7	Yes
Townhouse	56.5	Yes
Small Apartment (2-4 units)	42.1	Yes
Larger Apartment	34.0	Yes

Source: U.S. Energy Information Administration, 2015 survey. Statistics for residential structures in the South.

**Summary:** All housing types permitted at high densities.

## Housing Supply and Affordability

Does it add/subtract from the housing supply?	Adds	Permits additional units beyond what is already built
---	------	---

Does it include any subsidized units?	No	(Additional notes)
Does it permit a variety of housing types beyond detached houses?	Yes	(Additional notes)
If not a mixed-use district, does it permit smaller lots than the average?*	N/A	RX-12 permits apartments
Is it within walking distance of transit?	Yes	Close to transit on Hillsborough Street

*\*The average lot size for detached residential homes in Raleigh is 0.28 acres.*

**Summary: The rezoning would permit additional units beyond what is built, but limited space exists to expand. The intent and effect of the rezoning is more to add supporting space and additional uses beyond the already-existing residential units.**

# IMPACT ANALYSIS

## Historic Resources

While partially located in the West Raleigh National Register Historic District, no historic properties are impacted by the request. The property is not located within or adjacent to a Raleigh Historic Overlay District. It does not include nor is adjacent to any National Register individually-listed properties or Raleigh Historic Landmarks.

**Impact Identified: None**

## Parks and Recreation

1. There are no existing or proposed greenway corridors, easements, trails, or connectors within or adjacent to this site. Nearest greenway access is 0.4 miles, Rocky Branch Trail.
2. Park and recreation services are provided by Pullen Park, 0.8 miles distance.

**Impact Identified: Minor increase in usage**

## Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	173,125	187,500	187,500
Waste Water	173,125	187,500	187,500

**Impact Identified: Minor increase in usage**

## Stormwater

Floodplain	None	
Drainage Basin	Rocky	
Stormwater Management	Article 9.2 UDO	
Overlay District	none	

**Impact Identified: None requiring additional mitigation**

## Transportation

### Z-4-17

#### **Site Location and Context**

##### *Location*

The Z-4-17 site is located in west Raleigh between Hillsborough Street and the North Carolina Railroad.

##### *Area Plans*

The Z-4-17 site located within the Cameron Village and Hillsborough Street area plan. This plan provides guidance on how to shape the area as a City Growth Center and Hillsborough Street's role as a important transit and multimodal corridor and main street.

#### **Other Projects in the Area**

The City of Raleigh will soon construct a sidewalk on Daisy Street from Hillsborough Street to Clark Avenue. The City of Raleigh will also build the Gorman Street Connector, a separated bikeway between the Rocky Branch Greenway Trail at Sullivan Drive and the Reedy Creek Greenway Trail at Hillsborough Street. NCDOT is currently constructing improvements to I-440 and Blue Ridge Road through projects U-2719 and U-4437. This construction will last until 2023.

#### **Existing and Planned Infrastructure**

##### *Streets*

This site is located at the confluence of Stanhope Avenue, Concord Street, and M.E. Valentine Drive. None of these streets are designated on map T-1 of the comprehensive plan. Stanhope Avenue and Concord Street are maintained by the City of Raleigh. M.E. Valentine Drive is privately maintained. Nearby Hillsborough Street provides the primary means of vehicular access to the rest of the street network.

In accordance with UDO section 8.3.2, the maximum block perimeter for an RX-12 zoning district is 2,500 feet. The existing block perimeter is limited by the North Carolina Railroad.

##### *Pedestrian Facilities*

There are sidewalks currently along the site's frontage and all proximal streets

##### *Bicycle Facilities*

Hillsborough Street has bicycle lanes from Rosemary Street to Enterprise Street. Corporate Center Drive was resurfaced in calendar year 2019 and bicycle lanes were installed. The nearest bikeshare station is at the corner of Dan Allen Drive and Hillsborough Street, approximately 850 feet from the site.

##### *Transit*

GoRaleigh Routes 4 and 12 operate on Hillsborough Street. GoTriangle also operates several routes. During peak and mid-day hours, there are at least four busses per hour on Hillsborough Street. The nearest stop is approximately 500 feet from the Z-4-17 site.

##### *Access*

Access to the subject property may be via Stanhope Avenue, Concord Street, or M.E. Valentine Drive.

#### **TIA Determination**

Approval of case Z-4-2017 would reduce the retail allowance and lead to a small net decrease in daily and peak hour trips. A traffic study is not needed for case Z-4-2017.

#### **Urban Forestry**

No potential tree conservation areas exist.

**Impact Identified: None**

#### **Impacts Summary**

None requiring mitigation with the rezoning.

#### **Mitigation of Impacts**

None needed.

## CONCLUSION

The proposed rezoning is consistent with the Future Land Use Map and the Comprehensive Plan overall. It would provide additional flexibility for more efficient use of the site. Conditions placed on the request mean that it would not create any additional demand on infrastructure.

No impacts or outstanding issues have been identified.

## CASE TIMELINE

Date	Action	Notes
1/27/2017	Petition filed	
4/25/2017	Planning Commission recommendation	Recommended approval (8-0)
7/5/2017	Public hearing opened	Held open, signed conditions needed
10/17/2017	Public hearing closed, referred back to Planning Commission	Signed conditions needed
1/29/2020	Signed conditions provided	Request can proceed to Planning Commission



# APPENDIX

## SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	PD	NX-5-UL-CU	OX-12	OX-12	OX-7-CU; NX-5-UL-CU
Overlay	SRPOD	SRPOD	SRPOD	SRPOD	SRPOD
Future Land Use	High Density Residential/ Neighborhood Mixed Use	High Density Residential/ Neighborhood Mixed Use	Institutional	Institutional	Office and Residential Mixed Use
Current Land Use	Apartments/Parking Garage	Apartments	Dormitory	Parking	Parking/ Apartments
Urban Form	Commuter Rail Corridor	Main Street/Transit Emphasis	Commuter Rail Corridor; Transit Oriented District	Commuter Rail Corridor	Commuter Rail Corridor; Main Street/Transit Emphasis

## CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	PD	RX-12-CU
Total Acreage	2.4	2.4
Setbacks:		
Front	0'	5'
Side	0'	0' or 6'
Rear	0'	0' or 6'
Residential Density:	125 units/acre	125 units/acre
Max. # of Residential Units	300	300
Max. Gross Office SF	600 sf (required)	3,000 sf
Max. Gross Retail SF	1,550 sf (required)	1,000 sf
Max. Total SF	376,150	378,000
Potential F.A.R	3.8	3.8

\*The development intensities for proposed zoning districts were estimated using an impact analysis tool. The estimates presented are only to provide guidance for analysis.

**Relevant Planning Commission Minutes February 11, 2020: Z-4-17**

**AGENDA ITEM (E) 4: Z-4-17 – 3000 and 3009 M.E. Valentine Drive**

The site is located 3000 and 30098 M.E. Valentine Drive, on the south side of the street between Concord Street and Friendly Drive.

The request originally appeared before the Planning Commission in 2017. The Commission referred the request to City Council in 2017 with a unanimous recommendation for approval. Council held a public hearing in 2017, but did not take action, as a signed version of the most recent conditions had not been provided. Instead, at the applicant's request, Council referred the request back to the Planning Commission. In January 2020, conditions signed by a representative of both property owners were provided, allowing the request to move forward again.

Planner Hardin presented the case.

Mack Paul, representing the applicant, gave a brief overview of the case.

There was no public comment.

**Mr. Geary made a motion to approve. Ms. Miller seconded the motion. The vote was unanimous, 9-0.**

# Rezoning Application



RALEIGH  
DEPARTMENT OF  
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

## REZONING REQUEST

☐ General Use    ☒ Conditional Use    ☐ Master Plan

OFFICE  
USE ONLY

Existing Zoning Base District: Stanhope Center PD    Height:    Frontage:    Overlay(s): -SRPOD

Transaction #

Proposed Zoning Base District: RX(CU)    Height: 12    Frontage:    Overlay(s): -SRPOD

If the property has been previously rezoned, provide the rezoning case number: Z-39-2008 & Z-37-2012

Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:

497342

## GENERAL INFORMATION

Date:

Date Amended (1)

Date Amended (2)

Property Address: 3000 & 3009 M E Valentine Drive

Property PIN: 0794-51-6998 & 0794-51-5918 (partial)

Deed Reference (book/page): DB 14441 PG 15 & 8

Nearest Intersection: Concord Street at Stanhope Avenue

Property Size (acres):3.16

(For PD Application Only) Total Units:

Total Square Feet:

Property Owner/Address:

Stanhope Center POA, INC  
431 Office Park Dr  
Mountain Brk, AL 35223

& Provident Group Stanhope Properties, LLC  
5565 Bankers Ave  
Baton Rouge, LA 70808

Phone

Fax

Email

Project Contact Person/Address:  
Mack Paul – Attorney for Applicant  
421 Fayetteville Street | Ste 530  
Raleigh, NC 27601

Phone: 919-590-0377

Fax 919-882-8890

Email: mpaul@morningstarlawgroup.com

Owner/Agent Signature

Email: dohicks@provident.org

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

### Conditional Use District Zoning Conditions

Zoning Case Number Z-4-17

OFFICE USE ONLY

Date Submitted January , 2020

Transaction #

Existing Zoning: Stanhope Center PD, SRPOD Proposed Zoning: RX-12-CU, SRPOD

### NARRATIVE OF ZONING CONDITIONS OFFERED

1. The following uses shall be prohibited on the subject property: Emergency shelter type B; Special care facility, Cemetery; Outdoor sports or entertainment facility (>250 seats); and Bed and breakfast.

2. Building height shall be a maximum of eleven (11) stories and 110 feet (110').

3. For the portion of the subject property zoned RX-12-CU, there shall be no more than: 300 dwelling units, 1,000 square feet of retail use, and 3,000 square feet of office use excluding any office square footage existing within a structured parking facility as of the effective date of the ordinance enacting this condition. This condition does not apply to the portion of the property zoned OX-7-CU as of the effective date of the ordinance enacting this condition.

4. No site plan for new development on the subject property shall be approved without covered bicycle storage for at least 30 bicycles.

5.

6.

7.

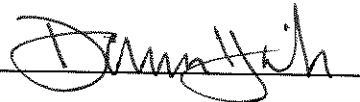
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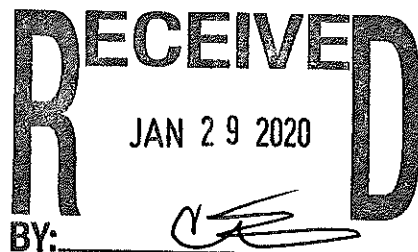
These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature



Print Name

Donovan Hicks



REZONING APPLICATION ADDENDUM #1	
<b>Comprehensive Plan Analysis</b>	<b>OFFICE USE ONLY</b>  <b>Transaction #</b>  <b>Rezoning Case #</b>
<p>The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.</p>	
<b>STATEMENT OF CONSISTENCY</b>	
<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>1. The primary Future Land Use Map (FLUM) designation for the subject property is High Density Residential. There is a small portion of the subject area designated for Neighborhood Mixed Use. This area encompasses a portion of the existing structure and some of the open space, but is not a meaningful enough area of either parcel to allow new development consistent with the designation. The 2030 Comprehensive Plan (Comp Plan) suggests that RX is the corresponding zoning district for areas primarily carrying a High Density Residential FLUM designation, like the subject property. Therefore, the requested RX base district is consistent with the Comprehensive Plan.</p>	
<p>2. The requested height designation and conditions reflect the height of the existing building and are not intended to allow for additional height. Thus, the height, as conditioned, is consistent with the built environment.</p>	
<p>3. The requested rezoning is consistent with many of the policies set forth in the Comp Plan including: LU 1.2 – Future Land Use Map and Zoning Consistency; LU 1.3 – Conditional Use District Consistency; LU 3.2 – Location of Growth; LU 5.1 – Reinforcing the Urban Pattern; and more.</p>	
<p>4. The requested change is sought in an effort to provide more flexibility for the existing development to update its indoor and outdoor facilities to meet trends in the market. This goal is consistent with Policy PR 4.1 – Flexible Park Facilities – which is aimed at providing quality indoor and outdoor facilities for future trends and services. Furthermore, the request is intended to encourage more pedestrian activity, consistent with the Stanhope Village Plan outlined in the Comp Plan.</p>	
<b>PUBLIC BENEFITS</b>	
<p>Provide brief statements regarding the public benefits derived as a result of the rezoning request.</p>	
<p>1. The proposed rezoning will allow sufficient flexibility for redevelopment so that existing facilities can be updated and new facilities added to meet the demands of the market for quality student housing.</p>	
<p>2. The requested rezoning also is consistent with the FLUM, thereby helping to achieve the vision of the Comp Plan.</p>	
<p>3.</p>	
<p>4.</p>	

REZONING OF PROPERTY CONSISTING OF +/- 3.16 ACRES  
LOCATED ON THE SOUTH SIDE OF M. E. VALENTINE DRIVE NEAR ITS INTERSECTION WITH  
FRIENDLY DRIVE, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS  
ON JANUARY 18, 2017

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Wednesday, January 18, 2017, at 6:00 p.m. The property considered for these potential rezoning totals approximately 3.16 acres, located on the south side of M. E. Valentine Drive near its intersection with Friendly Drive, and having Wake County PINs 0794-51-5918 and 0794-51-6998. This meeting was held at Valentine Commons, which is located at 3009 M E Valentine Drive, Raleigh, NC 27607. All owners of property within 100 feet of the subject properties 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



Mack Paul | Partner  
421 Fayetteville Street | Suite 530  
Raleigh, NC 27601  
919-590-0377  
mpaul@morningstarlawgroup.com  
www.morningstarlawgroup.com

To: Neighboring Property Owner  
From: Mack Paul  
Date:

January 6, 2017

Re: Notice of meeting to discuss potential rezoning of two (2) parcels located on the south side of M. E. Valentine Drive near its intersection with Friendly Drive, containing approximately 3.16 acres, and having Wake County PINs 0794-51-5918 and 0794-51-6998 (the "Property"). A map of the property is on the reverse side of this notice.

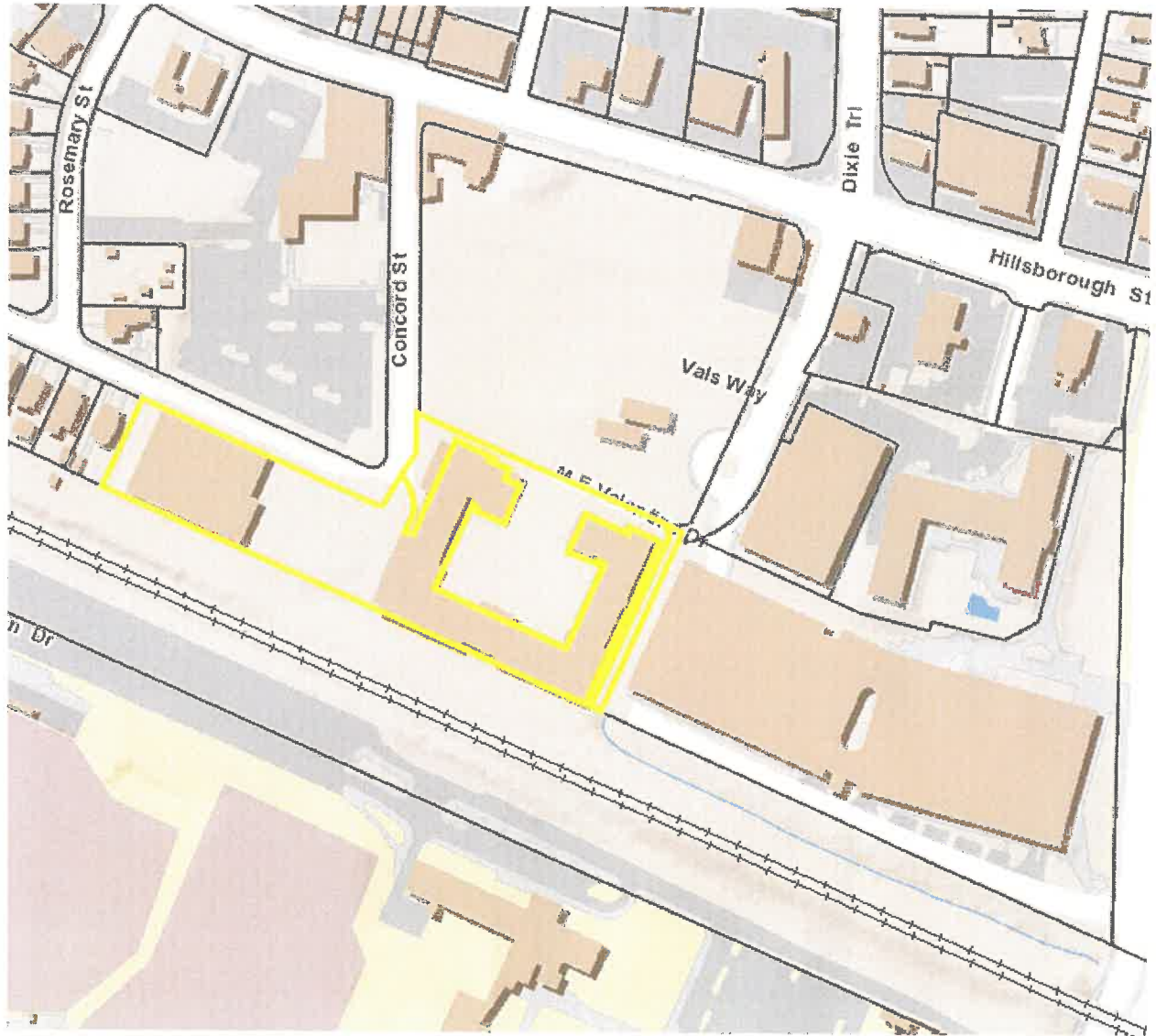
We are counsel for the owner and manager of Valentine Commons (the "Applicant"). The Applicant is considering rezoning the above-captioned Property. The Property currently is split-zoned with a portion zoned Planned Development (PD) master plan and the remainder zoned Office Mixed Use up to Seven Stories with Conditional Use (OX-7-CU). The Applicant is considering rezoning the PD portion of the Property to Residential Mixed Use (RX), a base zoning district under the City's recently adopted Unified Development Ordinance (UDO). Other properties originally in the PD master plan were previously rezoned to a base zoning district. The RX district will allow the Applicant to maintain and update the property as needed.

You are cordially invited to attend a meeting to discuss the potential rezoning. We have scheduled a meeting with surrounding property owners on Wednesday, January 18<sup>th</sup> at 6:00 PM. The meeting will be held at Valentine Commons, located at 3009 ME Valentine Drive, Raleigh, NC 27607. There will be a greeter in the lobby to direct attendees to the meeting.

This meeting is required by the City of Raleigh and is intended to afford neighbors an opportunity to ask questions about the potential rezoning and for the applicant to obtain suggestions and comments you may have about it. You are not required to attend, but are certainly welcome. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly should you have any questions or wish to discuss any issues. I can be reached at (919) 590-0377 or mpaul@morningstarlawgroup.com. More specific information is available at Planning and Development which can be reached at 919-996-2626 or planning@raleighnc.gov. You also can visit their website to find out more: [www.raleighnc.gov](http://www.raleighnc.gov).

# PROPERTY MAP





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

Owner	Mail Address 1	Mail Address 2
BUTLER, RILEY ALBERT JR	101 W AYCOCK ST	RALEIGH NC 27608-2503
GTP TOWERS LLC	PO BOX 811510	BOCA RATON FL 33481-1510
HENNESSY, THOMAS HENNESSY, MARY	3117 STANHOPE AVE	RALEIGH NC 27607-5423
MARANGOS, LAWRENCE JOHNS	15 ROSEMARY ST	RALEIGH NC 27607-5417
NC RAILROAD COMPANY	2809 HIGHWOODS BLVD STE 100	RALEIGH NC 27604-1000
STATE OF NORTH CAROLINA PROPERTY OFFICE	116 W JONES ST	RALEIGH NC 27603-1300
PROVIDENT GROUP STANHOPE PROPERTIES LLC	5565 BANKERS AVE	BATON ROUGE LA 70808-2608
STANHOPE 2013 LLC	4321 LASSITER AT NORTH HILLS AVE   STE 250	RALEIGH NC 27609-5782
STANHOPE CENTER POA INC	431 OFFICE PARK DR	MOUNTAIN BRK AL 35223-2411
THE STANDARD AT RALEIGH, LLC J WESLEY ROGERS	PO BOX 130339	CARLSBAD CA 92013-0339
UNIVERSITY TOWERS OPERATING PARTNERSHIP, LP	999 SHADY GROVE RD S STE 600	MEMPHIS TN 38120-4130

## **EXHIBIT C**

### **SUMMARY OF DISCUSSION ITEMS**

On Wednesday, January 18, 2017, at 6:00 p.m., the applicant held a neighborhood meeting for the property owners adjacent to the parcels subject to the proposed rezoning. The following items were discussed:

- 1.

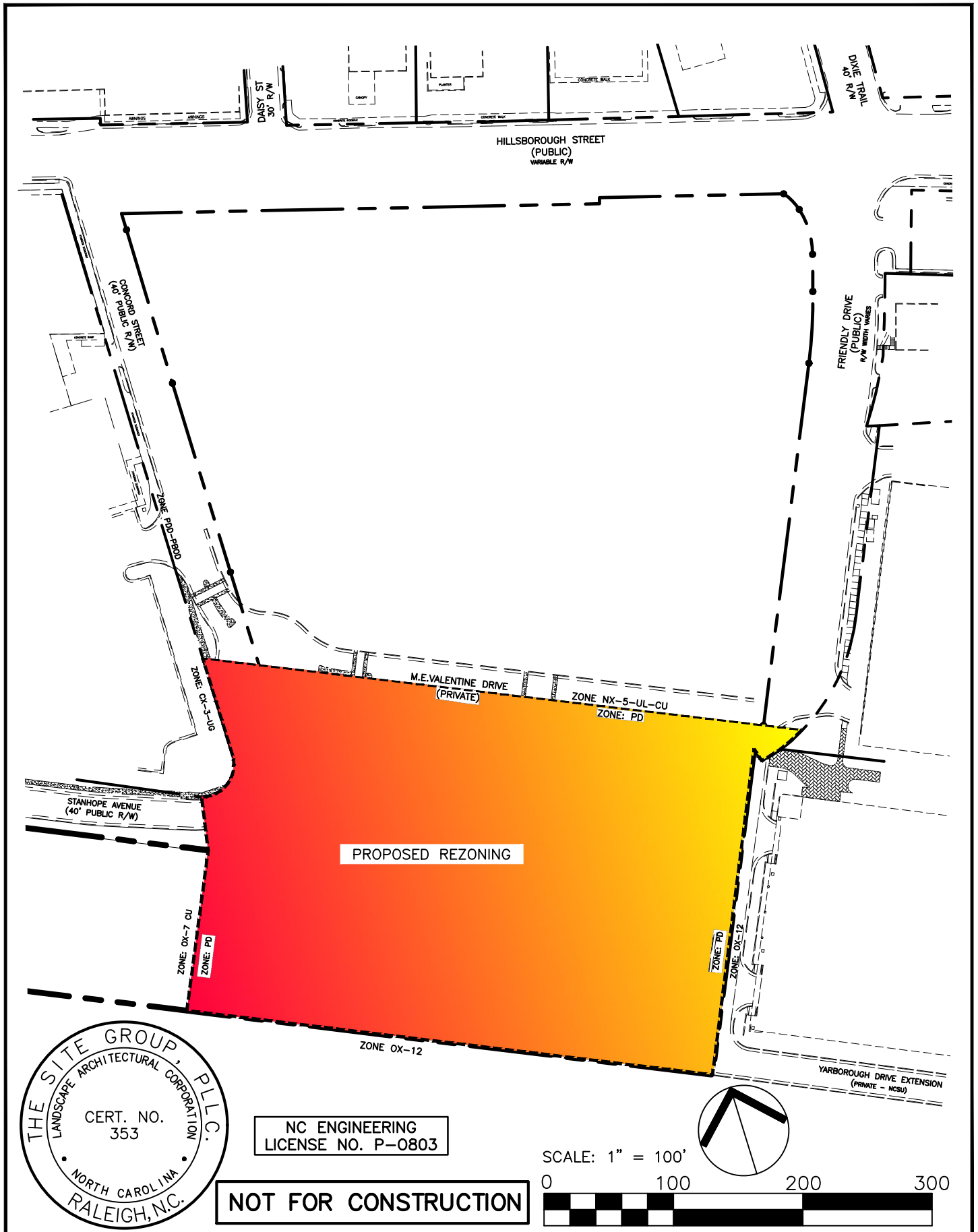
**EXHIBIT D**

**NEIGHBORHOOD MEETING ATTENDEES**

Name	Address	Phone	Email

## STANHOPE CENTER REZONING LEGAL DESCRIPTION

Beginning at a point; said point having N.C. Grid NAD83 coordinates N=741,768.82' E=2,095,798.66' and being in the Northern right of way of N.C. Railroad and being the Southeast corner of the Provident Group Stanhope Properties, LLC property as described in Deed Book 14441 Page 8; Thence along the common line between the Provident Group property and the N.C. Railroad right of way N 66°02'13" W 409.18'; Thence departing said common line N 24°37'15" E 124.88' to a point in the southwestern right of way of Stanhope Avenue, a 40' public street; Thence N 11°33'57" E 41.37' to a point in the northeastern right of way of Stanhope Avenue; Thence along a curve to the left between the right of way of Stanhope Avenue and the right of way of Concord Street, a 40' public street, said curve having a radius of 25.00' an arc length of 46.78' and a cord bearing N 53°31'25" E 40.25' to a point in the western right of way of said Concord Street; Thence along said Concord Street right of way N 0°04'39" E 77.81' to a point; Thence departing said Concord Street right of way S 66°13'35" E 458.75' along the centerline of M.E. Valentine Drive, a private street to a point in the southeast line of Friendly Drive, a variable width public street; Thence along a curve to the right having a radius of 114.58', an arc length of 22.36' and a cord bearing S 63°32'01" W to a point; Thence S 76°06'19" W 22.33' to a point; Thence N 15°46'49" W 8.41' to a point; Thence departing said Friendly Drive right of way S 24°15'28" W 253.96' to the point and place of beginning and containing 2.564 Acres (111,659 S.F.).



<p><b>THE SITE GROUP</b></p> <p>THE SITE GROUP, PLLC. 1111 Oberlin Road Raleigh, NC 27605-1136 Office: 919.832.6658 Fax: 919.839.2255 E Mail: efs@id-aep.com</p>	<p>REZONING EXHIBIT FOR:</p> <p><b>STANHOPE CENTER</b></p> <p>SOUTH OF M.E. VALENTINE DRIVE BETWEEN FRIENDLY DRIVE &amp; CONCORD STREET RALEIGH, NORTH CAROLINA</p>	<p>Dwg By <b>EFs</b></p> <p>Ckd By <b>EFs</b></p>	<p><b>ISSUED:</b> 3 FEB 2017</p>	<p><b>REZONING AREA</b></p> <p>Code Job <b>VCE</b></p>	<p><b>Dwg No.</b>  <b>ZN 1.0</b></p>
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**Ordinance (2012) 150ZC683**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF RALEIGH WHICH INCLUDES THE ZONING DISTRICT MAP. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH**

**Section 1.** That Section 10 of the City of Raleigh Code, which includes the Zoning District Map, be and the same if hereby amended as follows:

**Z-37-12/MP-2-12 Hillsborough Street Conditional Use** - located on the south side on the southeast quadrant of its intersection with Concord Street (being various Wake County PIN(s). Approximately 6.96 acre(s) to amend certain PDD Master Plan Provisions.

**Conditions Dated: 1-17-13**

Narrative of conditions being requested:

No development shall take place unless it is in conformity with the Master Plan approved in conjunction with the rezoning petition, amendment thereto.

## Master Plan

### Total Site Acres — 6.96 acres

The uses for Stanhope Center are defined in the overall and by Sections A, B and C as shown on the Master Plan drawings. The densities for Stanhope Center are calculated using the overall acreage, which includes existing and proposed rights-of-way. The property was zoned PBOD pursuant to Z-55-02. Lot layouts in Master Plan drawings do not represent approval of final lot layout. The Master Plan is defined as follows:

### Overall

**Open Space** — The public open space will be held in a Not For Profit Property Owners Association and it will be available to all persons who use the development. The Stanhope Center open space will be accessible for public purposes, subject to rules of conduct by the Property Owners Association. Both Public and Private open space will be maintained by the Not For Profit Property Owners Association.

**Circulation** --The Master Plan drawings show the vehicular and pedestrian circulations. The inter connectivity has been enhanced by providing additional east/west connections. Street and walks are to be public and private and the private ones will be maintained by the property owners association. Due to the location and quality of McKnight Street, and Friendly cul-de-sac, they will be petitioned to be closed. Portions of or all of Concord, Friendly and Stanhope may also be petitioned to be closed and made private.

**Phasing** - Since this is a re-development project, existing permitted uses will be allowed to be continued and/or be expanded until the new uses of the proposed Master Plan are implemented. The Master Plan is proposed to be implemented in phases with the order in general to follow A, B then C. Improvements will be made section by section. Some adjustments in section size and configuration may be necessary due to the removal of contaminated soil located on the site; this will be approved by the City Staff.

**Design** — The design for the elements within Stanhope Center shall be in general conformance with certain provisions of the "Urban Design Guidelines" adopted by the City of Raleigh as follows and UNITY OF DESIGN CRITERIA previously approved. In the event that City Administration determines that the proposed development is not in accordance with these Urban Design elements or concepts, the Planning Commission shall review the development proposal to determine its conformance with the Urban Design Guidelines or concepts.

Section 3.6	Site Landscaping	Section 5.5	Street Level Activity
Section 3.8	Interface with Adjacent Properties	Section 5.6	Service and Utilities
Section 5.1	General Building Design Guidelines		

**Streetscape and Parking Plan** — The Stanhope Center shall be subject to the Stanhope Center Pedestrian Business Overlay District Streetscape and Parking Plan as adopted November 19, 2002 and amended September 15, 2009 and August 3, 2011.

**Uses.** The overall uses for the project are as follows:

- Maximum 520 residential units.
- Maximum heights (see Sections A, B and C on page 4)
- Parking as a minimum shall meet City Code requirements. No reduction in required parking with the major amount of parking in a deck. Off-site parking may be allowed by the City Staff in order to meet the required parking.
- Maximum 40,000 sf retail, commercial, office or recreational space
- Street, walks, landscaping and other site amenities and infrastructure per the Pedestrian Business Overlay District Stanhope Center Streetscape and Parking Plan.
- Estimated areas (not limits) for breakdown are as follows:
  - Residential — +590,150sf, 62% of structures, 1.95FAR
  - Retail, Commercial, Office or Recreational - +40,000 sf, 4% of structures, 0.13 FAR
  - Parking - +320,000 sf, 34% of structures, 1.06 FAR
  - Open Space — +68,637sf (±23%)
- Residential density is 75 units/acre
- A minimum of 15% of the site will be provided as open space

### Section A

- Not more than 300 residential units.
- Maximum height of 102 ft is allowed above finish grade at the Concord round about on Concord Street (NOTE: 102' height approved for the building in Section A by SP-125-07)
- Parking/parking deck located in Section B
- Non-governmental recreation uses such as swimming pool, volleyball court, etc.
- Approximately 1550sqft retail, and 600 square feet office.(NOTE: 1550 sq ft retail approved by SP-125-07).
- Open space courtyard for Building "A" and portion of Stanhope Commons
- Street, walks and landscaping within section and for parking deck
- Estimated areas (not limits) for breakdown are as follows:  
Residential - +374,000 sf  
Retail / Office - +2,150sf  
Parking Deck — ±42,400sf  
Surface Parking —±1,800sf  
Open Space — +41,837sf(±37%)  
Section A structures area -+418,550sf  
Section A site area = approximately 2.57 Acres  
Residential density is 117 units/acre  
Parking Deck is located primarily off site on the parcel found at Deed Book 14441, page 0008 in the Wake County Registry and Book of Maps 2011, p. 284, Lot 4.

### Section B

- Not more than 145 residential units. Maximum height of 70 ft is allowed above grade finish grade at Concord Street with the possible exceptions of the parking deck elevator penthouse, stair enclosures and deck lighting
- Estimated areas (not limits) for breakdown are as follows:  
Residential — +101,000 sf  
Parking Deck — +320,000 sf  
Surface Parking — ±4,225 sf  
Open Space — +14,150sf(±13%)  
Section B structures area = 421,000sf  
Section B site area = approximately 2.51 acres  
Residential density is 58 units/acres

### Section C

- Not more than 75 residential units. A minimum of ninety-five percent (95%) of all residential units in Section C shall be provided with open balconies, subject to approval of encroachment permits for open balconies in the public ROW if required.
- The ground floor shall have a floor to ceiling height of at least 13 feet.
- Parking decks shall be prohibited in Section C. No on site parking will be allowed between buildings in Section C and Hillsborough Street.
- Building height shall not be less than three stories nor more than five stories with a maximum height of seventy-five feet (75') measured above the average finish grade at the building face along Hillsborough St. provided that any portion of the building exceeding three stories in height shall be stepped back from the front edge of the building along Hillsborough St. at least sixteen feet (16') and at least one third of the building above the third story shall be stepped back at least thirty-nine feet (39'). Additionally, above the step back, no portion of a wall plane facing Hillsborough St. or Concord St. shall exceed sixty feet (60') in width unless the wall is offset a minimum of four feet (4') for a minimum distance of eight feet (8'). Along Concord St., the average step back above the third floor shall be a minimum of ten feet (10'). The average step back shall be calculated by extending the building lines of the ground floor building to the Concord St. R/W line and dividing the area behind the face of the building facing Concord St. by the length of the Concord St. R/W. Open balcony areas may encroach into the step back area without impact to the average step back calculation.
- The ground floor (measured between zero feet (0') and twelve feet (12') above the adjacent sidewalk) of any building constructed on the subject property shall achieve a level of transparency of at least forty (40%) of the surface of such facades along Hillsborough St. and Concord St. That portion of a surface which is covered by either non-opaque glass window(s) and/or non-opaque glass door(s) shall be deemed to have achieved transparency. The building material palette and design elements shall be equal to or exceed those shown for the Friendly Corner Building as submitted for SP-43-11 and shown on drawing ELEV 103 prepared by The Site Group, PLLC and last revised 23 Feb 2012.
- Any surface parking adjacent to Hillsborough St. located on the subject property shall be stepped back at least twenty feet (20') from the south edge of the sidewalk along Hillsborough Street and the twenty foot (20') step back area shall be landscaped with the following per twenty-five (25) linear feet adjacent to the surface parking: at least 10 shrubs measuring at least two feet (2') tall at planting and one (1) shade tree or understory tree measuring at least eight feet (8') in height and at least two and one-half inches in caliper at planting. All plantings shall be in accordance with the Stanhope Village Streetscape and Parking Plan.
- Estimated areas (not limits) for breakdown are as follows:  
Residential — +115,150 sf  
Retail — +37,850 sf  
Surface Parking — +14,650 sf  
Open Space — +12,650 sf (±16%)  
Section C structures area = 153,000 sf  
Section C site area approximately 1.87 acres  
Residential density is 40 units/acre



#### Criteria for Overall Master Plan

- Required setbacks are zero feet from all property lines or streets of any type.
- Overall retail, commercial, office or recreational area of 40,000 sf is allowed, not counting mezzanine space. This is justified based on the type of mixed-use, the location on Hillsborough Street and the use of deck parking for most of the cars.
- Signage and sign criteria will be based on the Urban Design Guidelines, the Streetscape and Parking Plan and approved by staff.
- Unity of Development will be based on the Urban Design Guidelines and approved by Staff.
- Alternate paving surfaces, drives and crosswalks, as defined in the Master Plan and Stanhope Center Streetscape and Parking Plan, may be approved by Staff.
- Right-of-way value for a City reimbursement to be based on the zoning prior to this change in zoning.

#### Variations to the Stanhope Village Small Area Plan

- No parking is provided under the south building and additional levels (total of eight) added to parking deck in Section B. Parking deck (PD-2 in the Small Area Plan) was shortened to add a surround building on the east end.
- No pedestrian bridge is being proposed over Friendly at the university deck. A grade crossing will be more pedestrian Friendly.
- Building in Section A to be seven floors above Concord grade with a partial lower level on the east end of the building. (NOTE: 102' height approved for the building in Section A by SP-125-07)
- Various variations to the Stanhope Village

Small Area approved as Site Plans (SP-125-07 & SP-43-11) are reflected on the Master Plan drawings MP1 through MP5. These include shifting the primary public area from Concord Street to Hillsborough Street, changes to the Hillsborough Street frontage, changes to roundabouts and service roads and modifications to on-street parking.

#### Revisions to the Master Plan

Staff shall administratively approve master plan amendments that propose any of the following alterations.

- An increase to the allowable residential density, total number of dwelling units not to exceed ten percent.
- An increase to the maximum permitted non-residential density, total number of dwelling units not to exceed ten percent.
- A ten percent (10%) increase to allowable height (as measured in feet) except that no height increase above five stories or seventy five feet (75') will be allowed in section C.
- A transfer of non-residential floor area or residential dwelling units, from one area to another, not to exceed a twenty percent maximum for each standard.
- Minor adjustments in location of building, parking and open space areas. A minor adjustment shall be a modification or distance to property line; however, the adjustment shall not exceed 100 feet in distance from the approved location.
- An exchange of open space area, provided the exchanged properties are of like acreage, value and utility and that open space map has been recorded for the requested exchanged properties with register of deeds office in the county where the property is located.
- A relocation of access points, driveways or sidewalks either within or outside of the public right-of-way with the concurrence of the Transportation Division.
- A relocation of a utility.
- Any requirement associated with a permitted change must be shown on the master plan. By example, if a ten percent increase in density requires a different street cross section, the street cross section must be updated on the street and block plan.

Any other amendment not listed shall be subject to rezoning.

#### Amendments

- The Master Plan can be amended by the re-zoning process based on the following:  
Only parties owning property within the development shall have the right to amend this Master Plan and exhibits hereto, but only to the extent any such amendment applies to individual properties owned by such parties. Any condominium association or property owner's association owning and or maintaining facilities that are common to the overall development must join in all amendments to this Master Plan.
- Portions of the Master Plan can be amended without involving the entire area so long as it is in separate ownership.

#### Phasing Restrictions

- Existing buildings in Section C on Hillsborough Street will not be removed and replaced with surface parking until Section C is implemented.
- The parking deck located in Section B will not be permitted or constructed in advance of the building in Section A. If the surround building is not constructed at the same time as the parking deck, the area designated for the surround building will be grassed until construction begins on the surround building.

The Developer wants Stanhope Center to be a successful project and an amenity to the neighborhood. The Developer wants Stanhope Center to epitomize the concept of a walkable environment, provide a mixture of housing choices and offer retail services that complement the Stanhope Village neighborhood.

The Developer has reviewed the List of Conditions, Draft #8, dated 17 September 2002, proposed by the Stanhope Village residents. Upon the Developer's review, the following comments, information and modifications are presented as conditions to this rezoning:

- **Traffic Impact Analysis** - Kimley-Horn and Associates, Inc. submitted a Traffic Impact Analysis, prepared September 2002, to the City of Raleigh. This TIA was revisited by Kimley Horn in February of 2008 and again in June of 2012 to verify the validity of the conclusions reached in the 2002 TIA.
- **Parking Reduction** -The Developer agrees to forgo reduction in parking as permitted under the Pedestrian Business Overlay District.
- **Parking Deck** - The Developer may accommodate commuter parking that accesses the proposed parking deck from Friendly Drive or the private service road. The Developer will provide parking spaces adequate for the residential, retail, commercial, office and recreational uses that occur within Stanhope Center; not more than 350 spaces will be designated as "commuter" parking and will be provided if in excess of those required by the City Code for the actual development. Parking deck lighting will conform to the City of Raleigh Lighting Ordinance, and the Stanhope Center Streetscape and Parking Plan and will be directed down or away from Stanhope Avenue. The exterior treatment (materials and colors) of any part of the parking deck not covered by the wrap-around building will be visually consistent with the building surrounding the deck and the Unity of Development Criteria. The height of the eight level parking deck will not exceed the 70 feet height limit for Section B with the possible exception of the elevator penthouse, stair enclosure and deck lighting which will be directed down or away from Stanhope Avenue.
- **Variety of Housing** - The Developer is designing units to attract a residential mix to Stanhope Center. Units to range from one bedroom to four bedrooms as a minimum mix.
- **Retail Uses** -The Developer is encouraging a variety and mix of retail services that will provide a village atmosphere. The Developer agrees to abide by the current state and local codes and ordinances that regulate uses, noise and hours of operation.
- **Construction Phases** - Two phases of construction are planned, Section A is planned for initial construction with Section B and C to follow. The Developer reserves the flexibility to modify the number of phases and starting of construction on phases.
- **Wade CAC Review and Comment** - The Developer will notify the chairperson of the Wade CAC, by first class mail, of public meetings before the City Council, Planning Commission and Appearance Commission, relative to this project, at least one week prior to the meeting or within two days after the developers knowledge of the meeting scheduled.
- **Construction Entrances** -The Developer will encourage construction traffic, construction parking and construction workers not to use Stanhope Avenue and Rosemary Street.
- **Rooftop Screening** -The Developer will screen rooftop mechanical systems.
- **Underground Electric** -The Developer will place all new electrical services underground. Existing electrical services will either be placed under ground or relocated off site.
- **Transit Stop** -The public transit stop at the intersection of Friendly Drive and Hillsborough Street will be available to residents of Stanhope Center.

#### Public and private streets

- Street construction to be by the developer.
- Street width to be 24' back to back of a standard City of Raleigh curb and gutter section. Street width to widen as it connects to Friendly Drive on the east side as show on the Master Plan drawing. Inside curve radius to be 20' at back of curb or as approved by City Staff.
- Right of way to be located 5' behind curb or as approved by City Staff.
- Sidewalks to be provided as shown on the Master Plan and the Streetscape and Parking Plan with 5' minimum width.

#### Public Streets

- Sidewalk to be constructed by the developer
- Water line not required in street but may be in street if needed for service.
- Sanitary sewer may be required in streets.
- Storm sewer may be required in streets.
- Vertical and horizontal curve requirements may vary from City Standards.
- Surface parking will be included in the public right-of-way until the City Code allows private parking adjoining the public right-of-way.
- Other street standards may vary in order to accommodate the Master Plan.
- The required encroachments shall be approved by the City Council.

### Private Streets

- Stanhope Avenue will be connected to Friendly Drive by a private street between Sections A and B.
- Concord Street will be connected to Friendly Drive by a private street between Sections Band C.
- All private streets and on-street parking shall be open to the public at all times unless they are closed for special events.
- All construction of streets and on-street parking shall be by the project developer.
- All maintenance, repair and re-paving of private streets and on-street parking shall be performed by the Property Owners Association for the project.
- All design for the private streets and on-street parking shall be approved by the City of Raleigh as per Master Plan.
- City Public utilities to be allowed in easements in private streets or other locations as approved by the City Staff.
- Cross Access Agreements to be provided.

### Master Plan Drawings

- MP1 Revised 14 August 2012
- MP2 Revised 14 August 2012
- MP3 Revised 14 August 2012
- MP3A Revised 06 November 2012
- MP4 Revised 14 August 2012
- MP5A Revised 14 August 2012
- MP5B Revised 14 August 2012
- MP6 Revised 14 August 2012

### Clarification for Development of Concord Street

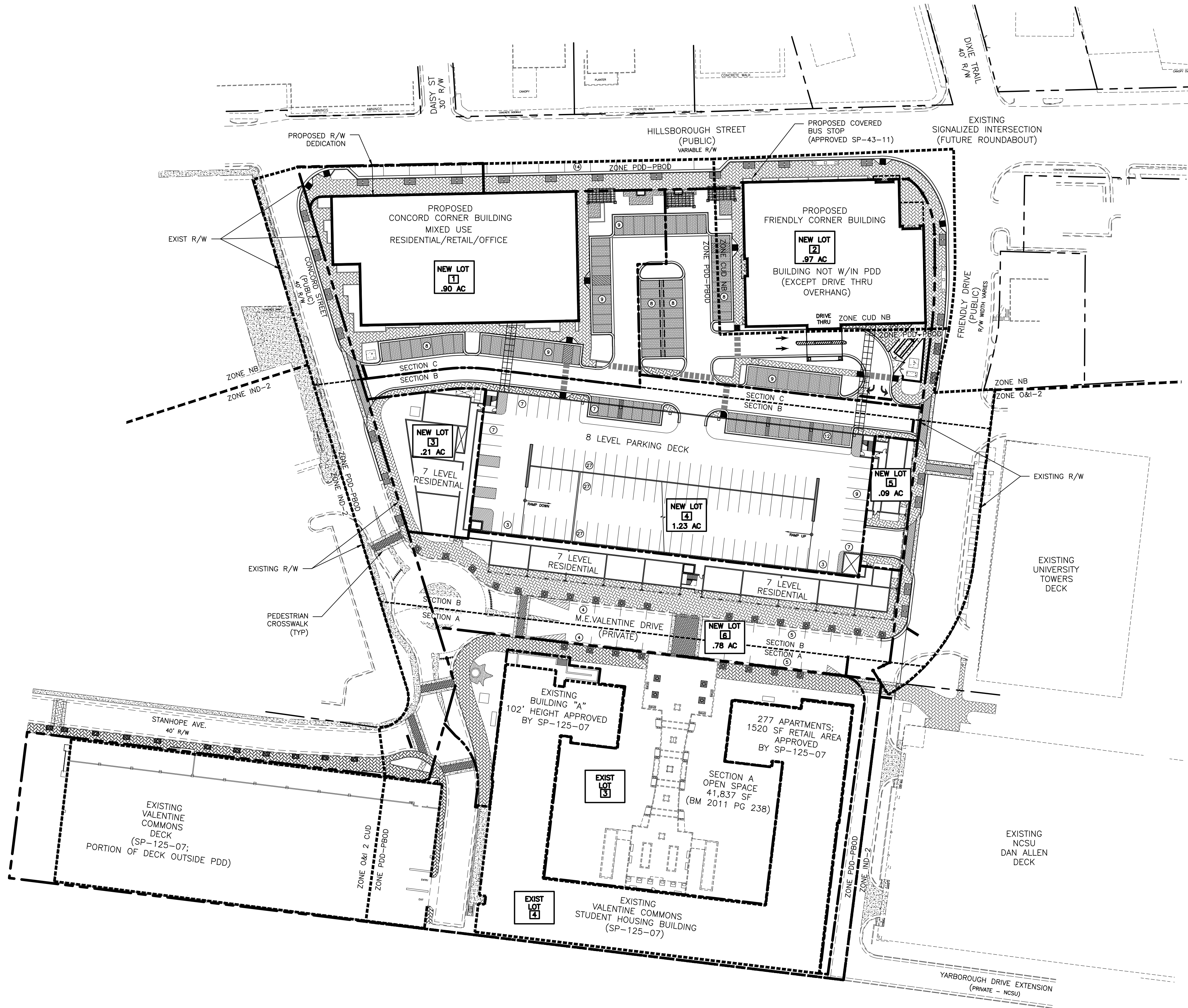
- The round about as constructed is shown on Master Plan Drawings MP1 through MP5.
- The plan as shown on MP1 will require no participation by the property owner on the west side, Concord Street to remain public and improvement made on the east side by this developer, including a modified roundabout on Concord St.

### Site Plan Approval

- Preliminary Site Plans will be submitted for review pursuant to Code Section 10-2132.2, even though this is a PDD.

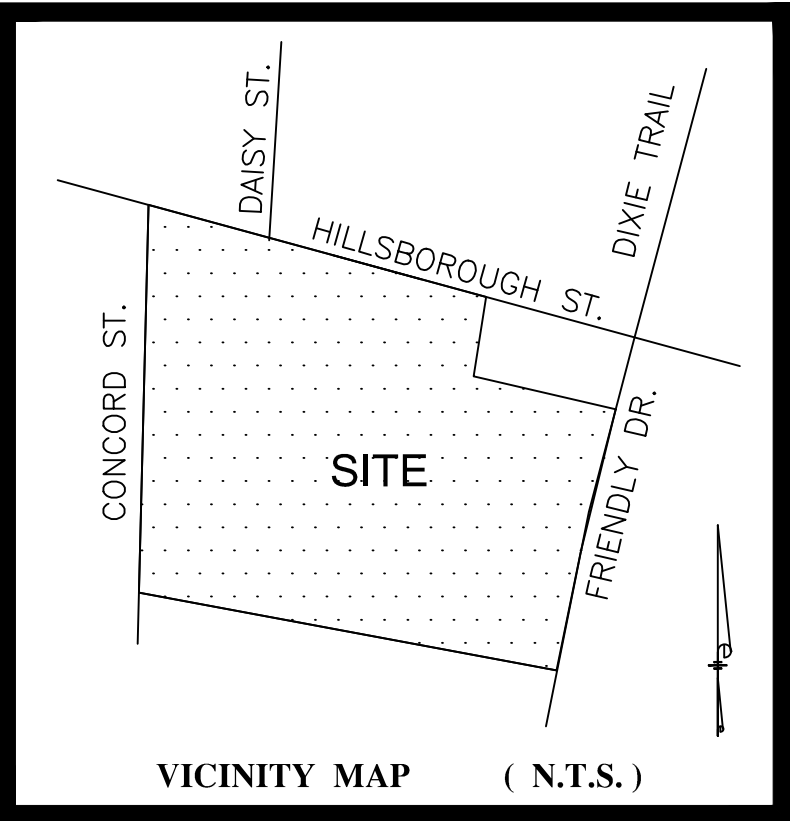
Revised 9 Jan 2013 Revised 12 Dec 2012 Revised 27 Nov 2012 Revised 26 Nov 2012 Revised 16 Nov 2012  
Revised 06 Nov 2012 Revised 15 October 2012 Revised 10 Sept 2012 Revised 20 Aug 2012 Revised 25 Jun 2012  
Revised 14 Nov 2002 Revised 12 Nov 2002 Revised 29 Oct 2002 Revised 28 Oct 2002 Revised 24 Oct 2002 Revised 21  
Oct 2002 Revised 14 Oct 2002 Revised 7 Oct 2002 Revised 2 Oct 2002

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**LEGEND**

	BRICK PAVERS
	48\"X96\" TREE GRATE
	48\"X48\" TREE GRATE
	CONCRETE
	LED STREET LIGHT (30')



**SITE DATA**

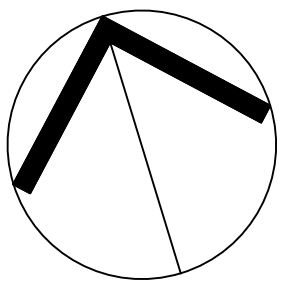
- 1) TOTAL SITE AREA - 6.96 ACRES  
SECTION A - 2.57 ACRES  
SECTION B - 2.51 ACRES  
SECTION C - 1.87 ACRES
- 2) PIN#S 0794-52-5466; 6405; 6454; 7413; 7474; 8451; 6361; 8155; 9213; 6187 & 0794-51-6998; 5918 (PARTIAL)
- 2) PRESENT ZONING - PDD WITH PEDESTRIAN BUSINESS OVERLAY
- 3) PROPOSED ZONING - PDD WITH PEDESTRIAN BUSINESS OVERLAY
- 4) HILLSBOROUGH STREET ROUNDABOUT IS NOT PART OF THIS PROJECT
- 5) PARKING ON-SITE:  
EXISTING - 800 SPACES (SURFACE)  
PROPOSED - 1049 SPACES IN PARKING DECK; 350 MAX. COMMUTER SPACES  
100 ON-STREET SPACES (PUBLIC AND PRIVATE)
- 6) OPEN SPACE - REQUIRED MIN. IS 10% OF SITE EXCLUDING RIGHTS-OF-WAY  
PROPOSED OPEN SPACE - 24% OF AREA, EXCLUDING RIGHTS-OF-WAY
- 7) TOTAL RETAIL/COMMERCIAL/OFFICE OR RECREATIONAL SPACE PROPOSED - 40,000 SF
- 8) MECHANISM FOR MONITORING CONSTRUCTION OF LAND - SITE PLAN APPROVAL, PERMITTING, INSPECTION
- 9) DEVELOPER/OWNER: M.E. VALENTINE, JR.  
3021 HILLSBOROUGH STREET  
RALEIGH NC 27607  
919/833-0330  
1111 OBERLIN ROAD  
RALEIGH NC 27605  
919/835-4787(V); 919/839-2255 (F)
- 10) CONTACT PERSON: ED SCONFENZA, P.E.; THE SITE GROUP, PLLC

**DRAWING INDEX:**

MP 1	CONCEPTUAL MASTER PLAN
MP 2	EXISTING CONDITIONS PLAN
MP 3	CONCEPT MASTER LANDSCAPE PLAN
MP 3A	CONCEPT MASTER OPEN SPACE PLAN
MP 4	CONCEPT MASTER UTILITY, STORM DRAINAGE PLAN
MP 5	CONCEPT MASTER PHASING PLAN - PHASE2
MP 6	DETAILS

**PLAN BACKGROUND AND DISCLAIMER**

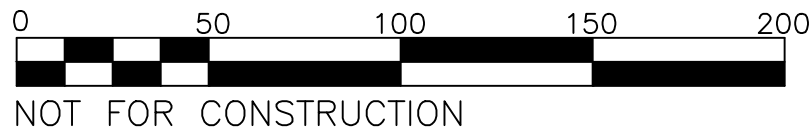
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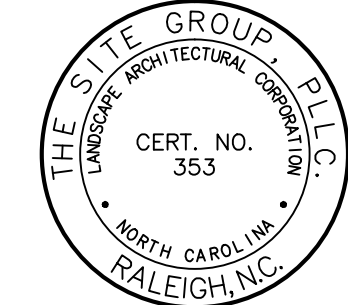
**CONCEPTUAL MASTER PLAN**

SCALE: 1" = 50' (22X34 PLOTS)  
(1" = 100' FOR 11X17 PLOTS)



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MP-2-12



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**MASTER PLAN**  
**STANHOPE CENTER**  
HILLSBOROUGH ST., CONCORD ST. & FRIENDLY DR.  
RALEIGH, NC

DWG BY: BDM  
CHK BY: TJG/EFS

ISSUED:  
2 OCT 02  
REVISED:  
14 OCT 02  
24 OCT 02  
12 NOV 02  
14 NOV 02  
25 JUN 12  
14 AUG 12

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**CONCEPTUAL MASTER PLAN**

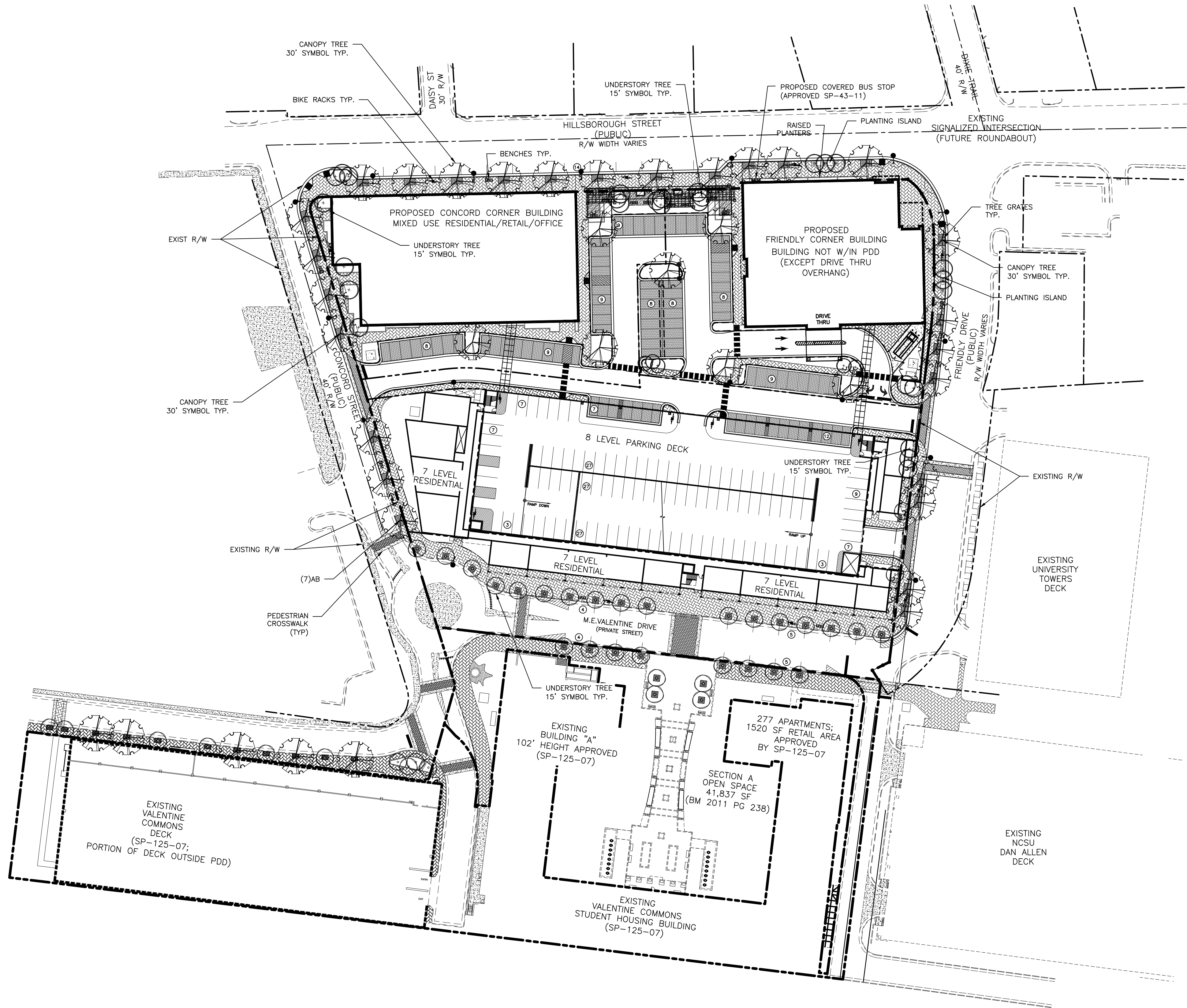
JOB CODE: WVSHVCZ

MP  
1





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**SITE LIGHTING:**  
STREET LIGHTING—30' HT., ROUND TAPERED STEEL POLE, UNFINISHED STEEL FIXTURE IS BETA LIGHTING 'THE EDGE ROUND LUMINAIRE' OR SIMILAR FIXTURE (SEE STANHOPE CENTER PBOD STREETScape AND PARKING PLAN)

**SIDEWALKS:**  
PINE HALL BRICK FIELD PAVERS;  
COLORS: PRIMARY: PATHWAY RED; ACCENT PAVER: ENGLISH EDGE DARK ACCENT  
A SINGLE HEADER COURSE OF ACCENT PAVERS WILL BE USED AGAINST BUILDING WALLS AND CURBS. A DOUBLE ROW OF HEADER PATTERNED PAVERS WILL BE USED TO DEFINE SIDEWALK PANELS.

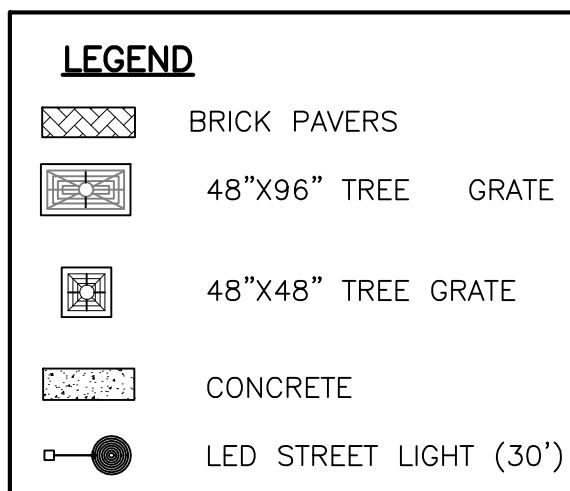
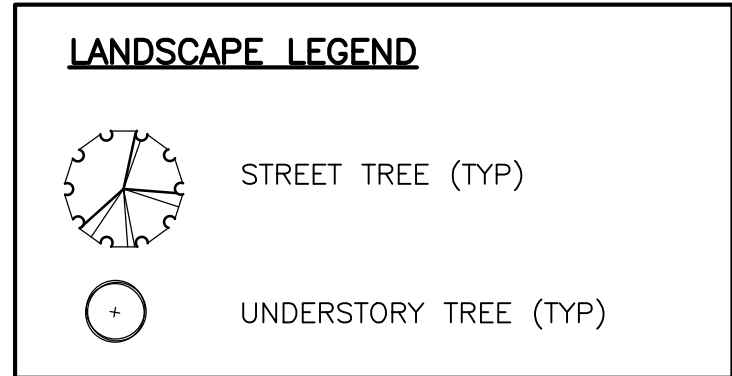
**TRANSIT STOP:**  
BUS STOP ON HILLSBOROUGH ST (OFFSITE).; FUTURE TTA STATION <¼ MILE EAST

**ON-STREET PARKING/MULTI-PURPOSE AREAS:**  
ON- AND OFF-STREET PARKING SPACES PROVIDED FOR RETAIL BUSINESSES

**LANDSCAPING:**  
STREET TREES GENUS TO COMPLY WITH STANHOPE VILLAGE STREETScape AND PARKING PLAN.  
STREET TREES ALONG CONCORD AND WITHIN OPEN SPACES TO BE PLANTED AT RATE OF ⅓ LF OF ROAD FRONTAGE  
FLOWERING TREES ALONG SERVICE CORIDORS, PEDESTRIAN CORRIDORS TO BE PLANTED AT ⅓ LF OF ROAD FRONTAGE  
SHRUB AND FOUNDATION PLANTINGS PER ELEVATION

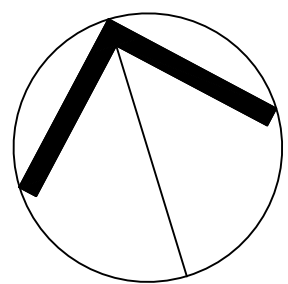
**STREET FURNITURE:**  
INCLUDES, BUT NOT LIMITED TO BENCHES, TRASH RECEPTACLES, GRATES AND BIKE RACKS.

**COMMON AREAS:**  
BUILDING "A" COURTYARD AREA — OUTDOOR AREA FOR BUILDING "A";  
HILLSBOROUGH COMMONS — OUTDOOR SEATING AREA FOR HILLSBOROUGH RETAIL  
STANHOPE STREETScape TREATMENT; PEDESTRIAN WAY FROM PARKING DECK TO HILLSBOROUGH STREET.



**PLAN BACKGROUND AND DISCLAIMER**

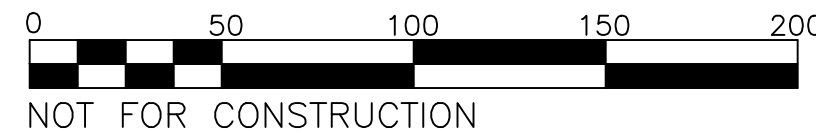
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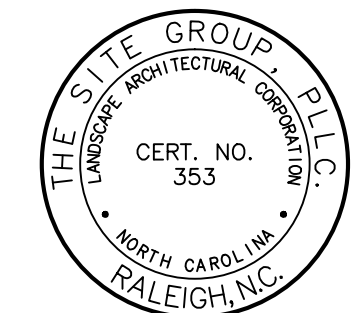
NORTH

**CONCEPT MASTER LANDSCAPE PLAN**

SCALE: 1" = 50' (22X34 PLOTS)  
(1" = 100' FOR 11X17 PLOTS)



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MASTER PLAN  
**STANHOPE CENTER**  
HILLSBOROUGH ST., CONCORD ST. & FRIENDLY DR.  
RALEIGH, NC

DWG BY: BDM  
CHK BY: TJG/EFs

ISSUED:  
21 JUN 02  
REVISED:  
16 SEP 02  
2 OCT 02  
14 OCT 02  
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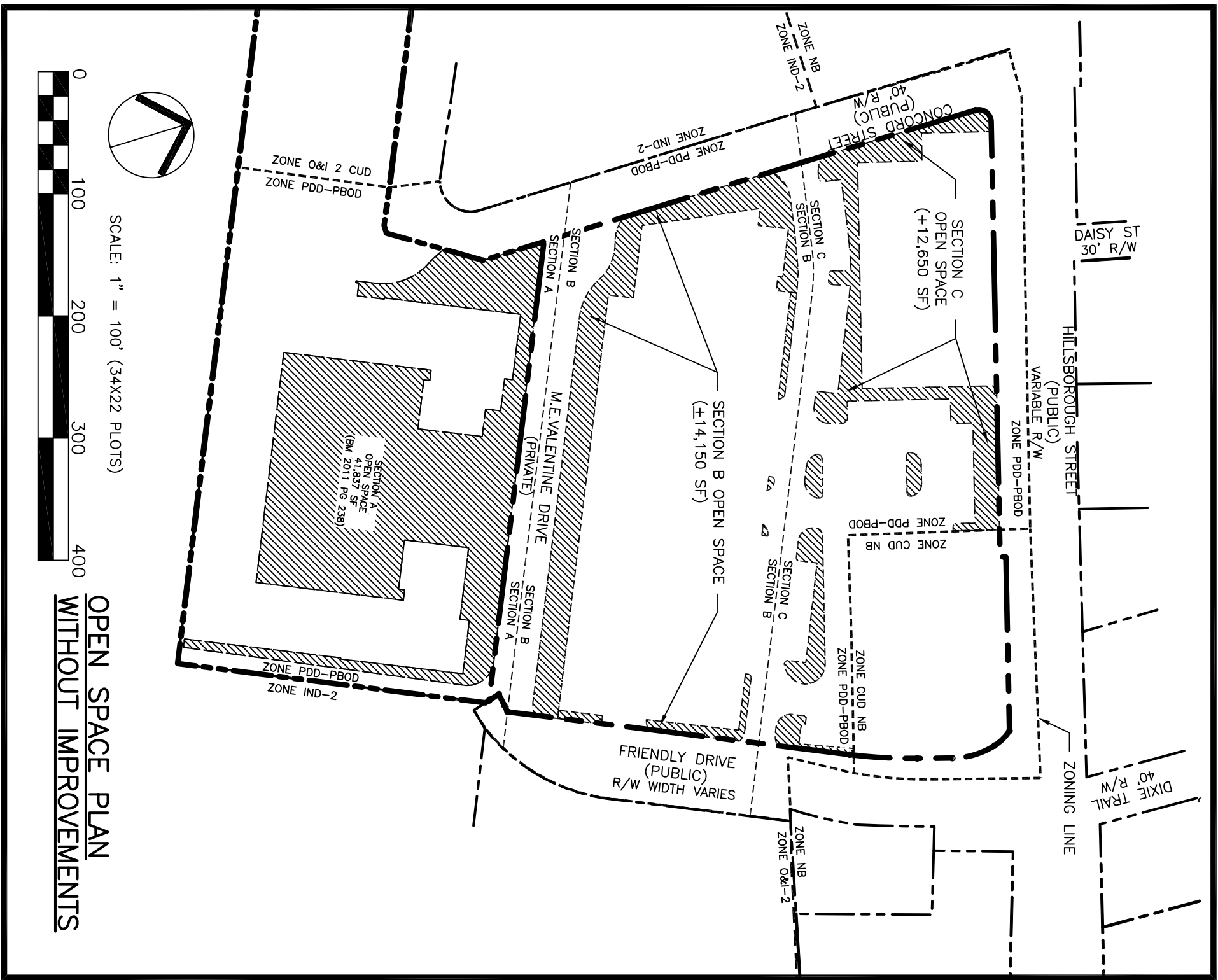
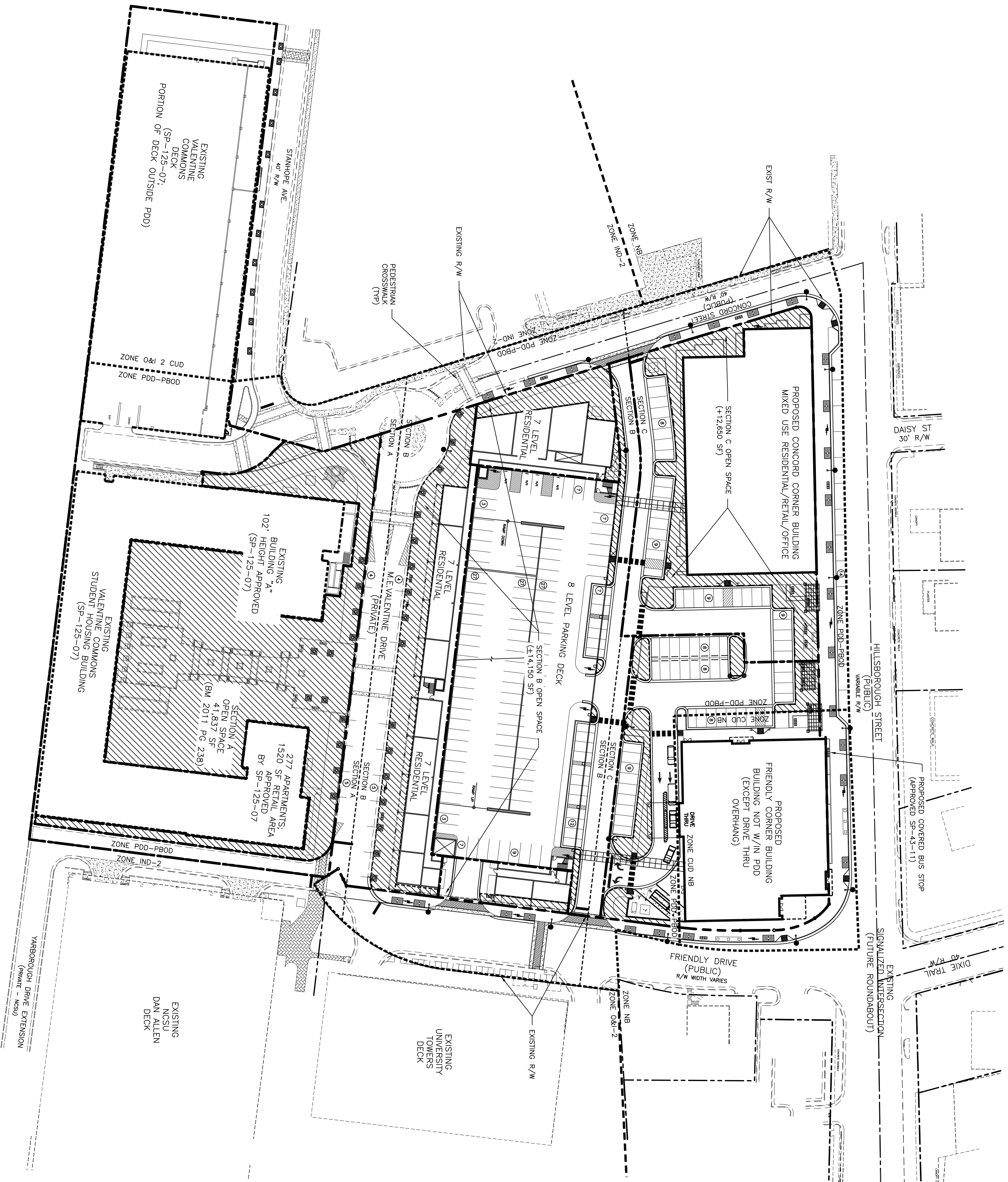
Dwg scaled for 34x22 plots

CONCEPT  
MASTER  
LANDSCAPE  
PLAN

JOB CODE: VVSHVCZ

MP  
3





LEGEND	
	BRICK PAVERS
	48"X96" TREE GRATE
	48"X48" TREE GRATE
	CONCRETE
	LED STREET LIGHT (30')

OPEN SPACE SUMMARY	
SECTION A	±41,837 SF
SECTION B	±14,150 SF
SECTION C	±12,650 SF
TOTAL OPEN SPACE ±68,637 SF (1.58 AC)	
REQUIRED OPEN SPACE: 15% OF SITE EXCLUDING ROW (PDD AREA IS 6.96 ACRES)	
PROVIDED OPEN SPACE: 23%	

NOT FOR CONSTRUCTION

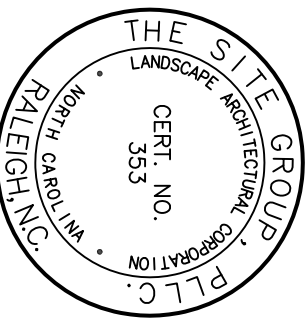
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SCALE: 1" = 50' (22X34 PLOTS)  
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CONCEPT MASTER  
OPEN SPACE PLAN

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MASTER PLAN

# STANHOPE CENTER

HILLSBOROUGH ST., CONCORD ST. & FRIENDLY DR.  
RALEIGH, NC

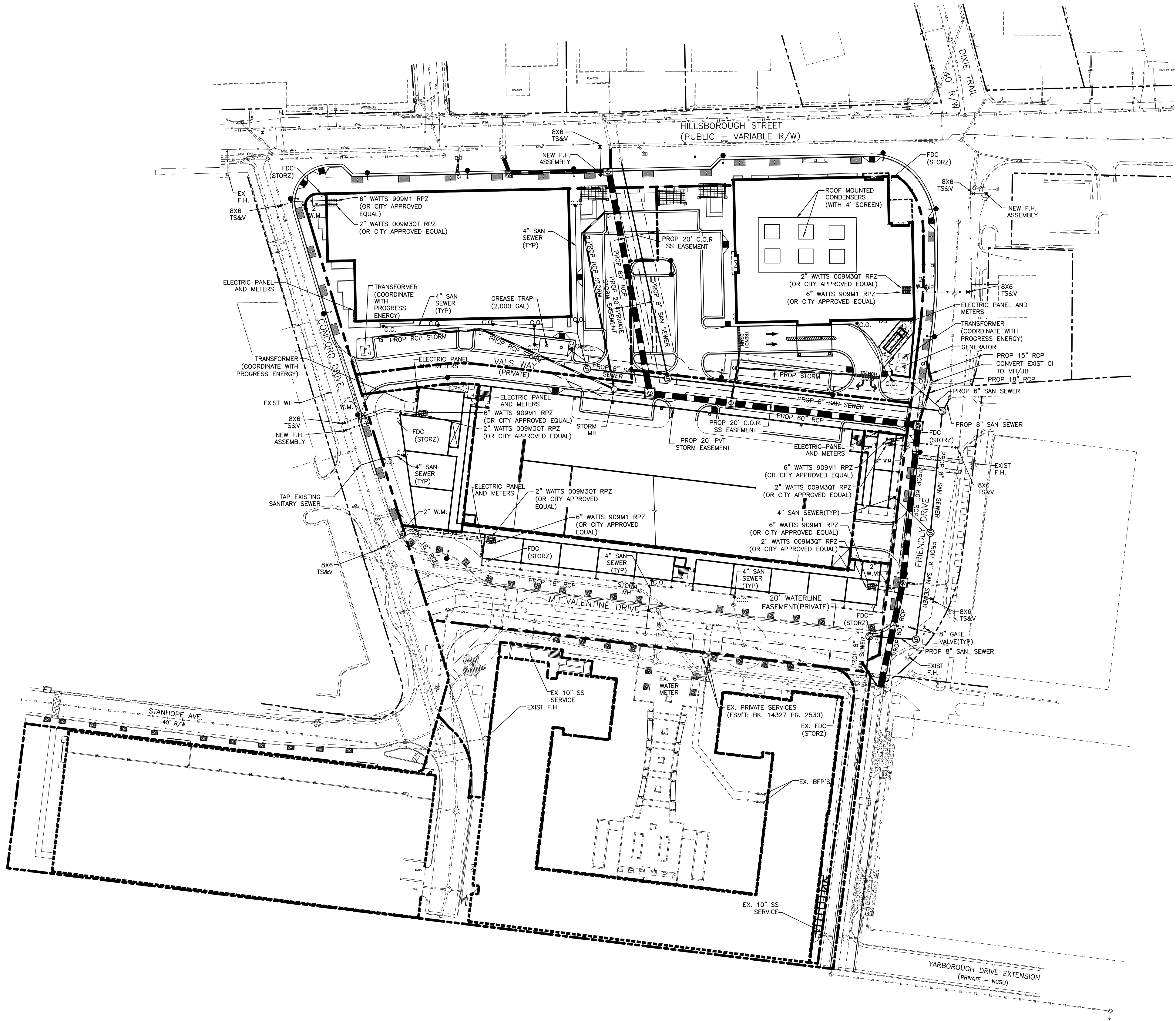
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CHK BY: TUG/ERS

ISSUED:  
14 AUG 12  
REVISED:  
06 NOV 12

CONCEPT  
MASTER  
OPEN SPACE  
PLAN

JOB CODE: WVSHVCZ

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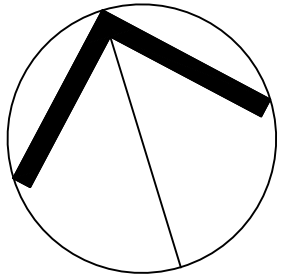


LEGEND	
	BRICK PAVERS
	48"X96" TREE GRATE
	48"X48" TREE GRATE
	CONCRETE
	LED STREET LIGHT (30')

UTILITY NOTES

- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE THE LOCATION OF ELECTRICAL SERVICE PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED UNDER PAVED AREAS.
- RELOCATION OF MCKNIGHT AVENUE SANITARY SEWER AND CONSTRUCTION OF VALS WAY PUBLIC SEWER SHALL BE COMPLETED AS PART OF PHASE 1 CONSTRUCTION.
- THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS.

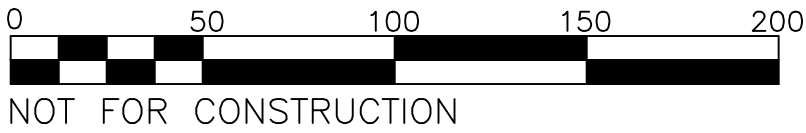
PLAN BACKGROUND AND DISCLAIMER



NORTH

CONCEPT MASTER UTILITY,  
STORM DRAINAGE PLAN

SCALE: 1" = 50' (22X34 PLOTS)  
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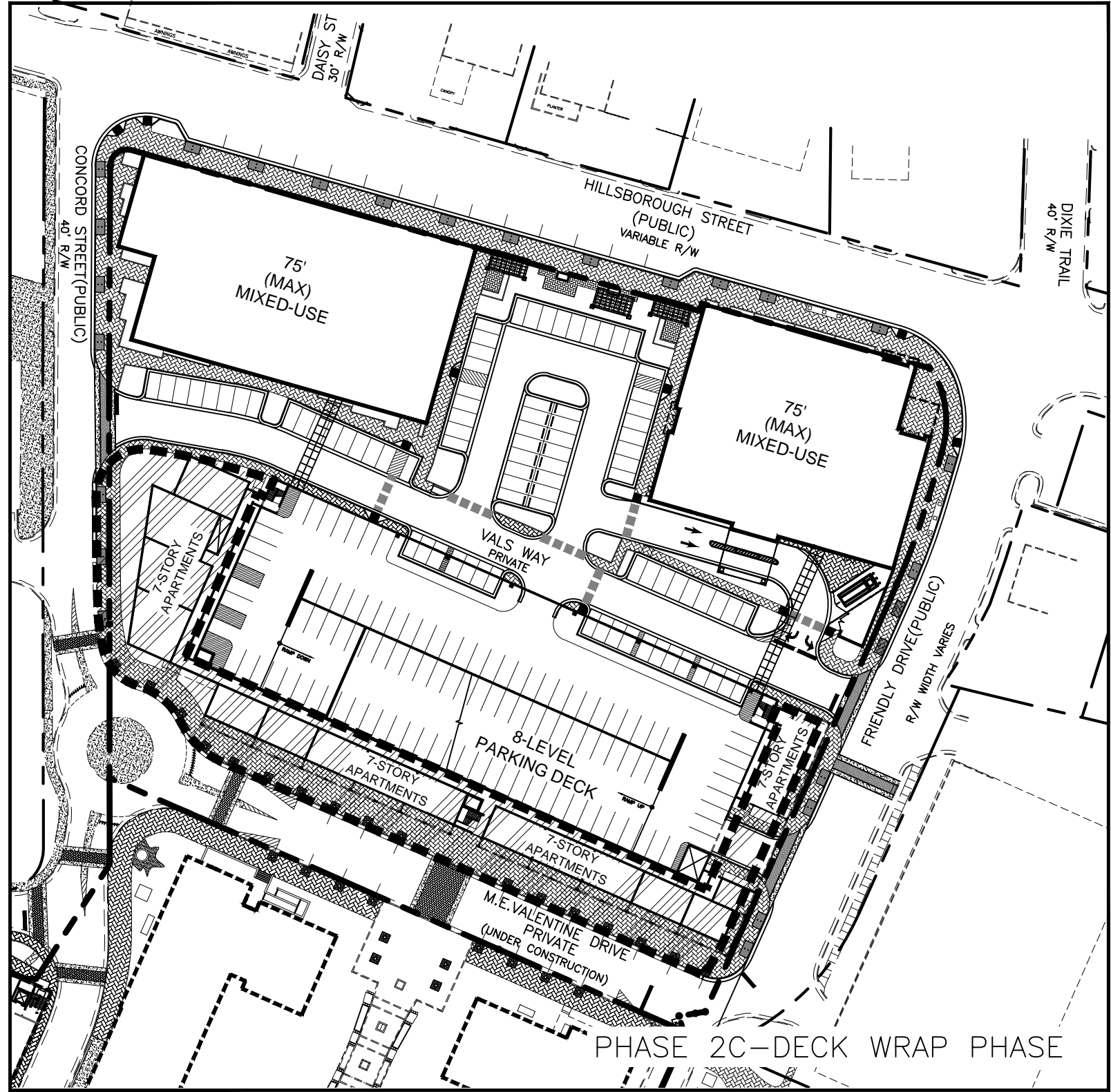
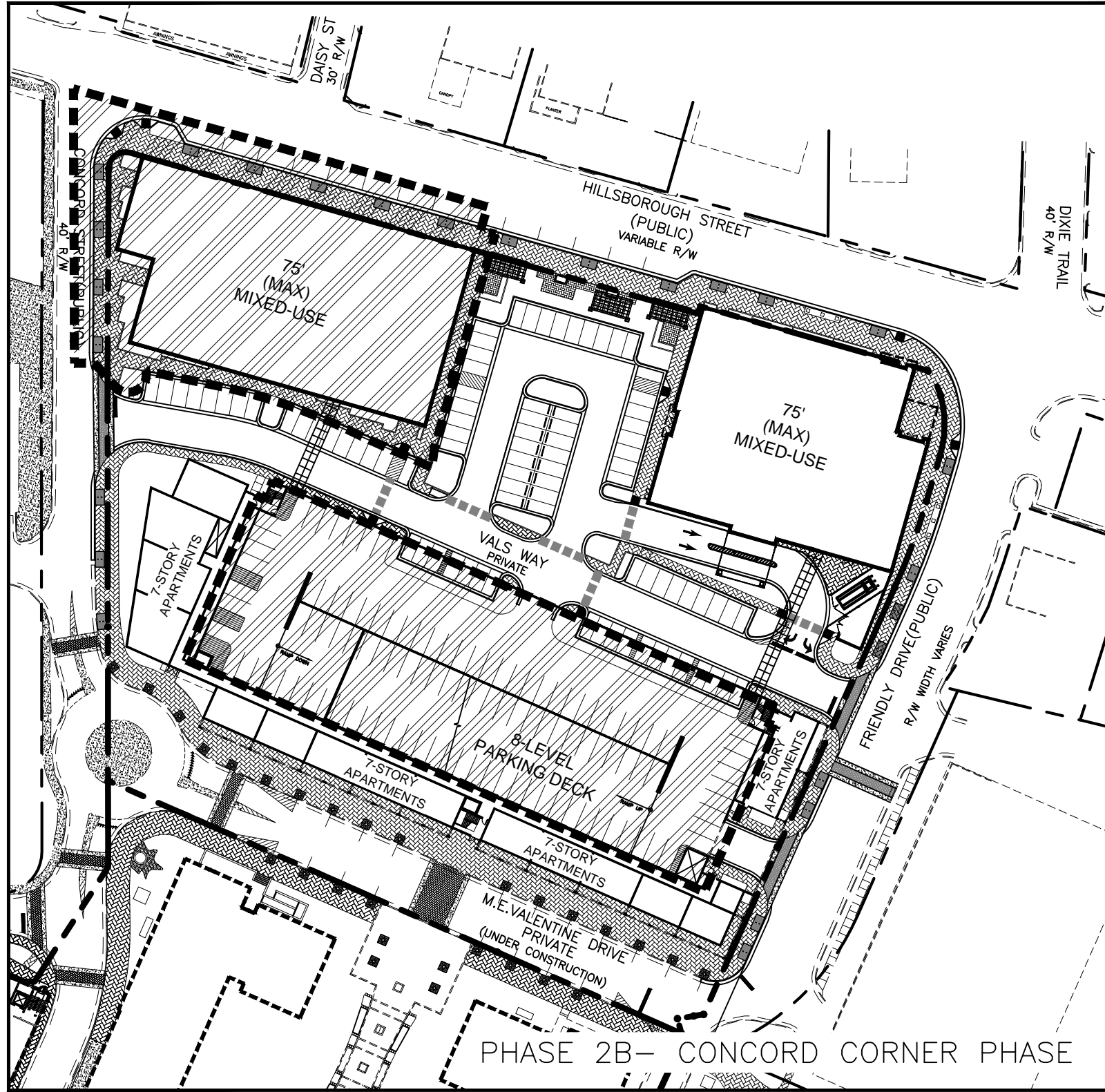
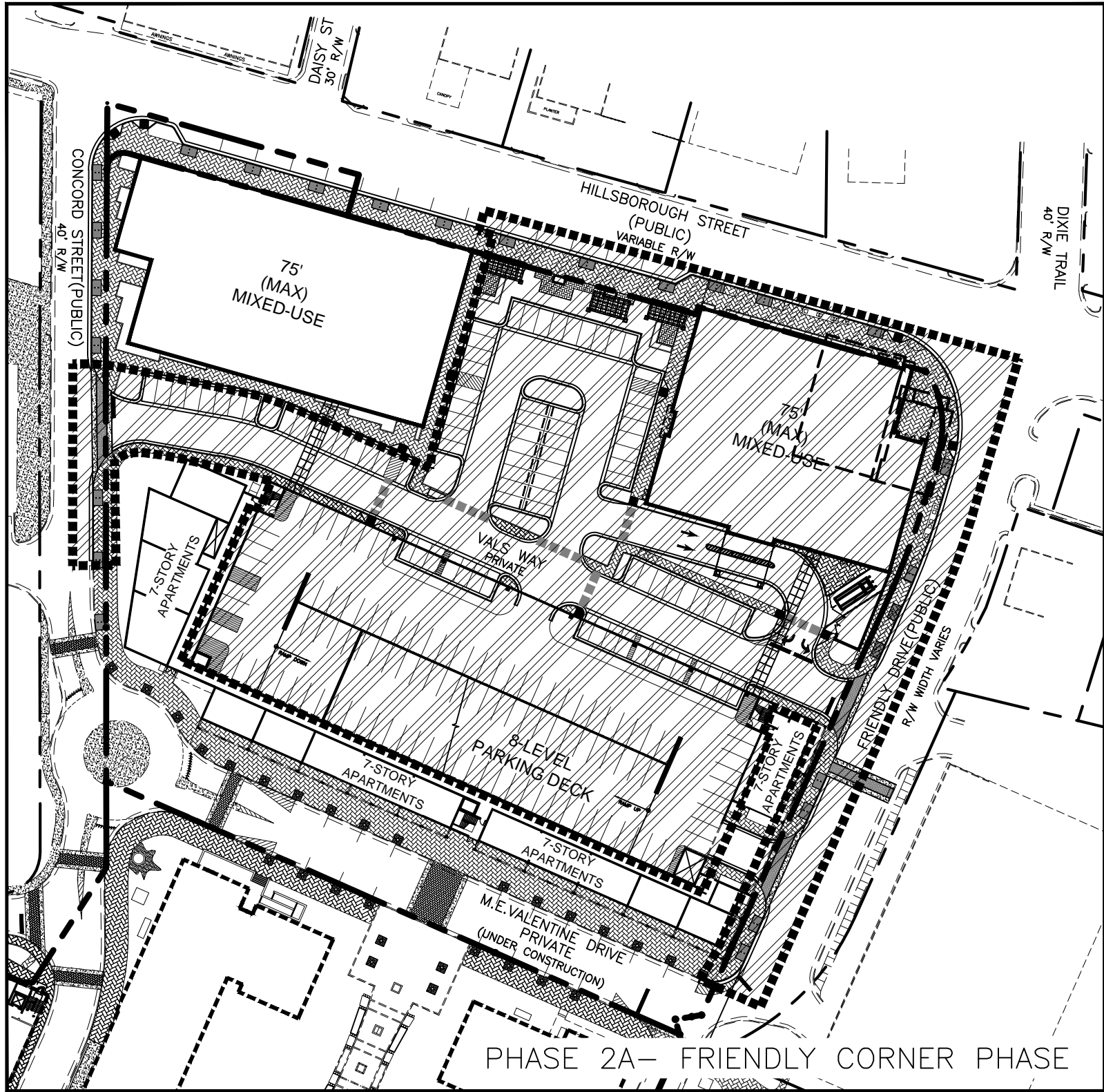
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CONCEPT  
MASTER UTILITY,  
STORM DRAINAGE  
PLAN

JOB CODE: VVSHVCZ

MP  
4





#### PHASE 2A – FRIENDLY CORNER

- FRIENDLY CORNER BUILDING (75' MAX HEIGHT)
- VALS WAY INCLUDING ALL ON-STREET PARKING
- SURFACE PARKING LOT
- HILLSBOROUGH STREET BUS STOP AND STREETSCAPE AMENITIES
- LANDSCAPE & AMENITIES BETWEEN SURFACE PARKING LOT AND HILLSBOROUGH STREET
- FRIENDLY DRIVE STREETSCAPE AMENITIES
- RELOCATION OF MCKNIGHT AVENUE SANITARY SEWER AND CONSTRUCTION OF VALS WAY PUBLIC SEWER
- PARKING DECK  
POSSIBLE MULTI-PHASED CONSTRUCTION. PHASE 1 INCLUDES, AT A MINIMUM, PARKING SPACES SUFFICIENT TO MEET CODE REQUIREMENTS FOR THE FRIENDLY CORNER PHASE.

#### PHASE 2B – CONCORD CORNER

- CONCORD CORNER BUILDING (75' MAX HEIGHT)
- STREETSCAPE AMENITIES HILLSBOROUGH STREET, CONCORD STREET AND VALS WAY AMENITIES.
- PARKING DECK  
ADDITIONAL DECK LEVELS IF NOT COMPLETED AS PART OF PHASE 1.
- IF ALL DECK LEVELS NOT COMPLETED, PHASE 2 WILL INCLUDE, AT A MINIMUM, PARKING SPACES SUFFICIENT TO MEET PARKING CODE REQUIREMENTS FOR THE CONCORD CORNER BUILDING.

#### NOTE:

PHASES 2B AND 2C MAY BE SWITCHED. IF THE DECK WRAP IS BUILT BEFORE THE CONCORD CORNER BUILDING, THE DECK MUST BE COMPLETED TO SUPPORT THE CONCORD BUILDING.

#### PHASE 2C – DECK WRAP PHASE

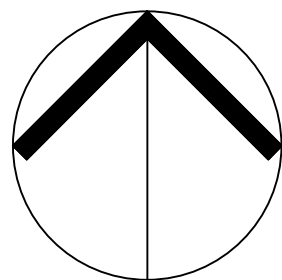
- DECK WRAP:  
WRAPS PARKING DECK ON EAST, SOUTH AND WEST SIDES
- COMPLETE PARKING DECK IF NOT COMPLETED IN PREVIOUS PHASES
- WRAP MAY BE CONSTRUCTED IN UP TO FOUR PHASES.

#### NOTE:

PHASE 1 CONSTRUCTION (SP-125-07) IS COMPLETE AND SHOWN AS EXISTING ON MP 2

#### PLAN BACKGROUND AND DISCLAIMER

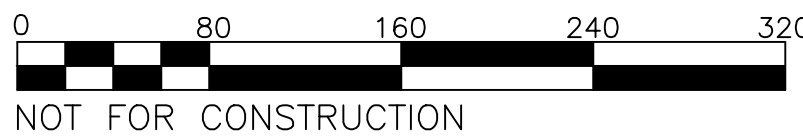
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## CONCEPT PHASE 2 PHASING PLAN

SCALE: 1" = 80' (22X34 PLOTS)



#### GENERAL NOTES

1. EACH PHASE PROVIDES, AT A MINIMUM, PARKING PER CODE REQUIREMENTS.
2. STAFF HAS THE RIGHT TO APPROVE MINOR ADJUSTMENTS TO THE PHASING PLAN OR SITE PLAN THAT ARE WITHIN THE HEIGHT AND AREA LIMITS AND CONDITIONS ALLOWED BY THE MASTER PLAN.
3. REFERENCES:
  - Z-55-02/SSP-2-02
  - Z-12-11
  - SSP-4-09
  - SP-125-07
  - SP-43-11



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MASTER PLAN

## STANHOPE CENTER

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RALEIGH, NC

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CHK BY: TJG/EFS

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10 JAN 12

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CONCEPT  
PHASE 2  
PHASING  
PLAN

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MP  
5

**Section 2.** That all laws and clauses of laws in conflict herewith are hereby repealed to the extent of such conflict.

**Section 3.** If this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given separate effect and to that end the provisions of this ordinance are declared to be severable.

**Section 4.** That this ordinance shall become effective upon the date of adoption.

**Adopted: February 5, 2013**

**Effective: February 5, 2013**

**Distribution: Planning Department (3)**  
**City Attorney**  
**Inspections Department (5)**  
**Jackie Taylor**

Z-4-2017 Existing Land Use (Residential + Retail)	Daily	AM	PM
	3,102	287	261
Z-4-2017 Current Zoning Entitlements (Residential + Retail)	Daily	AM	PM
	3,210	295	271
Z-4-2017 Proposed Zoning Maximums (Residential + Office + Retail)	Daily	AM	PM
	2,553	222	228
Z-4-2017 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	-657	-73	-43
<b>Z-4-2017 Traffic Study Worksheet</b>			
<b>6.23.4</b>	<b>Trip Generation</b>	<b>Meets TIA Conditions? (Y/N)</b>	
A	Peak Hour Trips $\geq$ 150 veh/hr	No, the change in average peak hour trip volume is less than Zero	
B	Peak Hour Trips $\geq$ 100 veh/hr if primary access is on a 2-lane street	No	
C	More than 100 veh/hr trips in the peak direction	No	
D	Daily Trips $\geq$ 3,000 veh/day	No, the change in average daily trip volume is less than Zero	
E	Enrollment increases at public or private schools	Not Applicable	
<b>6.23.5</b>	<b>Site Context</b>	<b>Meets TIA Conditions? (Y/N)</b>	
A	Affects a location with a high crash history [Severity Index $\geq$ 8.4 or a fatal crash within the past three years]	No	
B	Takes place at a highly congested location [volume-to-capacity ratio $\geq$ 1.0 on both major street approaches]	No	
C	Creates a fourth leg at an existing signalized intersection	No	
D	Exacerbates an already difficult situation such as a RR Crossing, Fire Station Access, School Access, etc.	No	
E	Access is to/from a Major Street as defined by the City's Street Plan Map	No	
F	Proposed access is within 1,000 feet of an interchange	No	
G	Involves an existing or proposed median crossover	No	
H	Involves an active roadway construction project	Yes, Hillsborough Street Revitalization is under construction in this area. Given the net decrease in expected trip volumes, Transportation Planning staff waives the traffic study for Z-4-2017.	
I	Involves a break in controlled access along a corridor	No	
<b>6.23.6</b>	<b>Miscellaneous Applications</b>	<b>Meets TIA Conditions? (Y/N)</b>	
A	Planned Development Districts	No	
B	In response to Raleigh Planning Commission or Raleigh City Council concerns	None received by Transportation Planning as of April 1, 2017	



## Certified Recommendation

Raleigh Planning Commission

CR#

### Case Information: Case Z-4-17 M.E. Valentine Drive

<i>Location</i>	M.E. Valentine Drive and Concord Street, southeast corner Address: 3000 and 3009 M.E. Valentine Drive PIN: 0794-51-6998; 0794-51-5918 (partial)
<i>Request</i>	Rezone property from PD w/SRPOD to RX-12-CU w/SRPOD
<i>Area of Request</i>	2.5 acres
<i>Property Owner</i>	Stanhope Center POA, INC; Provident Group Stanhope Properties, LLC
<i>Applicant</i>	Mack Paul
<i>Citizens Advisory Council (CAC)</i>	Wade CAC
<i>PC Recommendation Deadline</i>	July 10, 2017

### Comprehensive Plan Consistency

The rezoning case is ☒ **Consistent** ☐ **Inconsistent** with the 2030 Comprehensive Plan.

### Future Land Use Map Consistency

The rezoning case is ☒ **Consistent** ☐ **Inconsistent** with the Future Land Use Map.

### Comprehensive Plan Guidance

<b><i>FUTURE LAND USE</i></b>	High Density Residential; Neighborhood Mixed Use
<b><i>URBAN FORM</i></b>	None
<b><i>CONSISTENT Policies</i></b>	Policy LU 1.2—Future Land Use Map and Zoning Consistency. Policy LU 1.3—Conditional Use District Consistency. Policy LU 2.6—Zoning and Infrastructure Impacts. Policy T 5.2—Incorporating Bicycle and Pedestrian Improvements. Policy H 1.8—Zoning for Housing.
<b><i>INCONSISTENT Policies</i></b>	None

### Summary of Proposed Conditions

1. Prohibited uses: Emergency shelter type B; Special care facility, Cemetery; School; Day Care; Medical; Outdoor sports or entertainment facility (>250 seats); and Bed and breakfast.
2. Height limited to 10 stories or 125 feet.
3. A transit easement and shelter will be provided if requested.
4. The property is limited to no more than 300 dwelling units, 1,000 square feet of retail, and 3,000 square feet of office.
5. Covered bicycle storage for at least 30 bicycles will be provided.

## Public Meetings

<i>Neighbor Meeting</i>	<i>CAC</i>	<i>Planning Commission</i>	<i>City Council</i>	<i>Public Hearing</i>
1/18/17	2/28/17; 3/28/17: Y–(Need final total; vote was unanimous in favor; N–0	4/11/17		

### Attachments

1. Staff report
2. Proposed Zoning Conditions
3. Current Zoning Conditions and Master Plan
4. Staff Report from previous rezoning
5. Traffic Impact Analysis worksheet

## Planning Commission Recommendation

<i>Recommendation</i>	
<i>Findings &amp; Reasons</i>	<p><i>The following topics should be addressed:</i></p> <ul style="list-style-type: none"> <li>• <i>Consistency with the Comprehensive Plan, Future Land Use Map, and other policy guidance</i></li> <li>• <i>Whether the proposal is reasonable and in the public interest</i></li> <li>• <i>Compatibility with the surrounding area</i></li> </ul>
<i>Motion and Vote</i>	<p>Motion: Second: In Favor: Opposed: Excused:</p>

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the attached Staff Report.

\_\_\_\_\_  
Planning Director

\_\_\_\_\_  
Date

\_\_\_\_\_  
Planning Commission Chairperson

\_\_\_\_\_  
Date

Staff Coordinator: Jason Hardin: (919) 996-2657; [Jason.Hardin@raleighnc.gov](mailto:Jason.Hardin@raleighnc.gov)



## Zoning Staff Report – Z-4-17

### Conditional Use

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## Case Summary

### Overview

This proposal seeks to rezone one parcel and a portion of a second totaling 2.5 acres on the south side of M.E. Valentine Drive, between Concord Street and Friendly Drive. The request is to rezone the property from Planned Development (PD) to Residential Mixed Use-12 Stories-Conditional Use (RX-12-CU). The existing Special Residential Parking Overlay District would remain.

The site is currently occupied by a 277-unit apartment building, completed in 2012, and the eastern portion of a multi-story parking garage. The North Carolina Railroad and, beyond it, N.C. State University border the site to the south. The Stanhope apartments are to the north, while another parking garage occupies the land to the east.

The requested RX-12-CU zoning closely mirrors the provisions of the existing Planned Development district. The primary effect of the rezoning would be to allow more flexibility in the use of nonresidential space and in the provision of residential amenities at the site. The rezoning would not allow for the creation of additional residential units; it would allow for a small increase in allowed office space (from 600 square feet to 3,000 square feet) and remove a requirement to provide 1,550 square feet of retail.

The PD also includes a designated courtyard area. The rezoning would allow for development on a portion of that area, although the presence of apartments on the ground floor would provide a constraint. The RX zoning also includes a requirement for an outdoor amenity area.

The PD limits height to 102' as measured from the west side of the property. As the land slopes down toward the east, the east side of the building is approximately 10'-12' higher above grade and includes an additional floor beyond the 10 stories contained on the west side. Conditions on the zoning request would limit height to either 10 stories or 125 feet.

Adjacent properties have roughly similar zoning categories. To the south and east, N.C. State University property is zoned OX-12. Properties to the west are zoned OX-7-CU west (the portion of the parking garage not included in the PD) and CX-3-UG, and the Stanhope property is zoned NX-5-UL-CU.

The Future Land Use Map designates the subject property largely as High Density Residential, with a small fragment of Neighborhood Mixed Use in the northwest corner. Land to the south and east is designated as Institutional; land to the west is designated as Office and Residential Mixed Use; and land to the north is designated as Neighborhood Mixed Use.

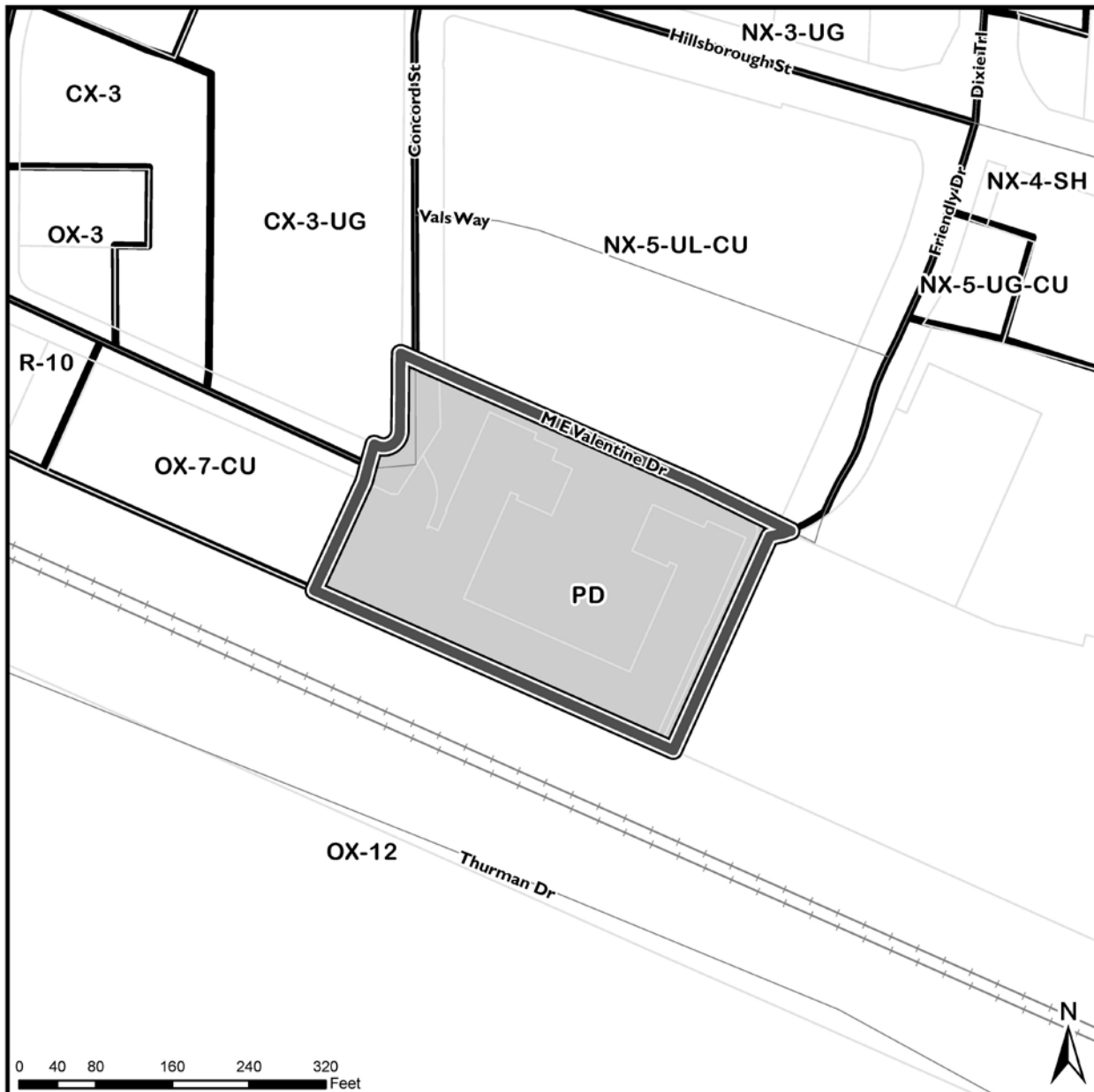
Neither the subject nor adjacent properties are shown on the Urban Form Map, with the exception of the properties to the north and northwest. Both front on Hillsborough Street, which is designated as both a Main Street and a Transit Emphasis corridor.

### Outstanding Issues

<i>Outstanding Issues</i>	1. None	<i>Suggested Mitigation</i>	1. Not applicable
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# Existing Zoning Map

**Z-4-2017**



**Submittal  
Date**

1/30/2017

## Request:

2.5 acres from  
PD w/SRPOD  
to RX-12-CU  
w/ SRPOD

VICINITY MAP



Map Date: 2/7/2017



# Rezoning Case Evaluation

## 1. Compatibility Analysis

### 1.1 Surrounding Area Land Use/ Zoning Summary

	<b>Subject Property</b>	<b>North</b>	<b>South</b>	<b>East</b>	<b>West</b>
<i>Existing Zoning</i>	PD	NX-5-UL-CU	OX-12	OX-12	OX-7-CU; CX-3-UG
<i>Additional Overlay</i>	SRPOD	SRPOD	SRPOD	SRPOD	SRPOD
<i>Future Land Use</i>	High Density Residential/ Neighborhood Mixed Use	High Density Residential/ Neighborhood Mixed Use	Institutional	Institutional	Office and Residential Mixed Use
<i>Current Land Use</i>	Apartments/Parking Garage	Apartments	Dormitory	Parking	Parking/Office
<i>Urban Form (if applicable)</i>	-	Main Street/Transit Emphasis	-	-	None; Main Street/Transit Emphasis

### 1.2 Current vs. Proposed Zoning Summary

	<b>Existing Zoning</b>	<b>Proposed Zoning</b>
<i>Residential Density (max.):</i>	130 units/acre	130 units/acre
<i>Setbacks (min.):</i>		
<i>Front:</i>	0'	5'
<i>Side:</i>	0'	0' or 6'
<i>Rear:</i>	0'	0' or 6'
<i>Retail Intensity Permitted:</i>	1,550 sf (required)	1,000 sf
<i>Office Intensity Permitted:</i>	600 sf (required)	3,000 sf

### 1.3 Estimated Development Intensities

	<b>Existing Zoning</b>	<b>Proposed Zoning*</b>
<i>Total Acreage</i>	2.5	2.5
<i>Zoning</i>	PD w/SRPOD	RX-12-CU w/SRPOD
<i>Max. Gross Building SF (if applicable)</i>	376,150	376,150
<i>Max. # of Residential Units</i>	300	300
<i>Max. Gross Office SF</i>	600 (required)	3,000
<i>Max. Gross Retail SF</i>	1,550 (required)	1,000
<i>Max. Gross Industrial SF</i>	-	-
<i>Potential F.A.R.</i>	3.76	3.76

*\*These development intensities were estimated using an impact analysis tool. The estimates presented are only to provide guidance for analysis.*

The proposed rezoning is:

☒ **Compatible** with the property and surrounding area.

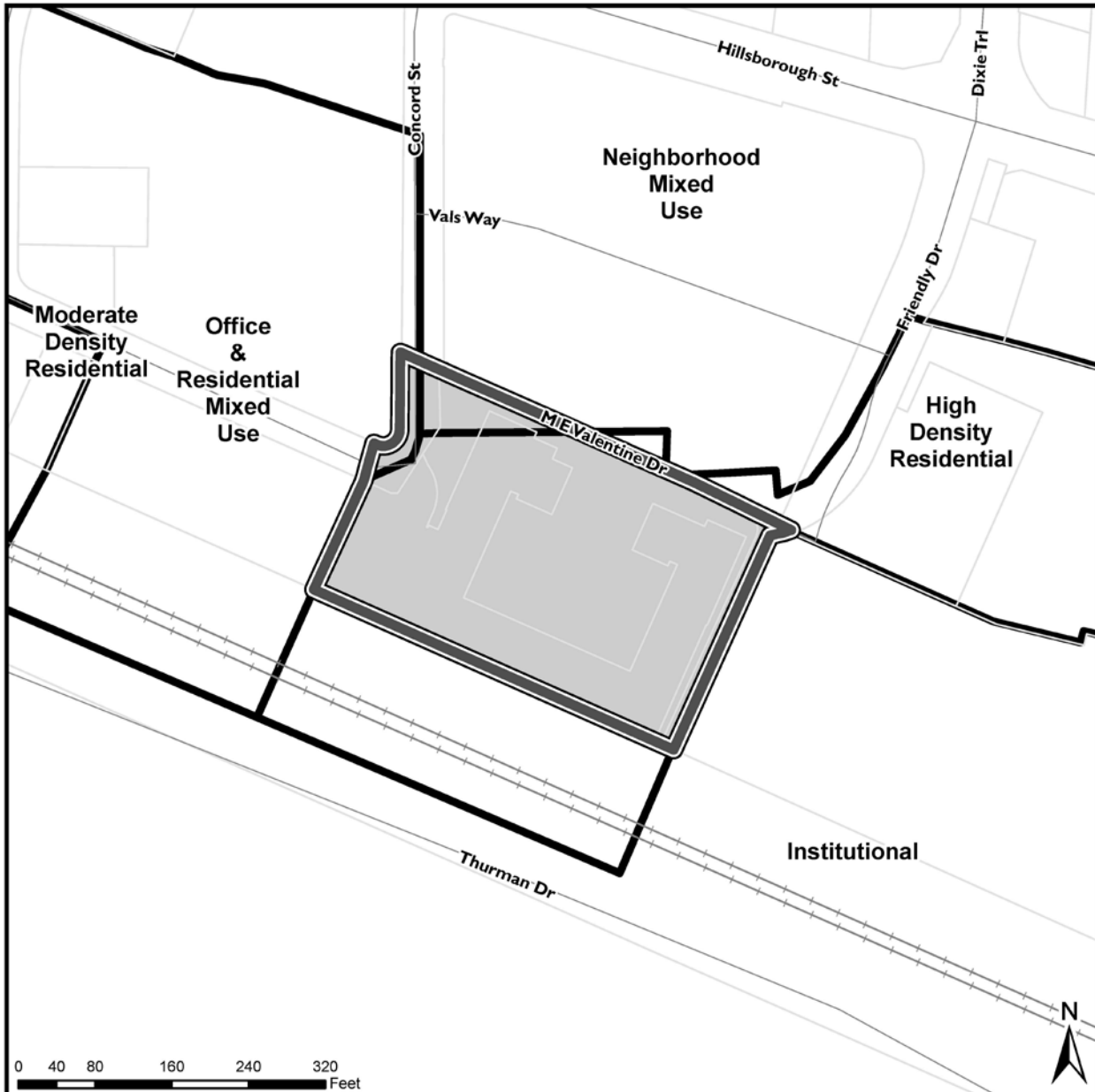
☐ **Incompatible.**

Analysis of Incompatibility:

The proposed rezoning would allow only minor changes to use (allowing a small amount of additional office space, and eliminating a requirement for retail) and to the building form and is therefore compatible with the property and area.

# Future Land Use Map

**Z-4-2017**



**Submittal  
Date**

1/30/2017

## Request:

**2.5 acres from  
PD w/SRPOD  
to RX-12-CU  
w/ SRPOD**

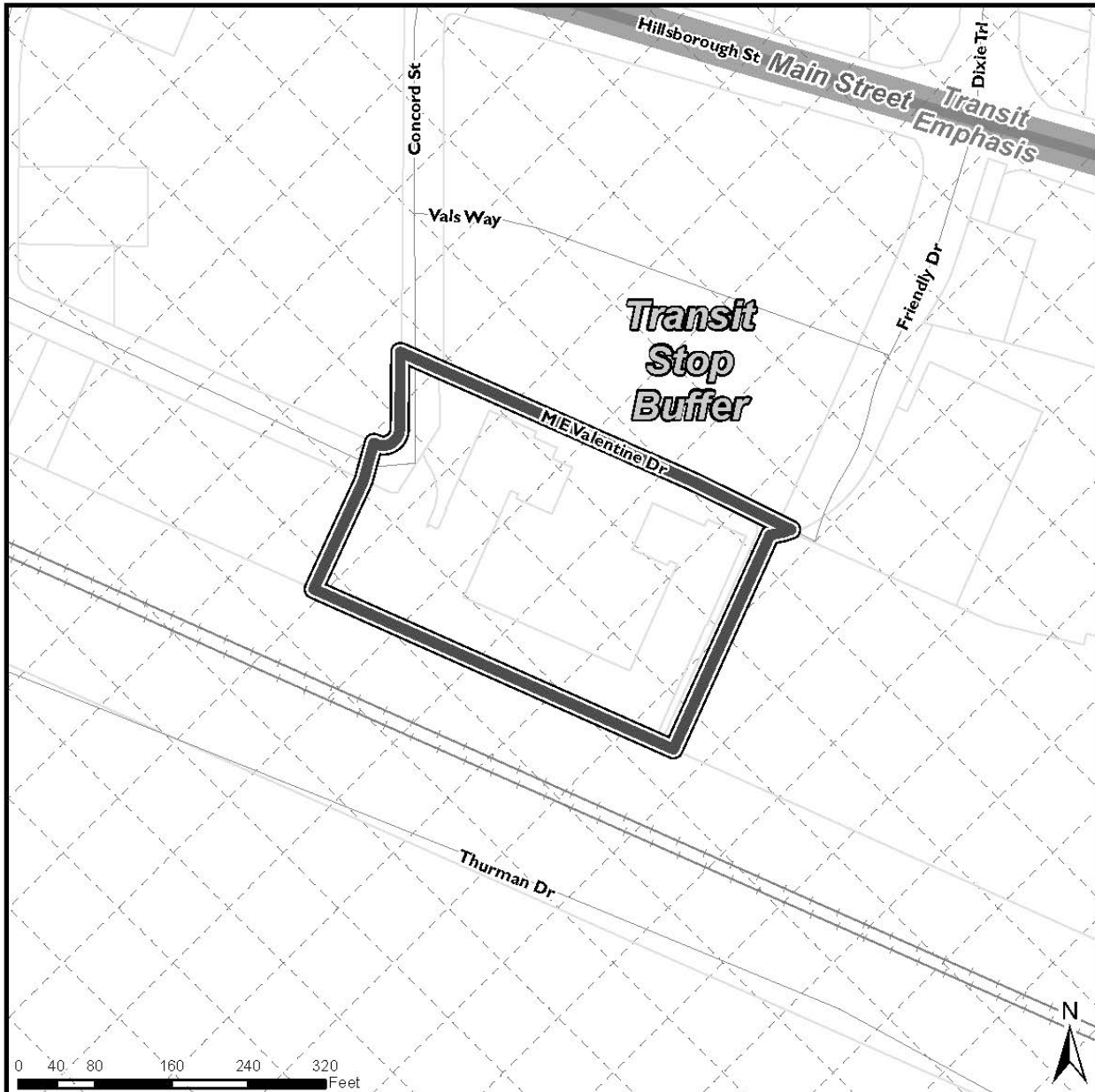
VICINITY MAP



Map Date: 2/7/2017

# Urban Form Map

**Z-4-2017**



**Submittal  
Date**

1/30/2017

## Request:

**2.5 acres from  
PD w/SRPOD  
to RX-12-CU  
w/ SRPOD**

**VICINITY MAP**



Map Date: 2/7/2017

## 2. Comprehensive Plan Consistency Analysis

### 2.1 Comprehensive Plan

Determination of the conformance of a proposed use or zone with the Comprehensive Plan includes consideration of the following questions:

- A. Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?
- B. Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?
- C. If the use is not specifically designated on the Future Land Use Map in the area where its location is proposed, is it needed to service such a planned use, or could it be established without adversely altering the recommended land use and character of the area?
- D. Will community facilities and streets be available at City standards to serve the use proposed for the property?

- A. The proposal is consistent with the vision, themes, and policies in the Plan. By facilitating the continued provision of higher-density housing in a location with a mix of uses and strong pedestrian and transit facilities, it is consistent with the themes of Expanding Housing Choices and Greenprint Raleigh-Sustainable Development. It is consistent with numerous Plan policies, including Future Land Use Map and Zoning Consistency and Zoning for Housing.
- B. Nearly all of the property is designated as High Density Residential on the Future Land Use Map. The requested zoning and use is consistent with that category.
- C. The use is specifically designated on the Future Land Use Map.
- D. The rezoning would allow only minimal additional development beyond what currently exists. Existing facilities are sufficient to serve existing and potential additional development.

### 2.2 Future Land Use

**Future Land Use designation: High Density Residential, Neighborhood Mixed Use**

**The rezoning request is:**

☒ **Consistent** with the Future Land Use Map.

☐ **Inconsistent**

Analysis of Inconsistency:

The requested zoning is consistent with the High Density Residential designation, which envisions apartment buildings and condominiums.

### 2.3 Urban Form

**Urban Form designation:**

☒ **Not applicable** (no Urban Form designation)

## **2.4 Policy Guidance**

The rezoning request is **consistent** with the following policies:

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

The request is consistent with the Future Land Use Map.

**Policy LU 1.3—Conditional Use District Consistency.** All conditions proposed as part of a conditional use district (CUD) should be consistent with the Comprehensive Plan.

The conditions are consistent with the Plan.

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

The rezoning would not add to existing infrastructure impact.

**Policy T 5.2—Incorporating Bicycle and Pedestrian Improvements.** All new developments, roadway reconstruction projects, and roadway resurfacing projects in the City of Raleigh's jurisdiction should include appropriate bicycle facilities as indicated in the Recommended Bicycle Network of the 2008 City of Raleigh Bicycle Transportation Plan.

This policy refers to the 2008 Bicycle Plan, which has since been updated. The current plan, adopted in 2016, recommends including some long-term (secure, covered) bicycle parking in multi-unit residential development. A condition specifying that covered bicycle storage will be provided creates consistency with this policy.

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

By retaining a largely residential zoning category and allowing for the optimization of space on the site, the rezoning is consistent with this policy.

The rezoning request is **inconsistent** with the following policies:

**None**

## **2.5 Area Plan Policy Guidance**

The rezoning request is **inconsistent** with the following Area Plan policies:

### **AP-Stanhope Village 4 – Residential Uses**

Residential uses should be predominant, particularly for the upper floors of mixed-use buildings and within the interior of the plan area.

The requested RX zoning, which primarily allows residential uses, is consistent with this policy.

The rezoning request is **inconsistent** with the following Area Plan policies:

None

## **3. Public Benefit and Reasonableness Analysis**

### **3.1 Public Benefits of the Proposed Rezoning**

- The rezoning would allow for additional flexibility for non-residential space on the site, allowing for more efficient use of the land.
- The rezoning would allow the creation of additional amenities for residents of the site.

### **3.2 Detriments of the Proposed Rezoning**

- None

## **4. Impact Analysis**

### **4.1 Transportation**

This site is located at the confluence of Stanhope Avenue and Concord Street. It is bounded by the Southern Railway to the south, by Friendly Drive to the east and by a private street on its north (M.E. Valentine Drive). All public streets in the vicinity of the Z-4-2017 site are classified as Local Streets and are maintained by the City. All streets, public and private, are 2-lane paved facilities with curbs and sidewalks. Residential parking is provided by private deck adjacent to the Z-4-2017 site.

There are no City of Raleigh CIP projects or state STIP projects planned for any of the adjacent streets in the vicinity of the Z-4-2017 site. However, the Hillsborough Street Revitalization project lies 0.10 miles to the north. Hillsborough Street provides the primary means of vehicular access to the citywide and regional street network.

There is no vehicular access to the Z-4-2017 site. Pedestrian access is provided by a series of crosswalks along the northern face of the existing building. A raised pedestrian crosswalk is currently in place in the middle of M.E. Valentine Drive. Since this site is bounded by the Southern Railway on its south, the UDO Block Perimeter standards are not applicable to case Z-4-2017.

The existing land use is a multi-family residential development that is geared towards student housing. Approval of case Z-4-2017 would reduce the retail allowance and lead to a net decrease in daily and peak hour trips. A traffic study is not needed for case Z-4-2017.

**Impact Identified: None**

#### **4.2 Transit**

Transit is available on Hillsborough Street. The current transit plan does not foresee any route coming off Hillsborough to serve M.E. Valentine. There are no requests for transit improvements.

**Impact Identified: None**

#### **4.3 Hydrology**

<i>Floodplain</i>	None
<i>Drainage Basin</i>	Rocky
<i>Stormwater Management</i>	Article 9.2 UDO
<i>Overlay District</i>	none

**Impact Identified: None**

#### **4.4 Public Utilities**

	<i>Maximum Demand (current use)</i>	<i>Maximum Demand (current zoning)</i>	<i>Maximum Demand (proposed zoning)</i>
<i>Water</i>	173,125	187,500	187,500
<i>Wastewater</i>	173,125	187,500	187,500

**Impact Identified: None**

#### **4.5 Parks and Recreation**

1. There are no existing or proposed greenway corridors, easements, trails, or connectors within or adjacent to this site. Nearest greenway access is 0.4 miles, Rocky Branch Trail.
2. Park and recreation services are provided by Pullen Park, 0.8 miles distance.

**Impact Identified: None**

#### **4.6 Urban Forestry**

During the review of a recent development plan for this site it was determined that no tree conservation areas would need to be established; therefore, no tree conservation areas would be required.

**Impact Identified: None.**

#### **4.7 Designated Historic Resources**

**Impact Identified: None**



#### **4.9 Impacts Summary**

The rezoning would not increase the total amount of development and creates no impacts.

#### **4.10 Mitigation of Impacts**

There are no negative impacts to mitigate.

## **5. Conclusions**

The proposed rezoning is consistent with the Future Land Use Map and the Comprehensive Plan overall. It would provide additional flexibility for more efficient use of the site. Conditions placed on the request mean that it would not create any additional demand on infrastructure.

No impacts or outstanding issues have been identified.

# Rezoning Application



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

## REZONING REQUEST

<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan				<b>OFFICE USE ONLY</b>	
Existing Zoning Base District: Stanhope Center PD    Height:    Frontage:    Overlay(s): -SRPOD				Transaction #	
Proposed Zoning Base District: RX(CU)    Height: 12    Frontage:    Overlay(s): -SRPOD				501921	
If the property has been previously rezoned, provide the rezoning case number: Z-39-2008 & Z-37-2012					
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:					
497342					

## GENERAL INFORMATION

Date:		Date Amended (1)		Date Amended (2)	
Property Address: 3000 & 3009 M E Valentine Drive					
Property PIN: 0794-51-6998 & 0794-51-5918 (partial)			Deed Reference (book/page): DB 14441 PG 15 & 8		
Nearest Intersection: Concord Street at Stanhope Avenue					
Property Size (acres): 3.16 (Rezoning: 2.564)		(For PD Application Only) Total Units:		Total Square Feet:	
Property Owner/Address:  Stanhope Center POA, INC 431 Office Park Dr Mountain Brk, AL 35223 & Provident Group Stanhope Properties, LLC 5565 Bankers Ave Baton Rouge, LA 70808		Phone		Fax	
		Email			
Project Contact Person/Address: Mack Paul – Attorney for Applicant 421 Fayetteville Street   Ste 530 Raleigh, NC 27601		Phone: 919-590-0377		Fax 919-882-8890	
		Email: mpaul@morningstarlawgroup.com			
Owner/Agent Signature 		Email			

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

pd by CC

REZONING APPLICATION ADDENDUM #1	
Comprehensive Plan Analysis	OFFICE USE ONLY  Transaction #  Rezoning Case #
The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.	
STATEMENT OF CONSISTENCY	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
1. The primary Future Land Use Map (FLUM) designation for the subject property is High Density Residential. There is a small portion of the subject area designated for Neighborhood Mixed Use. This area encompasses a portion of the existing structure and some of the open space, but is not a meaningful enough area of either parcel to allow new development consistent with the designation. The 2030 Comprehensive Plan (Comp Plan) suggests that RX is the corresponding zoning district for areas primarily carrying a High Density Residential FLUM designation, like the subject property. Therefore, the requested RX base district is consistent with the Comprehensive Plan.	
2. The requested height designation and conditions reflect the height of the existing building and are not intended to allow for additional height. Thus, the height, as conditioned, is consistent with the built environment.	
3. The requested rezoning is consistent with many of the policies set forth in the Comp Plan including: LU 1.2 – Future Land Use Map and Zoning Consistency; LU 1.3 – Conditional Use District Consistency; LU 3.2 – Location of Growth; LU 5.1 – Reinforcing the Urban Pattern; and more.	
4. The requested change is sought in an effort to provide more flexibility for the existing development to update its indoor and outdoor facilities to meet trends in the market. This goal is consistent with Policy PR 4.1 – Flexible Park Facilities – which is aimed at providing quality indoor and outdoor facilities for future trends and services. Furthermore, the request is intended to encourage more pedestrian activity, consistent with the Stanhope Village Plan outlined in the Comp Plan.	
PUBLIC BENEFITS	
Provide brief statements regarding the public benefits derived as a result of the rezoning request.	
1. The proposed rezoning will allow sufficient flexibility for redevelopment so that existing facilities can be updated and new facilities added to meet the demands of the market for quality student housing.	
2. The requested rezoning also is consistent with the FLUM, thereby helping to achieve the vision of the Comp Plan.	
3.	
4.	



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

1.	<p><i>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.</i></p> <p><b>Response:</b></p>
2.	<p><i>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.</i></p> <p><b>Response:</b></p>
3.	<p><i>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.</i></p> <p><b>Response:</b></p>
4.	<p><i>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.</i></p> <p><b>Response:</b></p>
5.	<p><i>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.</i></p> <p><b>Response:</b></p>
6.	<p><i>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.</i></p> <p><b>Response:</b></p>
7.	<p><i>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.</i></p> <p><b>Response:</b></p>
8.	<p><i>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.</i></p> <p><b>Response:</b></p>
9.	<p><i>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.</i></p> <p><b>Response:</b></p>
10.	<p><i>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.</i></p> <p><b>Response:</b></p>
11.	<p><i>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.</i></p> <p><b>Response:</b></p>
12.	<p><i>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</i></p> <p><b>Response:</b></p>
13.	<p><i>New public spaces should provide seating opportunities.</i></p> <p><b>Response:</b></p>



14.	<i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i> <b>Response:</b>
15.	<i>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.</i> <b>Response:</b>
16.	<i>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.</i> <b>Response:</b>
17.	<i>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.</i> <b>Response:</b>
18.	<i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i> <b>Response:</b>
19.	<i>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.</i> <b>Response:</b>
20.	<i>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.</i> <b>Response:</b>
21.	<i>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.</i> <b>Response:</b>
22.	<i>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.</i> <b>Response:</b>
23.	<i>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.</i> <b>Response:</b>
24.	<i>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.</i> <b>Response:</b>
25.	<i>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.</i> <b>Response:</b>
26.	<i>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</i> <b>Response:</b>

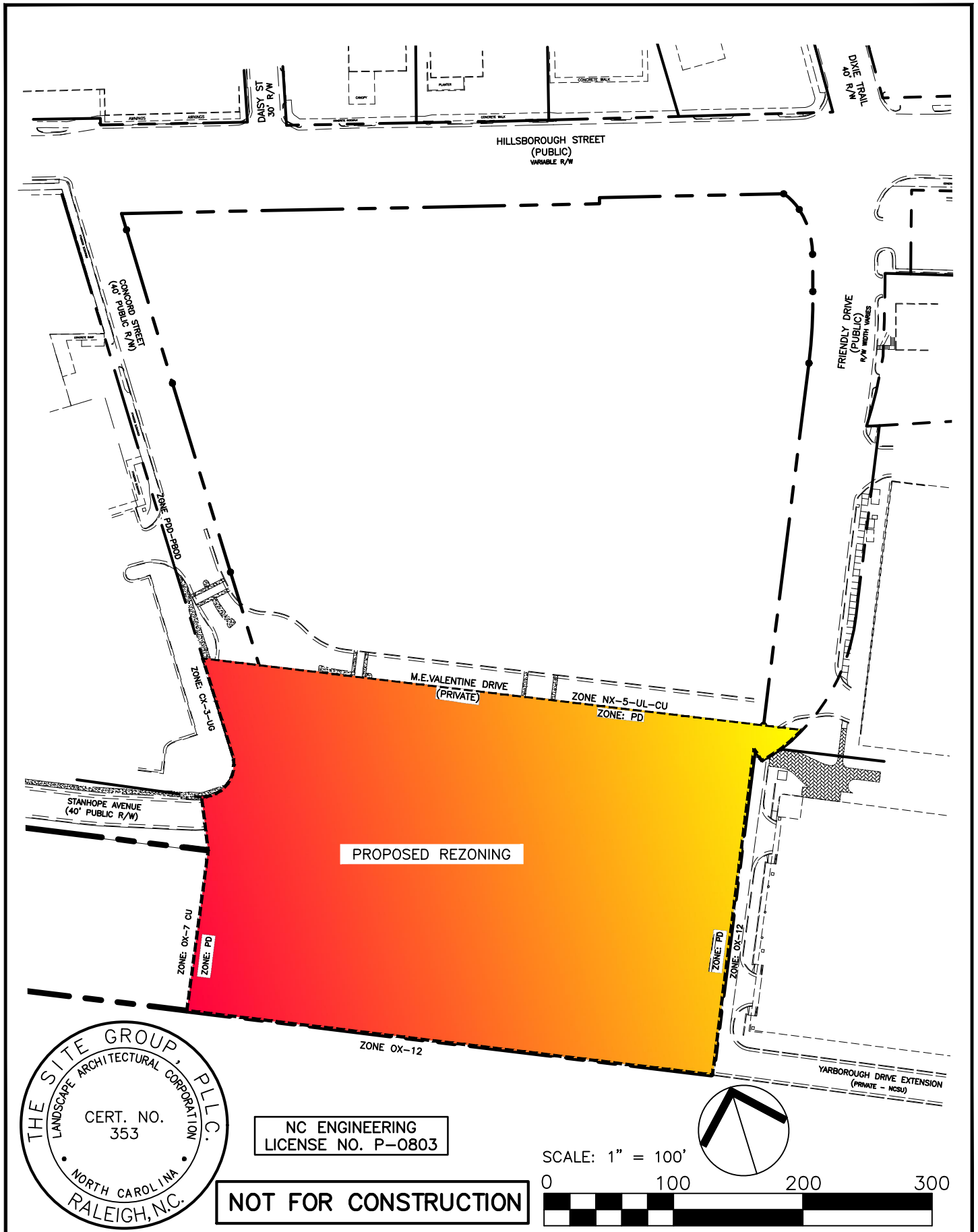
Conditional Use District Zoning Conditions		
Zoning Case Number		OFFICE USE ONLY  Transaction #
Date Submitted		
Existing Zoning:	Proposed Zoning:	
NARRATIVE OF ZONING CONDITIONS OFFERED		
1. The following uses shall be prohibited on the subject property: Emergency shelter type B; Special care facility, Cemetery; Outdoor sports or entertainment facility (>250 seats); and Bed and breakfast.		
2. Building height shall be a maximum of ten (10) stories or 110 feet (110').		
3. If, prior to the earlier of the recordation of a subdivision plat or issuance of a building permit for new development, the Transportation Department requests, a transit easement along the frontage of the property shall be deeded to the City and recorded in the Wake County Registry. Prior to recordation of any transit easement, the dimensions (not to exceed 15 feet in depth or 20 feet in width) and location of the easement shall be approved by the Transportation Department and the easement document approved by the City Attorney's Office. If, prior to issuance of the first building permit for new development, the Transportation Department requests one or more of the following improvements to be constructed within the transit easement, then such shall be constructed prior to the first certificate of occupancy, with construction plans approved by the Transportation Department: (i) a cement pad measuring no greater than 15'x20', (ii) a cement landing zone parallel to the street between the sidewalk and back-of-curb measuring no more than 30', (iii) a sleeve for installation of a 2"x2' post, and (iv) an ADA-accessible shelter and litter container.		
4. For the portion of the subject property zoned RX-12-CU, there shall be no more than: 300 dwelling units, 1,000 square feet of retail use, and 3,000 square feet of office use excluding any office square footage existing within a structured parking facility as of the effective date of the ordinance enacting this condition. This condition does not apply to the portion of the property zoned OX-7-CU as of the effective date of the ordinance enacting this condition.		
5. No site plan for new development on the subject property shall be approved without covered bicycle storage for at least 30 bicycles.		
6.		
7.		
8.		
9.		
10.		

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature \_\_\_\_\_ Print Name \_\_\_\_\_

## STANHOPE CENTER REZONING LEGAL DESCRIPTION

Beginning at a point; said point having N.C. Grid NAD83 coordinates N=741,768.82' E=2,095,798.66' and being in the Northern right of way of N.C. Railroad and being the Southeast corner of the Provident Group Stanhope Properties, LLC property as described in Deed Book 14441 Page 8; Thence along the common line between the Provident Group property and the N.C. Railroad right of way N 66°02'13" W 409.18'; Thence departing said common line N 24°37'15" E 124.88' to a point in the southwestern right of way of Stanhope Avenue, a 40' public street; Thence N 11°33'57" E 41.37' to a point in the northeastern right of way of Stanhope Avenue; Thence along a curve to the left between the right of way of Stanhope Avenue and the right of way of Concord Street, a 40' public street, said curve having a radius of 25.00' an arc length of 46.78' and a cord bearing N 53°31'25" E 40.25' to a point in the western right of way of said Concord Street; Thence along said Concord Street right of way N 0°04'39" E 77.81' to a point; Thence departing said Concord Street right of way S 66°13'35" E 458.75' along the centerline of M.E. Valentine Drive, a private street to a point in the southeast line of Friendly Drive, a variable width public street; Thence along a curve to the right having a radius of 114.58', an arc length of 22.36' and a cord bearing S 63°32'01" W to a point; Thence S 76°06'19" W 22.33' to a point; Thence N 15°46'49" W 8.41' to a point; Thence departing said Friendly Drive right of way S 24°15'28" W 253.96' to the point and place of beginning and containing 2.564 Acres (111,659 S.F.).



**THE SITE GROUP**  
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REZONING EXHIBIT FOR:  
**STANHOPE CENTER**  
 SOUTH OF M.E. VALENTINE DRIVE  
 BETWEEN FRIENDLY DRIVE & CONCORD STREET  
 RALEIGH, NORTH CAROLINA

Dwg  
By  
**EFS**  
Ckd  
By  
**EFS**

**ISSUED:**  
 3 FEB 2017

**REZONING AREA**  
 Code  
Job  
**VCE**

**Dwg No.**  
**ZN 1.0**



REZONING OF PROPERTY CONSISTING OF +/- 3.16 ACRES  
LOCATED ON THE SOUTH SIDE OF M. E. VALENTINE DRIVE NEAR ITS INTERSECTION WITH  
FRIENDLY DRIVE, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS  
ON JANUARY 18, 2017

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Wednesday, January 18, 2017, at 6:00 p.m. The property considered for these potential rezoning totals approximately 3.16 acres, located on the south side of M. E. Valentine Drive near its intersection with Friendly Drive, and having Wake County PINs 0794-51-5918 and 0794-51-6998. This meeting was held at Valentine Commons, which is located at 3009 M E Valentine Drive, Raleigh, NC 27607. All owners of property within 100 feet of the subject properties 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



Mack Paul | Partner  
421 Fayetteville Street | Suite 530  
Raleigh, NC 27601  
919-590-0377  
mpaul@morningstarlawgroup.com  
www.morningstarlawgroup.com

To: Neighboring Property Owner  
From: Mack Paul  
Date:

January 6, 2017

Re: Notice of meeting to discuss potential rezoning of two (2) parcels located on the south side of M. E. Valentine Drive near its intersection with Friendly Drive, containing approximately 3.16 acres, and having Wake County PINs 0794-51-5918 and 0794-51-6998 (the "Property"). A map of the property is on the reverse side of this notice.

We are counsel for the owner and manager of Valentine Commons (the "Applicant"). The Applicant is considering rezoning the above-captioned Property. The Property currently is split-zoned with a portion zoned Planned Development (PD) master plan and the remainder zoned Office Mixed Use up to Seven Stories with Conditional Use (OX-7-CU). The Applicant is considering rezoning the PD portion of the Property to Residential Mixed Use (RX), a base zoning district under the City's recently adopted Unified Development Ordinance (UDO). Other properties originally in the PD master plan were previously rezoned to a base zoning district. The RX district will allow the Applicant to maintain and update the property as needed.

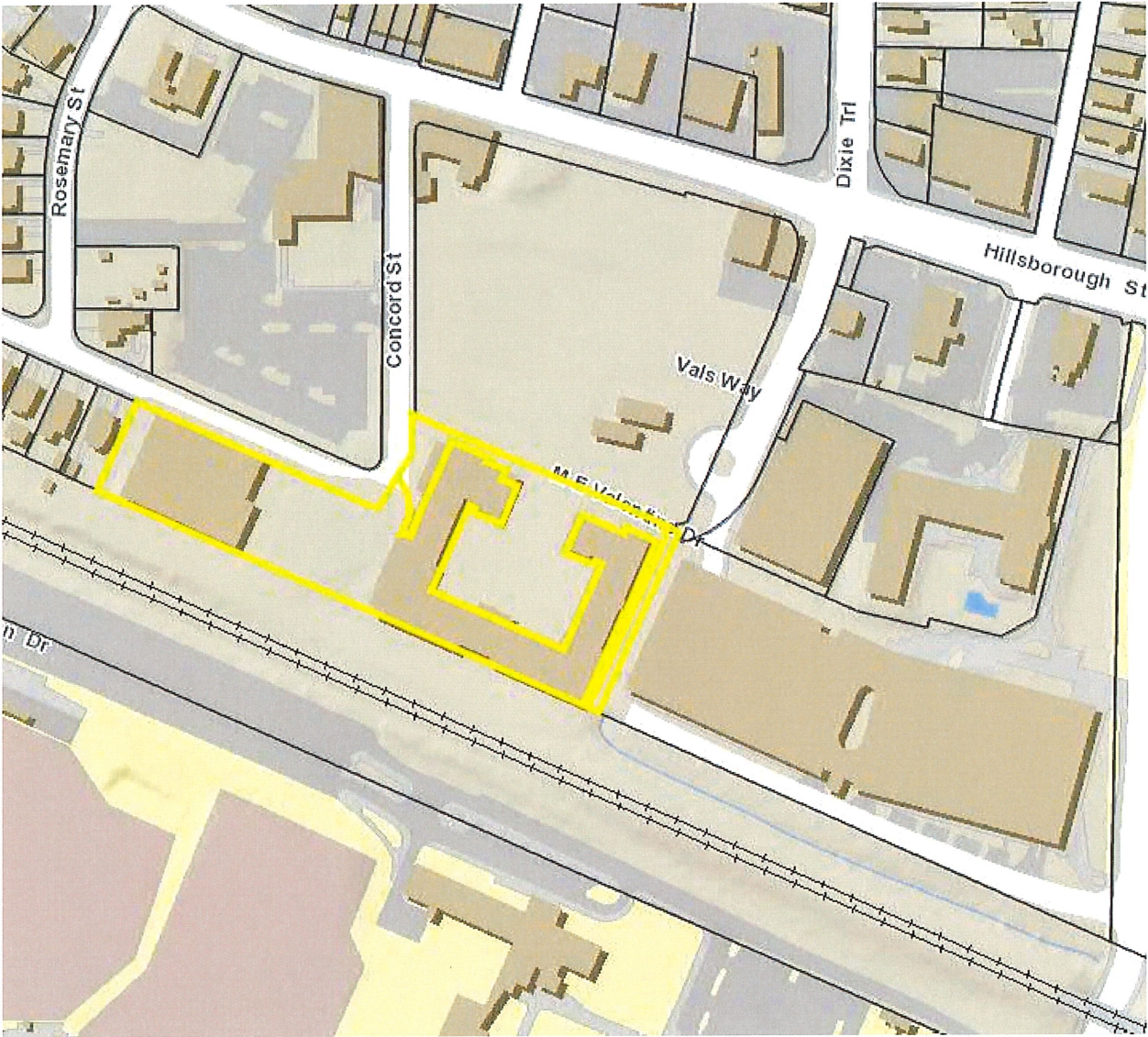
You are cordially invited to attend a meeting to discuss the potential rezoning. We have scheduled a meeting with surrounding property owners on Wednesday, January 18<sup>th</sup> at 6:00 PM. The meeting will be held at Valentine Commons, located at 3009 ME Valentine Drive, Raleigh, NC 27607. There will be a greeter in the lobby to direct attendees to the meeting.

This meeting is required by the City of Raleigh and is intended to afford neighbors an opportunity to ask questions about the potential rezoning and for the applicant to obtain suggestions and comments you may have about it. You are not required to attend, but are certainly welcome. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly should you have any questions or wish to discuss any issues. I can be reached at (919) 590-0377 or mpaul@morningstarlawgroup.com. More specific information is available at Planning and Development which can be reached at 919-996-2626 or planning@raleighnc.gov. You also can visit their website to find out more: [www.raleighnc.gov](http://www.raleighnc.gov).



PROPERTY MAP



## EXHIBIT B

### LIST OF PROPERTY OWNERS TO WHOM NOTICES WERE SENT

Owner	Mail Address 1	Mail Address 2
BUTLER, RILEY ALBERT JR	101 W AYCOCK ST	RALEIGH NC 27608-2503
GTP TOWERS LLC	PO BOX 811510	BOCA RATON FL 33481-1510
HENNESSY, THOMAS HENNESSY, MARY	3117 STANHOPE AVE	RALEIGH NC 27607-5423
MARANGOS, LAWRENCE JOHNS	15 ROSEMARY ST	RALEIGH NC 27607-5417
NC RAILROAD COMPANY	2809 HIGHWOODS BLVD STE 100	RALEIGH NC 27604-1000
STATE OF NORTH CAROLINA PROPERTY OFFICE	116 W JONES ST	RALEIGH NC 27603-1300
PROVIDENT GROUP STANHOPE PROPERTIES LLC	5565 BANKERS AVE	BATON ROUGE LA 70808-2608
STANHOPE 2013 LLC	4321 LASSITER AT NORTH HILLS AVE   STE 250	RALEIGH NC 27609-5782
STANHOPE CENTER POA INC	431 OFFICE PARK DR	MOUNTAIN BRK AL 35223-2411
THE STANDARD AT RALEIGH, LLC J WESLEY ROGERS	PO BOX 130339	CARLSBAD CA 92013-0339
UNIVERSITY TOWERS OPERATING PARTNERSHIP, LP	999 SHADY GROVE RD S STE 600	MEMPHIS TN 38120-4130

## **EXHIBIT C**

### **SUMMARY OF DISCUSSION ITEMS**

On Wednesday, January 18, 2017, at 6:00 p.m., the applicant held a neighborhood meeting for the property owners adjacent to the parcels subject to the proposed rezoning. The following items were discussed:

- 1.

**EXHIBIT D**

**NEIGHBORHOOD MEETING ATTENDEES**

Name	Address	Phone	Email