

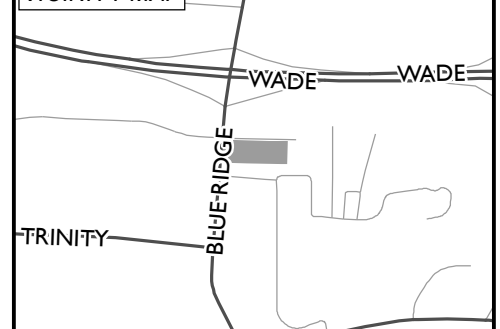
**Submittal Date**

2/21/2017

**Request:**

**4.66 acres from  
OX-3-UL w/SHOD-1  
to OX-12-UL-CU**

VICINITY MAP





## Certified Recommendation

Raleigh Planning Commission

CR-11783

### Case Information Z-5-17 Blue Ridge Road

<i>Location</i>	Southeast of the Wade Avenue and Blue Ridge Road interchange. Address: 1520 Blue Ridge Road PIN: 0784762711
<i>Request</i>	Rezone property from OX-3-UL w/ SHOD-1 to OX-12-UL-CU
<i>Area of Request</i>	4.66 acres
<i>Property Owner</i>	SRI Gurudev Datta, LLC
<i>Applicant</i>	David Brown
<i>Citizens Advisory Council (CAC)</i>	West
<i>PC Recommendation Deadline</i>	August 19, 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>	Community Mixed Use
<b><i>URBAN FORM</i></b>	City Growth Center
<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 LU 6.4 Bus Stop Dedication Policy UD 1.10 Frontage Policy EP 5.5 Forested Buffers Policy AP-A 18 Arena Hotel and Entertainment District
<b><i>INCONSISTENT Policies</i></b>	None identified

### Summary of Proposed Conditions

1. Development on the property is limited to a hotel with no more than two-hundred and eighty-eight (288) rooms; or, an office with no more seventy-five thousand square feet (75,000); or, a retail/shopping center limited to no more than twenty-eight thousand square feet (28,000).
2. The provision of a transit easement and shelter.

## Public Meetings

<i>Neighborhood Meeting</i>	<i>CAC</i>	<i>Planning Commission</i>	<i>City Council</i>
2/9/2017	3/21/17, 4/18/17, 5/16/17	5/23/17	6/6/17

Attachments

1. Staff report

## Planning Commission Recommendation

<i>Recommendation</i>	Approve. City Council may now schedule this proposal for Public Hearing, or refer it to committee for further study and discussion.
<i>Findings &amp; Reasons</i>	The request is consistent with the Future Land Use Map and the Comprehensive Plan. The request is also consistent with the Arena Area Plan and the Blue Ridge District Study.
<i>Motion and Vote</i>	Motion: Fluhrer Second: Tomasulo In Favor: Alcine, Braun, Fluhrer, Hicks, Jeffreys, Tomasulo

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.

	Date		Date
Planning Director		Planning Commission Chairperson	5/23/17

Staff Coordinator: Matthew Klem: (919) 996-4637; matthew.klem@raleighnc.gov



## Zoning Staff Report – Case Z-5-17

### Conditional Use District

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## Case Summary

### Overview

The proposal seeks to rezone the 4.66 acres to allow for additional height to facilitate redevelopment. The subject site is located southeast of the Wade Avenue and Blue Ridge Road interchange. There is currently a two story hotel on the property. West of the property across Blue Ridge Road is a five-story office building. The property is bound on the south and east by North Carolina State University Veterinary School facilities. There are single story office buildings to the north of the property.

The subject site is designated as Community Mixed Use on the FLUM. The properties to the north of the site are designated as Community Mixed Use and Institutional. The property to the east and south are designated as Institutional. The property to the west is designated as Community Mixed Use. The subject property is in the core of a City Growth Center on the Urban Form Map and Blue Ridge Road is an Urban Thoroughfare.

The subject site is adjacent to the Hotel and Entertainment District outlined in the Arena Area Plan. The subject site is within the scope of the Blue Ridge Road District Study and is further identified within the Entertainment and Education District of the study. Key elements of the study call for additional hotel and conference facilities in the area to accommodate annual visitors.

The current zoning on the subject site is Office Mixed Use-3 Stories-Urban Limited Frontage with Special Highway Overlay District 1 (OX-3-UL w/SHOD-1). One of the properties to the north shares the same zoning district. The property to the north, east, and south of the subject site are zoned Planned Development (PD); this surrounding property is the NCSU Veterinary Campus. The property west across Blue Ridge Road is zoned Office Mixed Use-5 Stories-Urban Limited Frontage.


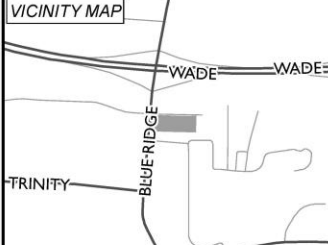
The request is to rezone the property from OX-3-UL w/SHOD-1 to OX-12-UL-CU to allow for more height. The conditions proposed would limit development on the property to one of three scenarios: 1) a hotel with no more than two-hundred and eighty-eight (288) rooms; 2) an office with no more seventy-five thousand square feet (75,000); 3) a retail/shopping center limited to no more than twenty-eight thousand square feet (28,000).

### Outstanding Issues

<i>Outstanding Issues</i>	1. None.	<i>Suggested Mitigation</i>	1. None.
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# Existing Zoning Map Z-5-2017



 <p><b>Submittal Date</b> 2/21/2017</p>	<p><b>Request:</b></p> <p><b>4.66 acres from</b> <b>OX-3-UL w/SHOD-1</b> <b>to OX-12-UL-CU</b></p>	<p><b>VICINITY MAP</b></p>  <p>Map Date: 2/22/2017</p>
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# 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>	OX-3-UL	OX-3-UL & PD	PD	PD	OX-5-UL
<i>Additional Overlay</i>	SHOD-1	SHOD-1	-	-	SHOD-1
<i>Future Land Use</i>	Community Mixed Use	Institutional	Institutional	Institutional	Community Mixed Use
<i>Current Land Use</i>	Hotel	Office and Veterinary School Facilities	Veterinary School Facilities	Veterinary School Facilities	Office
<i>Urban Form (if applicable)</i>	City Growth Center	City Growth Center	City Growth Center	City Growth Center	City Growth Center

### 1.2 Current vs. Proposed Zoning Summary

	<b>Existing Zoning</b>	<b>Proposed Zoning</b>
<i>Residential Density:</i>	42.9 units/acre (200 units)	0 units/acre *
<i>Retail Intensity Permitted:</i>	27,900 square feet	28,000 square feet*
<i>Office Intensity Permitted:</i>	134,400 square feet	75,000 square feet*
<i>Hotel Intensity Permitted:</i>	265	288 rooms

\*Proposed conditions limit development to office, retail, and hotel with limitations on square feet.

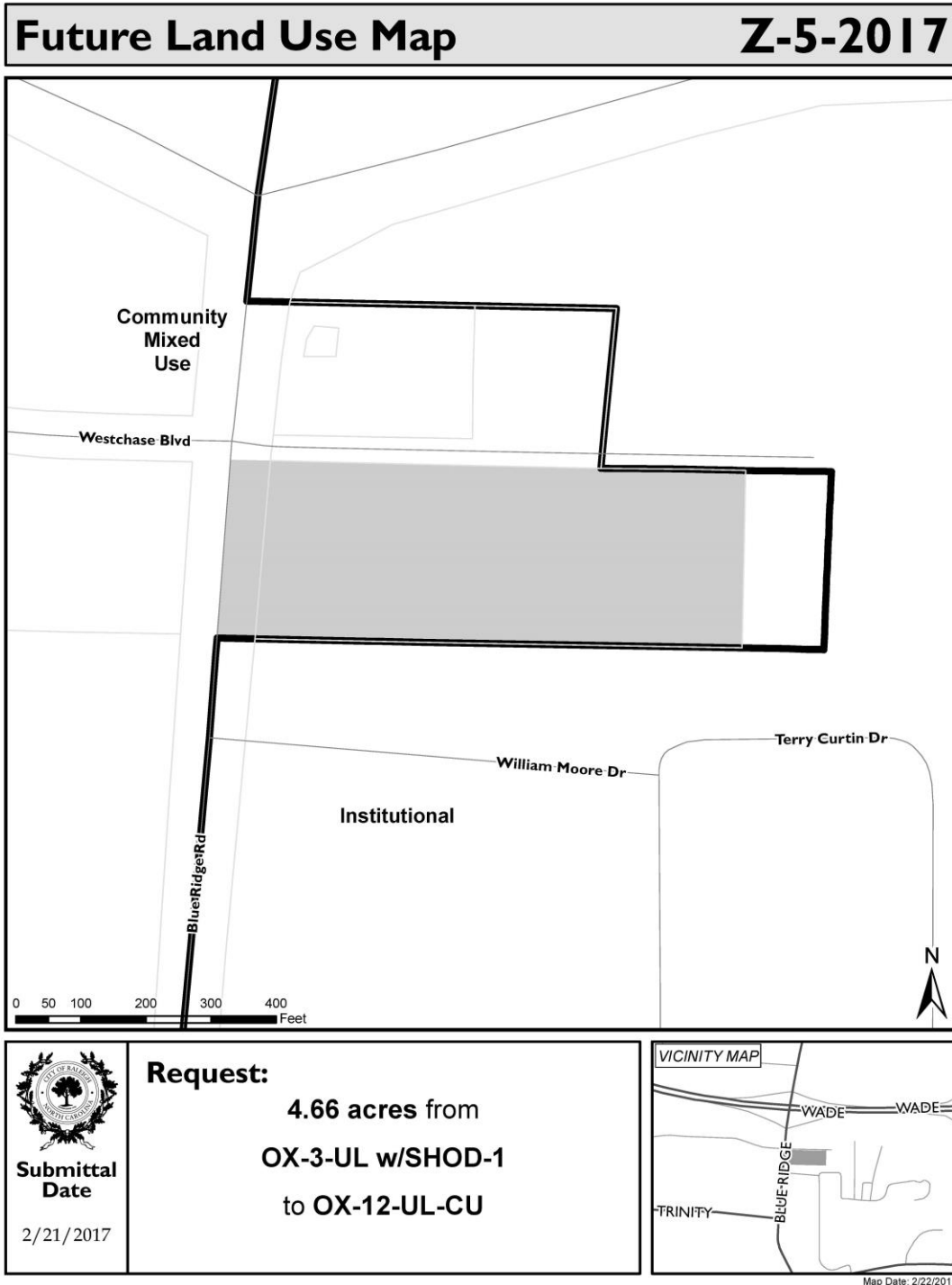
### 1.3 Estimated Development Intensities

	<b>Existing Zoning</b>	<b>Proposed Zoning*</b>
<i>Total Acreage</i>	4.66	4.66
<i>Zoning</i>	OX-3-UL w/ SHOD01	OX-12-UL-CU
<i>Max. Gross Building SF (if applicable)</i>	204,500	135,607
<i>Max. # of Residential Units</i>	200	-
<i>Max. Gross Office SF</i>	134,400	75,000
<i>Max. Gross Retail SF</i>	27,900	28,000
<i>Potential F.A.R</i>	1.01	.67

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


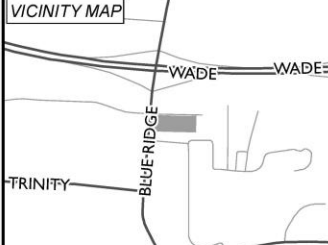
The proposed rezoning is:

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



# Existing Zoning Map Z-5-2017



 <p><b>Submittal Date</b> 2/21/2017</p>	<p><b>Request:</b></p> <p><b>4.66 acres from</b> <b>OX-3-UL w/SHOD-1</b> <b>to OX-12-UL-CU</b></p>	<p><b>VICINITY MAP</b></p>  <p>Map Date: 2/22/2017</p>
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## 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 Comprehensive Plan. The Future Land Use Map designation is Community Mixed Use, supporting greater density (and intensity) of use; likewise, the Urban Form Map, which places the site within a City Growth Center, foresees more intensive development than the site's current zoning. The proposed can be considered consistent with the "Managing Our Growth" theme by increasing the intensity on the site. The proposed can also be considered consistent with the "Economic Prosperity and Equity" theme in that the subject property is located in an area identified by the Blue Ridge Corridor study and the Arena small area plan as a region where increased intensity is recommended.
- B. The Future Land Use Map identifies the subject site as Community Mixed Use which provides for more intense land uses than the proposed Office Mixed Use (OX) zoning.
- C. The requested zoning will permit redevelopment up to twelve stories and is limited to one of three scenarios: 1) a hotel with no more than two-hundred and eighty-eight (288) rooms; 2) an office with no more seventy-five thousand square feet (75,000); 3) a retail/shopping center limited to no more than twenty-eight thousand square feet (28,000). The area is home to the PNC Arena and NCSU's Carter Finley Stadium and other multi-story office buildings. Under the proposed conditions, the request can be considered to not have an adverse impact on the character of the area.
- D. Existing community facilities and streets appear to be sufficient to serve the uses possible under the proposed zoning.

### 2.2 Future Land Use

**Future Land Use designation:**

**The rezoning request is:**

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

☐ **Inconsistent**

Analysis of Inconsistency:

## **2.3 Urban Form**

Urban Form designation:

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

The rezoning request is:

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

☐ **Inconsistent**

Analysis of Inconsistency:

## **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. See Text Box: Evaluating Zoning Proposals and Consistency with the Comprehensive Plan.

- The Future Land Use map designates the subject site as Community Mixed Use. The proposed zoning district of OX-12-UL-CU is consistent with the Community Mixed Use designation because the closest corresponding zoning district to the Community Mixed Use designation CX which allows for more intense uses than the OX district.

### **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 proposed conditions are consistent with the Comprehensive Plan in that they limit the overall development intensity to three scenarios that complement the recommendations in 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.

- Transportation and utility infrastructure are not negatively impacted by the change in zoning. Proposed conditions have capped development intensities to prevent an adverse impact to the transportation infrastructure in the area.

### **Policy LU 6.4 Bus Stop Dedication**

The City shall coordinate the dedication of land for the construction of bus stop facilities within mixed-use centers on bus lines as part of the development review and zoning process.

- Proposed conditions provide for a transit easement and shelter.

**Policy UD 1.10 Frontage**

Coordinate frontage across multiple sites to create cohesive places. Encourage consistency with the designations on the Urban Form Map. Development in centers and along corridors targeted for public investment in transit and walkability should use a compatible urban form. See the text box on the Urban Form Map in the Overview section for more guidance.

- The proposed Urban Limited frontage is consistent with the recommendations of the Urban Form Map and is consistent with neighboring parcels.

**Policy EP 5.5 Forested Buffers**

Conserve forested buffers along Raleigh's freeways and expressways through the use of Special Highway Overlay Districts and conditional use zoning.

- While the proposal would remove the Special Highway Overlay District from the subject site, the intent of the SHOD is to buffer freeways and expressways. In this instance, the subject site is not adjacent to Wade Avenue therefore a SHOD is not necessary to screen development on the property from Wade Avenue motorists.

**2.5 Area Plan Policy Guidance**

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

**Policy AP-A 18 Arena Hotel and Entertainment District**

Development in the Hotel and Entertainment District area should have a district character and facilitate pedestrian access to the Fairgrounds, Carter-Finley Stadium, and the Arena.

- The subject site is adjacent to the Hotel and Entertainment District and is currently developed with a hotel. The Blue Ridge Road District Study also identifies this area as the "Entertainment and Education District." Of that district, the study recommends that additional hotel/conference facilities in the area would be beneficial to accommodate annual visitors to the Fairground and that the area should be designed to attract and retain event patrons.

**3. Public Benefit and Reasonableness Analysis****3.1 Public Benefits of the Proposed Rezoning**

- Increased hotel options in a regional activity area.

**3.2 Detriments of the Proposed Rezoning**

- None anticipated.

## 4. Impact Analysis

### 4.1 Transportation

1. The Z-5-2017 site is located on the east side of Blue Ridge Road opposite Westchase Boulevard. It lies approximately 400 feet south of the I-40 eastbound ramps. Blue Ridge Road (SR 1664) maintained by the NCDOT. This segment of Blue Ridge Road has a 5-lane cross section but lacks curbs or sidewalks on the eastern side. Blue Ridge Road is classified as a major street in the UDO Street Plan Map (Avenue, 4-Lane, Divided).
2. The Z-5-2017 site is adjacent to the City's Blue Ridge Road Bridge Improvements project. The project will fund the final designs to fill sidewalk gaps along Blue Ridge Road between Reedy Creek Road and Trinity Road. It will widen the existing bridge over Wade Avenue to improve pedestrian and bicycle connectivity along the Blue Ridge Road corridor.
3. Offers of cross access to adjacent parcels shall be made in accordance with the Raleigh UDO section 8.3.5.D. There are no public street stubs abutting the Z-5-2017 parcels.
4. The Z-5-2017 site is bounded on the north, east and south by the NCSU College of Veterinarian Medicine. Access will be limited to the existing driveways on Blue Ridge Road.
5. Given this site's location and its proximity to I-40, the block perimeter standard is not applicable to Z-5-2017.
6. The existing land use is a 123 room hotel and two separate warehouse buildings. Approval of case Z-5-2017 would increase average peak hour trip volumes by 87 veh/hr in the AM peak and by 99 veh/hr in the PM peak; daily trip volume will increase by 1,477 veh/day. These volumes are long-term averages and will vary from day to day. A traffic impact analysis report is not needed for Z-5-2017.

Z-5-2017 Existing Land Use (Hotel)	Daily	AM	PM
	728	65	74
Z-5-2017 Proposed Zoning Maximums (Hotel)	Daily	AM	PM
	2,204	153	173
Z-5-2017 Trip Volume Change (Proposed Maximums minus Existing Land Use)	Daily	AM	PM
	<b>1,477</b>	<b>87</b>	<b>99</b>

**Impact Identified: None.**

### 4.2 Transit

This section of Blue Ridge is not currently served by transit

Both the City of Raleigh Short Range Transit Plan and the Wake County Transit Investment Strategy predict future high frequency service along this corridor

The offer of a transit shelter is appreciated and advances policies T 4.8 and T 4.15

Transit shelters generally also include:

- 15x20' concrete pad
- 30' cement landing zone between the back of curb and sidewalk
- Litter container

**Impact Identified: none**

#### 4.3 Hydrology

<i>Floodplain</i>	No FEMA Floodplain present
<i>Drainage Basin</i>	House
<i>Stormwater Management</i>	Subject to stormwater regulations under Article 9 of 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>	12,467 gpd	50,000 gpd	185,942 gpd
<i>Waste Water</i>	12,467 gpd	50,000 gpd	185,942 gpd

**Impact Identified: None**

1. The proposed rezoning would add approximately **173,475 gpd** to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area
2. At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy
3. Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developer

#### 4.5 Parks and Recreation

1. Recreation services are provided by Method Road Community Center, distance 1.3 miles.
2. No existing or proposed greenway trails, corridors, connectors or easement located within or adjacent to the site.
3. Closest greenway trail access is 0.3 miles, Rocky Branch Trail, accessed via Blue Ridge Road. There are no existing bike and pedestrian facilities on this section of Blue Ridge, however it is designated as a protected bikeway in the bike plan.

**Impact Identified: None**

#### **4.6 Urban Forestry**

1. The subject site is larger than two acres and will be subject to UDO Article 9.1. Tree Conservation when the site is developed.
2. The proposed rezoning does not impact Raleigh tree conservation laws or any potential tree conservation areas on the property.

**Impact Identified: None**

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

The site is not located within or adjacent to a National Register Historic District and/or Raleigh Historic Overlay District. It does not include nor is adjacent to any National Register individually-listed properties and/or Raleigh Historic Landmarks.

**Impact Identified: None**

#### **4.8 Community Development**

**Impact Identified: None**

#### **4.9 Impacts Summary**

Sewer and fire flow matters may need to be addressed upon development.

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

Address sewer and fire flow capacities at the site plan stage.

## **5. Conclusions**

The proposed request is consistent overall with the Comprehensive Plan and other adopted plans. The Blue Ridge Road District Study identifies the area as the "Entertainment and Education District" and says that the area should be designed to attract and retain patrons of the PNC Arena, Carter Finley Stadium and the State Fairgrounds. The study goes on to say that additional hotel facilities are needed in the area to accommodate annual visitors. The Arena small area plan identifies the area as the "Hotel and Entertainment District," which states that development should facilitate pedestrian access to the Fairgrounds, Stadium, and Arena.

Z-5-2017 Existing Land Use (Hotel)	Daily	AM	PM
	827	71	84
Z-5-2017 Proposed Zoning Maximums (Hotel)	Daily	AM	PM
	2,312	159	180
Z-5-2017 Trip Volume Change (Proposed Maximums minus Existing Land Use)	Daily	AM	PM
	<b>1,485</b>	<b>88</b>	<b>96</b>
<b>Z-5-2017 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 96 veh/hr	
B	Peak Hour Trips $\geq$ 100 veh/hr if primary access is on a 2-lane street	No, Blue Ridge Road is a 4-Lane, divided street with a TWLTL	
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 1,485 veh/day	
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, adjacent intersections north and south of the subject parcel had Severity Indices of 2.33 (Wade Avenue) and 2.32 (Trinity Road) between 2012 and 2016	
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	Yes, Blue Ridge Road is a major street	
F	Proposed access is within 1,000 feet of an interchange	Yes, the Wade Avenue interchange lies 525 feet north of the hotel egress driveway	
G	Involves an existing or proposed median crossover	No	
H	Involves an active roadway construction project	No	
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 19, 2017	

# 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

Existing Zoning Base District OX Height 3 Frontage UL Overlay(s) SHOD-1

Proposed Zoning Base District OX Height 12 Frontage UL Overlay(s) \_\_\_\_\_

Click [here](#) to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.

OFFICE  
USE ONLY

Transaction #

Rezoning Case #

If the property has been previously rezoned, provide the rezoning case number: **Z-27B-2014**

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

**409990(DDS)**

## GENERAL INFORMATION

Date **2017-02-17** Date Amended (1) \_\_\_\_\_ Date Amended (2) \_\_\_\_\_

Property Address **1520 Blue Ridge Road**

Property PIN **0784-76-2711**

Deed Reference (book/page) **015394/00889**

Nearest Intersection **Blue Ridge Road w/ Westchase Boulevard**

Property Size (acres) **4.66** (For PD Applications Only) Total Units **N/A** Total Square Feet **N/A**

Property Owner/Address

Preeth Patil  
1520 Blue Ridge Rd  
Raleigh, NC 27607

Phone **919-201-3453** Fax **919-828-1796**

Email **onlypkp@gmail.com**

Project Contact Person/Address

David Brown  
137 S Wilmington Street, Suite 200  
Raleigh NC 27601

Phone **919-535-5201** Fax **919-467-6008**

Email **dbrown@withersravenel.com**

Owner/Agent Signature

  
1/17/17

Email **onlypkp@gmail.com**

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



REZONING APPLICATION ADDENDUM #1	
<p align="center"><b>Comprehensive Plan Analysis</b></p>	<p align="center"><b>OFFICE USE ONLY</b></p>
<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>	<p align="center"><b>Transaction #</b></p> <p align="center"><b>Rezoning Case #</b></p>
<p align="center"><b>STATEMENT OF CONSISTENCY</b></p>	
<p>Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.</p>	
<p>The site's future land use designation in the city's 2030 Comprehensive Plan (comp plan) is "Community Mixed Use".</p> <p>1. This designation supports the land uses and intensities allowed by the proposed re-zoning. The comp plan and the Blue Ridge Corridor Study anticipate taller buildings according to Table LU-2 of the 2030 Comprehensive Plan.</p>	
<p>The site is located within a "City Growth Center" on the Urban Form Map. This form calls for infill/redevelopment and attention to</p> <p>2. structure frontage to encourage pedestrian travel in the public realm. The rezoning of this site will allow for infill redevelopment of the site and special attention has been given to the site's proposed frontage to address the pedestrian experience.</p>	
<p>The site is located along an "Urban Thoroughfare", which calls for planned public investments in alternative</p> <p>3. modes of transportation. The site will be designed in order to encourage walkability and bikability among its patrons and travelers passing through the site along Blue Ridge Road.</p>	
<p>The subject property fronts on an "Urban Thoroughfare", and the proposed zoning is consistent</p> <p>4. with the Wake County Transit Plan.</p>	
<p align="center"><b>PUBLIC BENEFITS</b></p>	
<p>Provide brief statements regarding the public benefits derived as a result of the rezoning request.</p>	
<p>The rezoning request will allow the owner to expand the existing hotel operation located on the subject</p> <p>1. property. This will allow the facility to accommodate more travelers and tourists of the City of Raleigh.</p>	
<p>There is currently a shortage of hotel lodging in Raleigh, the proposed zoning amendment will allow the</p> <p>2. property to provide lodging for the nearby NC State University Veterinarian School and the North Carolina Fairgrounds.</p>	
<p>The increased supply of hotel lodging will also contribute to the Wake County Room Occupancy and</p> <p>3. Lodging Tax that contributes funding towards the Greater Raleigh Convention and Visitor Bureau.</p>	
<p>4.</p>	

REZONING APPLICATION ADDENDUM #2	
<b>Impact on Historic Resources</b>  The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	<b>OFFICE USE ONLY</b>  <b>Transaction #</b>  <b>Rezoning Case #</b>
<b>INVENTORY OF HISTORIC RESOURCES</b>  List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
No known historic resources on or adjacent to the property.	
<b>PROPOSED MITIGATION</b>  Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
Not applicable.	

## URBAN DESIGN GUIDELINES

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

- a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", or
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor"

as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Urban Form Designation City Growth ( 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> The proposed rezoning will support mixed-use development/land uses.</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> No adjacent neighborhoods; subject parcel is surrounded by NC State Property.</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> No additional streets are anticipated in the area adjacent to the subject property.</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> No additional streets are anticipated in the area adjacent to the subject property.</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> The subject parcel does not exceed 660 feet of street frontage.</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> Surface parking lot and loading areas shall be located to the rear/side of building(s).</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> Surface parking is not allowed between the front building elevation and the ROW.</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> Site is not located at an intersection.</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> Adequate space exists on the site to accommodate Amenity Area.</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> Urban Frontage designation incorporates this guideline..</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> Urban Frontage designation incorporates this guideline.</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> Urban Frontage designation incorporates this guideline.</p>   |
| 13. | <p><i>New public spaces should provide seating opportunities.</i></p> <p><b>Response:</b> Urban Frontage designation incorporates this guideline.</p>   |
| 14. | <p><i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i></p> <p><b>Response:</b> Urban Frontage designation incorporates this guideline..</p>  |

15.	<p><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></p> <p><b>Response:</b> Urban Frontage designation incorporates this guideline.</p>
16.	<p><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></p> <p><b>Response:</b> Urban Frontage designation incorporates this guideline..</p>
17.	<p><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></p> <p><b>Response:</b> The subject prop. is just outside of a 1/2 mile transit stop buffer. Proposed transit shelter easement.</p>
18.	<p><i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i></p> <p><b>Response:</b> Sidewalk improvements are an integral code requirement of the UDO.</p>
19.	<p><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></p> <p><b>Response:</b> None of these natural resources are found on the subject property.</p>
20.	<p><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></p> <p><b>Response:</b> Specified sidewalk/bicycle features are a component of the Blue Ridge Corridor.</p>
21.	<p><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></p> <p><b>Response:</b> Specified sidewalk/bicycle features are a component of the Blue Ridge Corridor.</p>
22.	<p><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></p> <p><b>Response:</b> These street tree plantings are specified in the COR UDO.</p>
23.	<p><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></p> <p><b>Response:</b> Site is spatially defined by trees that make up its perimeter.</p>
24.	<p><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></p> <p><b>Response:</b> Building facade Build-To is a component of the UL Frontage.</p>
25.	<p><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></p> <p><b>Response:</b> Building entrances and transparency are integral to the UL Frontage.</p>
26.	<p><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></p> <p><b>Response:</b> Specified sidewalk/bicycle features are a component of the Blue Ridge Corridor..</p>

**CONDITIONAL USE DISTRICT ZONING CONDITIONS**Zoning Case Number **Z-5-17****OFFICE USE ONLY**

Date Submitted REVISION #1: 2017-05-02

Transaction #

Existing Zoning OX / 3 / UL / SHOD-1 Proposed Zoning OX / 12 / UL / CU

Rezoning Case #

**Narrative Of Zoning Conditions Offered**

1. Future development on the subject property is restricted as follows for the following three (3) land uses: Hotel room count is limited to no more than two-hundred and eighty-eight (288) rooms; or, Office use is limited to no more than seventy-five thousand square feet (75,000 SF) gross floor area; or, Retail/Shopping Center use is limited to no more than twenty-eight thousand square feet (28,000 SF) gross floor area. Gift shop and dining services that are integral to the hotel use are excluded from the retail restriction.

2. Prior to issuance of either a building permit for new development or recording of a subdivision plan for the subject property, the owner shall dedicate to the City of Raleigh a Transit Easement adjacent to Blue Ridge Road, with a dimension no greater than fifteen feet (15') by twenty feet (20'). The final dimensions and location of the Transit Easement shall be determined by the City of Raleigh.

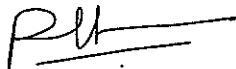
3. Prior to the issuance of a certificate of occupancy for a new building on the site or the recording of a subdivision associated with the subject property, the property owner shall provide either a transit shelter or pay a comparable fee-in-lieu to the City of Raleigh for the cost of a standard specification transit shelter. In addition to the shelter, the property owner shall provide related signage, along with pavement for the shelter and other pavement associated with access to the transit vehicle in accord with standard City of Raleigh standard specification and detail.

4.

5.

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

Preeth Patil

**RAMADA INN – 1520 BLUE RIDGE ROAD  
COR TRANSACTION # 494975  
NEIGHBOR NOTICE MEETING MAILING LIST  
2017-01-30**

0784674144  
RELA ESTATE ALTERNATIVES PORTFOLIO 4MR LLC  
3609 SMITH BARRY RD, STE 100  
PANTEGO TX 76013-4631

0784664762  
RELA ESTATE ALTERNATIVES PORTFOLIO 4MR LLC  
3609 SMITH BARRY RD, STE 100  
PANTEGO TX 76013-4631

0784664216  
NORTH CAROLINA STATE OF  
STATE PROPERTY OFFICE  
116 W JONES ST  
RALEIGH NC 27603-1300

0784858345  
NORTH CAROLINA STATE OF  
STATE PROPERTY OFFICE  
1321 MAIL SERVICE CTR  
RALEIGH NC 27699-1321

0784762967  
NORTH CAROLINA STATE OF  
1321 MAIL SERVICE CTR  
RALEIGH NC 27699-1300

0784770020  
UNITED STATES POWER SQUADRON  
1504 BLUE RIDGE RD

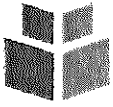
RALEIGH NC 27607-3906

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WithersRavenel  
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RALEIGH NC 27601

ROBERT CWIKLA, AIA  
102 LOCHSIDE DRIVE  
CARY NC 27518

JOHN ANAGNOST  
Department of City Planning/City of Raleigh  
1 EXCHANGE PLAZE'; SUITE 204  
RALEIGH NC 27601

END OF REPORT



WithersRavenel

City Planning | Urban Design

January 30, 2017

**TO: ADJOINING PROPERTY OWNERS OF THE RAMADA INN**

**RE: NEIGHBOR NOTICE MEETING – PROPOSED REZONING  
RAMADA PROPERTY (1520 Blue Ridge Rd, Raleigh, NC 27607)**

Neighboring Property Owners:

You are invited to attend a Neighbor Notice Meeting on February 9, 2017, where we will present a proposal to rezone the property located east of the intersection of Blue Ridge Road with Westchase Boulevard. The meeting will be held in the Conference Room of the Ramada Inn (1520 Blue Ridge Road), and will begin at 6:00 PM.

The purpose of this meeting is to discuss a potential rezoning of the property located at 1520 Blue Ridge Road. The subject properties are currently zoned Office Mixed Use/3-Story Height/Urban Limited Frontage (OX-3-UL) and our client proposes to rezone the property to Office Mixed Use/12-Story Height/Urban Limited Frontage/Conditional Use (OX-12-UL-CU).

This meeting is the first step in the rezoning process and is a general information meeting to inform adjacent neighbors of the property being considered for rezoning. In accord with City of Raleigh requirements we are notifying the property owners within one-hundred feet (100') of the area requested for rezoning. Please see the attached map that illustrates the location of the subject parcel associated with the rezoning request.

The Transaction Number for this case is 494975. For more information about rezoning, you may visit [www.raleighnc.gov](http://www.raleighnc.gov) or contact the Raleigh City Planning Department at:

- (919)996-2626
- [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov)

The coordinating planner for the Department of City Planning for this particular plan is John Anagnost, who can be reached at 919-996-2638.

If you have any questions, please do not hesitate to contact me as follows:

Email: [dbrown@withersravenel.com](mailto:dbrown@withersravenel.com)  
Phone: 919-535-5201

We look forward to seeing you at the meeting.

Best Regards,

WithersRavenel

David F. Brown, PLA, LEED AP  
Director of Planning

Cc: John Anagnost; Preeth Patil; Bob Cwikla



**RAMADA INN – 1520 BLUE RIDGE ROAD  
COR TRANSACTION # 494975  
NEIGHBOR NOTICE MEETING MAILING LIST  
2017-01-30**

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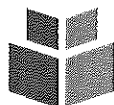
JOHN ANAGNOST  
Department of City Planning/City of Raleigh  
1 EXCHANGE PLAZE'; SUITE 204  
RALEIGH NC 27601

END OF REPORT

RAMADA INN NEIGHBOR NOTICE SIGN-IN SHEET

FEBRUARY 9, 2017

NAME	CONTACT INFORMATION (I.E. - MAIL; EMAIL; PHONE)
1. Preeth Patil	onlypk@gmail.com.
2. DAVID Brown	dbrown14@WITHERSRAVENEL.COM
3. DOUGLAS EVANS	dberans929@msn.com
4. P.C. DAVID	inbo-sitarindiancuisine@gmail.com,
5.	
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WithersRavenel

Our People. Your Success.

February 17, 2017

Mr. Doug Hill, Planner  
Department of City Planning  
City of Raleigh  
P.O. Box 590  
Raleigh, North Carolina 27602

**RE: RAMADA INN; 1520 Blue Ridge Road**

This letter serves as a summary of a Neighbor Notice Meeting for the above-referenced project located at 1520 Blue Ridge Road. The meeting was held at The Blue Ridge Ramada Inn Conference Room; February 9, 2017 at 6:00 PM. The meeting was lightly attended, four (4) people were in attendance.

The meeting started at 6:00 PM, with a small group in attendance a round table discussion of the case was initiated, and questions involved the following items

1. The consistency of the proposed zoning with the Future Land Use Map;
2. Height of the future building(s);
3. Proximity of the buildings to Blue Ridge Road;
4. Future sidewalk system as part of the Blue Ridge Corridor Project;
5. Presumed schedule for this rezoning case.

The meeting was adjourned about 6:30 PM.

Please contact me if you have any questions regarding this Neighbor Notice Meeting.

Sincerely,

WithersRavenel

David F. Brown, PLA, LEED AP  
Director of Planning

Cc: Preeth Patil; Robert Cwikla, AIA

**RAMADA INN – 1520 BLUE RIDGE ROAD  
COR TRANSACTION # 494975  
NEIGHBOR NOTICE MEETING MAILING LIST  
2017-01-30**

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END OF REPORT