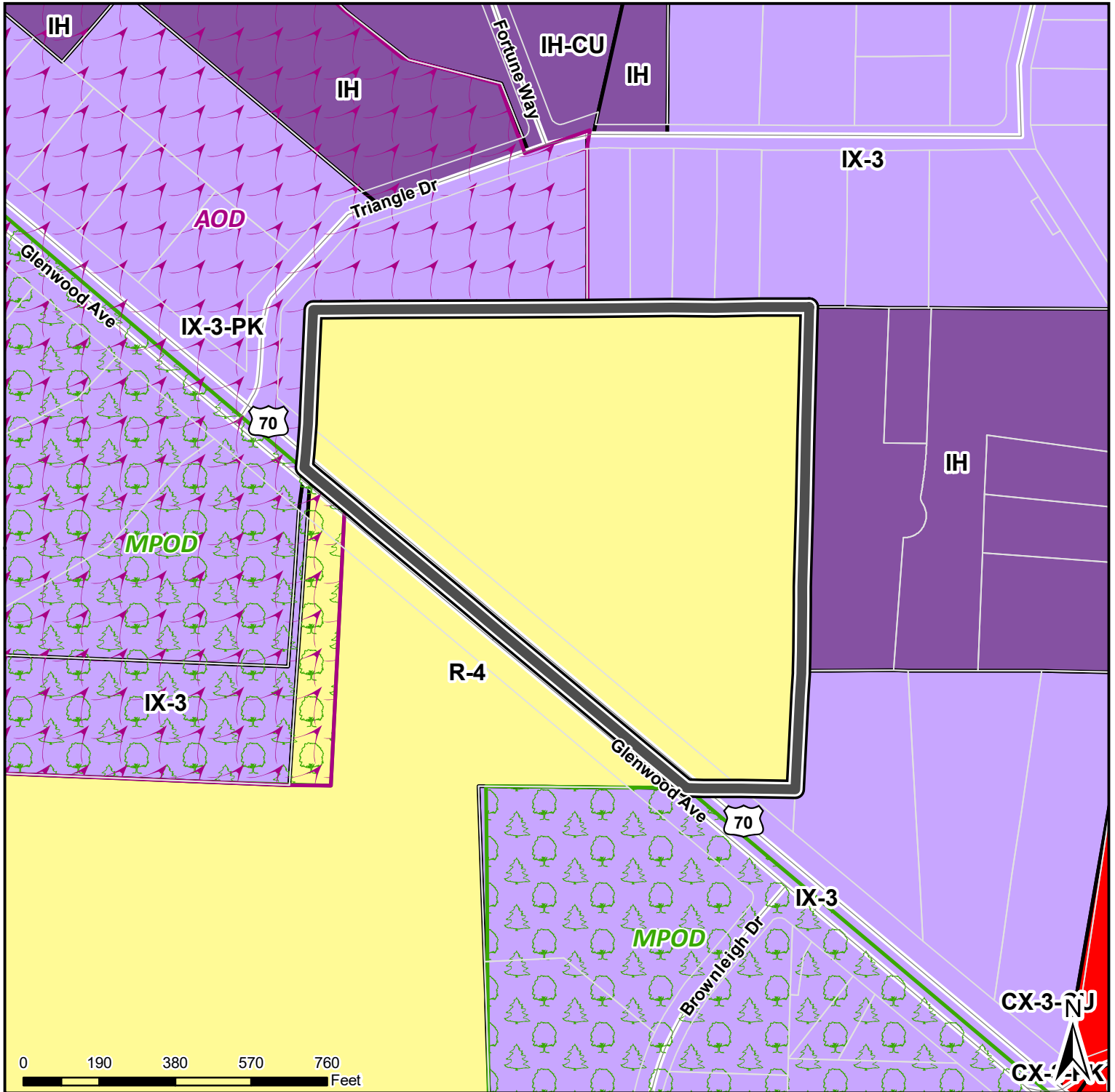
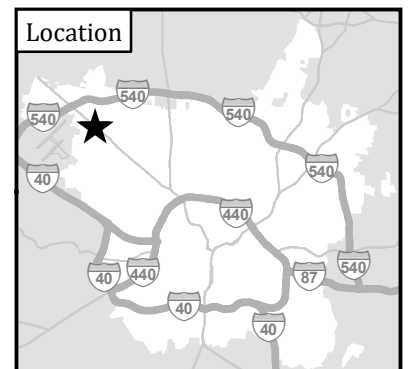


Existing Zoning

Z-5-2019



| | |
|------------------|-----------------------------------|
| Property | 8825 Glenwood Ave (N of Glenwood) |
| Size | 22.93 acres |
| Existing Zoning | R-4 |
| Requested Zoning | IX-3-CU |





Raleigh

MEMO

TO: Ruffin L. Hall, City Manager

FROM: Ken Bowers AICP, Director
Hannah Reckhow, Planner I

DEPARTMENT: City Planning

DATE: April 3, 2019

SUBJECT: City Council agenda item for April 16, 2019 – Z-5-19

On April 2, 2019, City Council received from Planning Commission a recommendation to approve the following item:

Z-5-19 8825 Glenwood Avenue, approximately 22.93 acres, a portion of 8825 Glenwood Avenue located north of Glenwood Avenue and east of the intersection with Triangle Drive.

Current Zoning: Residential-4 (R-4)

Requested Zoning: Industrial Mixed Use – 3 stories – Conditional Use (IX-3-CU)

The case was first presented at Planning Commission on March 26, 2019. At that time, the case had two outstanding issues: a vote from Northwest CAC had not been received and one condition offered duplicated the UDO. At this meeting, Planning Commission voted 7 to 0 to recommend approval of Z-5-19, with the understanding that the conditions could be amended and a CAC vote could be obtained before City Council takes final action. The case is scheduled to be discussed at Northwest CAC on April 9. On April 2, staff received unsigned conditions that resolve duplication with the UDO. A public hearing date may be set if a signed copy of the amended conditions is received by staff by April 12.

The request is **consistent** with the 2030 Comprehensive Plan and the Future Land Use Map.

Planning Commission recommends **approval** in a vote of 7 to 0.

Northwest CAC has not held a vote on Z-5-19. The case is scheduled to be discussed on April 9.

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

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)



RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 11900

CASE INFORMATION: Z-5-19

| | |
|---------------------------------|---|
| Location | North side of Glenwood Avenue, east of its intersection with Triangle Drive Address: 8852 Glenwood Avenue PINs: 0776275726 (portion) iMaps , Google Maps , Directions from City Hall |
| Current Zoning | R-4 |
| Requested Zoning | IX-3-CU |
| Area of Request | 22.93 acres |
| Corporate Limits | The subject site is located within the corporate limits and is surrounded by properties within the corporate limits. |
| Property Owner | State of North Carolina State Property Office |
| Applicant | Ryan Fisher, PE WithersRavenel |
| Citizens Advisory Council (CAC) | Northwest CAC |
| PC Recommendation Deadline | June 24, 2019 |

SUMMARY OF PROPOSED CONDITIONS

1. A 20-foot to 100-foot Tree Conservation Area (50-foot average) to be provided along Glenwood Avenue. The minimum width not to be reduced to less than 20 feet.
2. Residential uses shall be limited to multi-unit living uses only.
3. The following uses are prohibited: Telecommunication towers ≥ 250 feet, Adult Establishments, Pawn Shops, Warehouse and Distribution Facilities $> 250,000$ SF/Individual building, Waste Related Services, Prisons, and Helipad/Airstrips.
4. Site lighting to provide a maximum of 1.0 footcandle at R/W line.

COMPREHENSIVE PLAN GUIDANCE

| | |
|-----------------------|--|
| Future Land Use | Business & Commercial Services |
| Urban Form | None |
| Consistent Policies | Policy LU 1.2 Future Land Use Map and Zoning Consistency Policy LU 1.3 Conditional Use District Consistency Policy LU 5.1 Reinforcing the Urban Pattern Policy LU 8.10 Infill Development Policy LU 11.1 Preserving Industrial Land Policy LU 11.2 Location of Industrial Areas |
| Inconsistent Policies | None identified. |

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

| Neighborhood Meeting | CAC | Planning Commission | City Council |
|-----------------------------|-----|---------------------|--------------|
| 8/15/18 13 in attendance | | 3/26/19 | 4/2/19 |

PLANNING COMMISSION RECOMMENDATION

☒ The rezoning case is **Consistent** with the relevant policies in the Comprehensive Plan, and **Approval** of the rezoning request is reasonable and in the public interest.

☐ The rezoning case is **Consistent** with the relevant policies in the comprehensive Plan, but **Denial** of the rezoning request is reasonable and in the public interest.

☐ The rezoning is **Inconsistent** with the relevant policies in the Comprehensive Plan, and **Denial** of the rezoning request is reasonable and in the public interest.

☐ The rezoning case is **Inconsistent** with the relevant policies in the Comprehensive Plan, but **Approval** of the rezoning request is reasonable and in the public interest due to changed circumstances as explained below. Approval of the rezoning request constitutes an amendment to the Comprehensive Plan to the extent described below.

| | |
|---|--|
| Reasonableness and Public Interest | The request is consistent with the Comprehensive Plan and Future Land Use Map and would facilitate employment opportunities along a major transportation corridor. With the understanding that a vote from Northwest CAC be obtained before City Council action, the request is deemed generally in the public interest. |
| Change(s) in Circumstances | N/A |
| Amendments to the Comprehensive Plan | N/A |
| Recommendation | Approval |
| Motion and Vote | Motion: Geary Second: Braun In Favor: Braun, Geary, Hicks, Jeffreys, McIntosh, Novak, Swink Opposed: None |
| Reason for Opposed Vote(s) | N/A |

ATTACHMENTS

1. Staff report
2. Rezoning Application

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.

| | | | |
|--------------------|--|---------------------------|---------|
| _____ | 3/26/19 | _____ | 3/26/19 |
| Planning Director | Date | Planning Commission Chair | Date |
| Staff Coordinator: | Hannah Reckhow: (919) 996-2622; Hannah.Reckhow@raleighnc.gov | | |



ZONING STAFF REPORT – CASE Z-5-19

Conditional Use District

OVERVIEW

The request is to rezone approximately 23 acres from Residential-4 (R-4) to Industrial Mixed Use – 3 stories – Conditional Use (IX-3-CU). Proposed conditions limit residential uses to multi-unit living, restrict some high-impact uses, limit lighting on site, and require Tree Conservation Area along the frontage with Glenwood Avenue.

The subject site is located on the northern side of Glenwood Avenue north of William B. Umstead State Park. This site is a triangular parcel that is undeveloped and forested. Grade on the site varies between 2 and 15 percent, with steeper slopes along the parcel's eastern boundary. Aside from the park use to the south, surrounding uses include retail, warehouse, and light industrial. Buildings are free-standing and one or two-story. Residential uses including townhomes and detached houses exist approximately one quarter mile to the east.

The subject site is designated as Business & Commercial Services on the Future Land Use Map, as are the nearby parcels to the east, north, and west. An area southeast of the site is designated as Community Mixed Use, and Umstead State Park to the south is designated as Public Parks & Open Space. This site was the subject of CP-2-18 Triangle Drive, which requested to change the Future Land Use Map designation of this parcel to Business & Commercial Services and to change the designation of an area south of Glenwood Avenue to Public Parks & Open Space. Both CP-2-18 and this rezoning request are associated with a land swap agreement between the State of North Carolina and an adjacent private land owner south of Glenwood Avenue that would result in additional commercial and industrial uses north of Glenwood Avenue and additional park use south of Glenwood Avenue.

The current zoning district R-4 permits low-density residential uses and open space uses. Under R-4, no industrial or commercial uses are permitted on the site. A maximum of approximately 91 detached houses could be built. The requested zoning IX-3-CU would permit higher density residential uses, along with commercial and industrial uses. Conditions prohibit some commercial and industrial uses, including adult establishments, pawn shops, prisons, helipad/airstrips, waste related services, warehouse and distribution facilities greater than 250,000 square feet in size, and telecommunication towers greater than 250 feet tall. In addition, conditions limit residential uses to multi-unit living, effectively prohibiting other residential uses permitted in IX such as group housing. A maximum of approximately 569 multi-family units could be built. Such units would not be permitted on the ground floor in an IX district, as regulated by the UDO.

There is no overlay district applied to the site, but Airport Overlay District and Metro Park Overlay District are applied to parcels to the west and south. More specifically, the Metro Park Overlay District is applied to properties south of Glenwood Avenue that are adjacent to Umstead State Park. The Airport Overlay District is currently applied to properties generally within the Raleigh Durham Airport Authority 60 and 65 average daily decibels noise contours. Comprehensive Plan policy points to the application of this overlay district to the 65 average

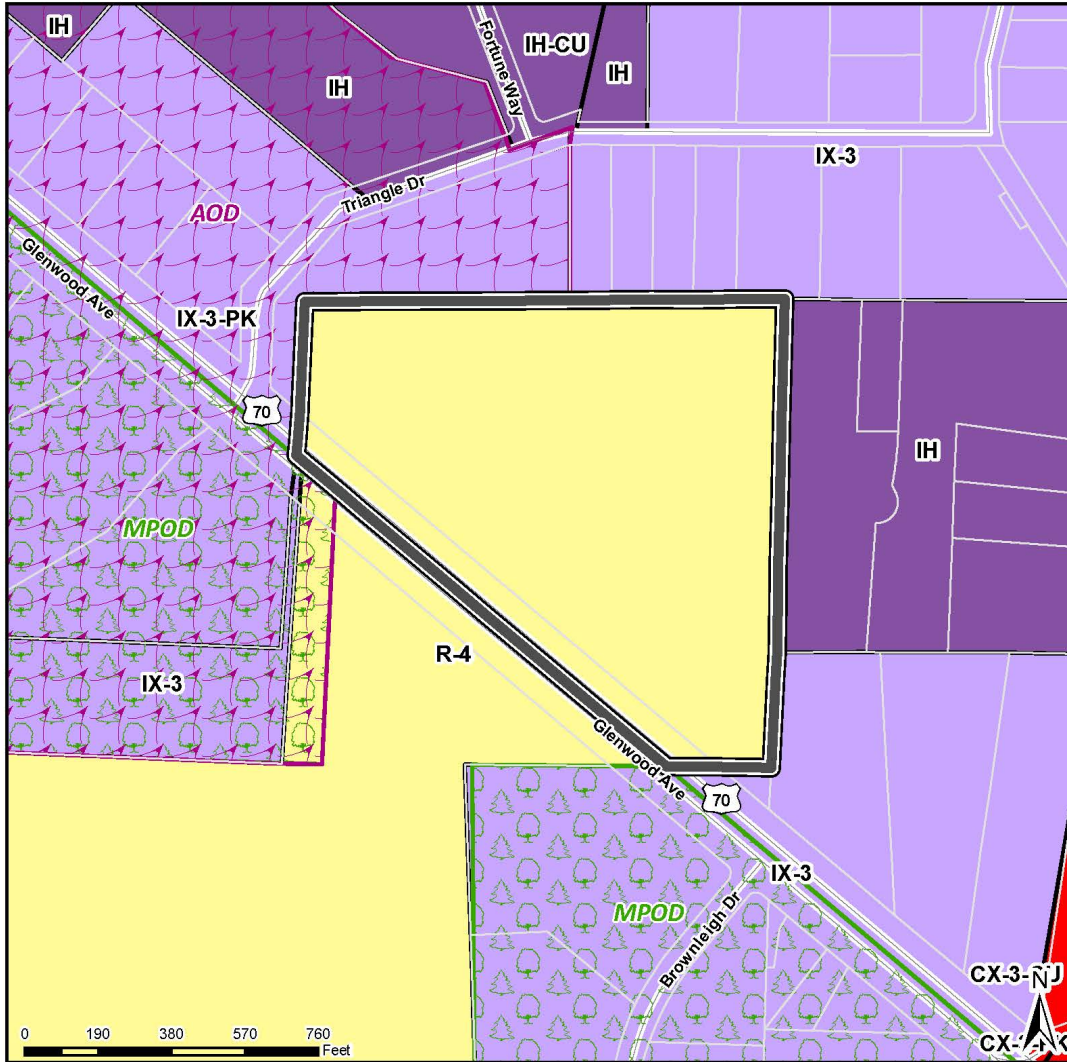
daily decibel noise contour. The subject site is within the 55 average daily decibels noise contour.

OUTSTANDING ISSUES

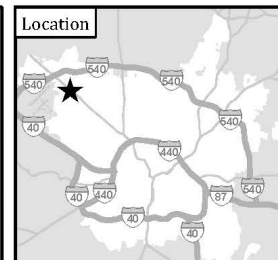
| Outstanding Issues | | Suggested Mitigation | |
|---------------------------|---|-----------------------------|--|
| | 1. The case has not received a vote from the Northwest CAC. | | 1. Defer the case to a future meeting when the vote will have been received. Northwest CAC meets on the second Tuesday of the month. |
| | 2. Condition 1 duplicates the UDO. | | 2. Defer the case to allow the conditions to be amended. |

Existing Zoning

Z-5-2019



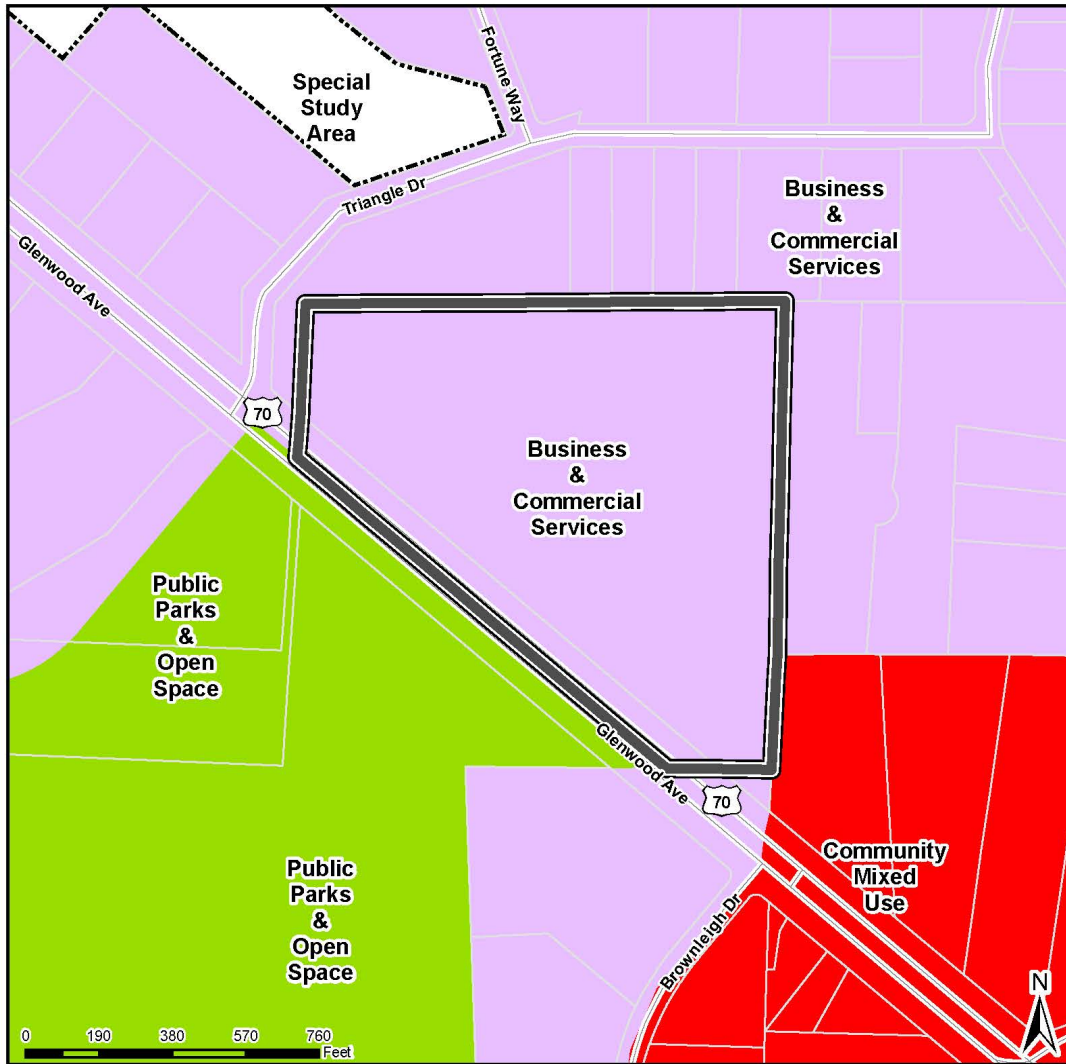
| | |
|-------------------------|-----------------------------------|
| Property | 8825 Glenwood Ave (N of Glenwood) |
| Size | 22.93 acres |
| Existing Zoning | R-4 |
| Requested Zoning | IX-3-CU |



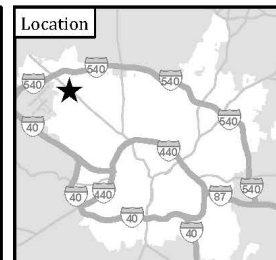
Map by Raleigh Department of City Planning (littlek); 2/18/2019

Future Land Use

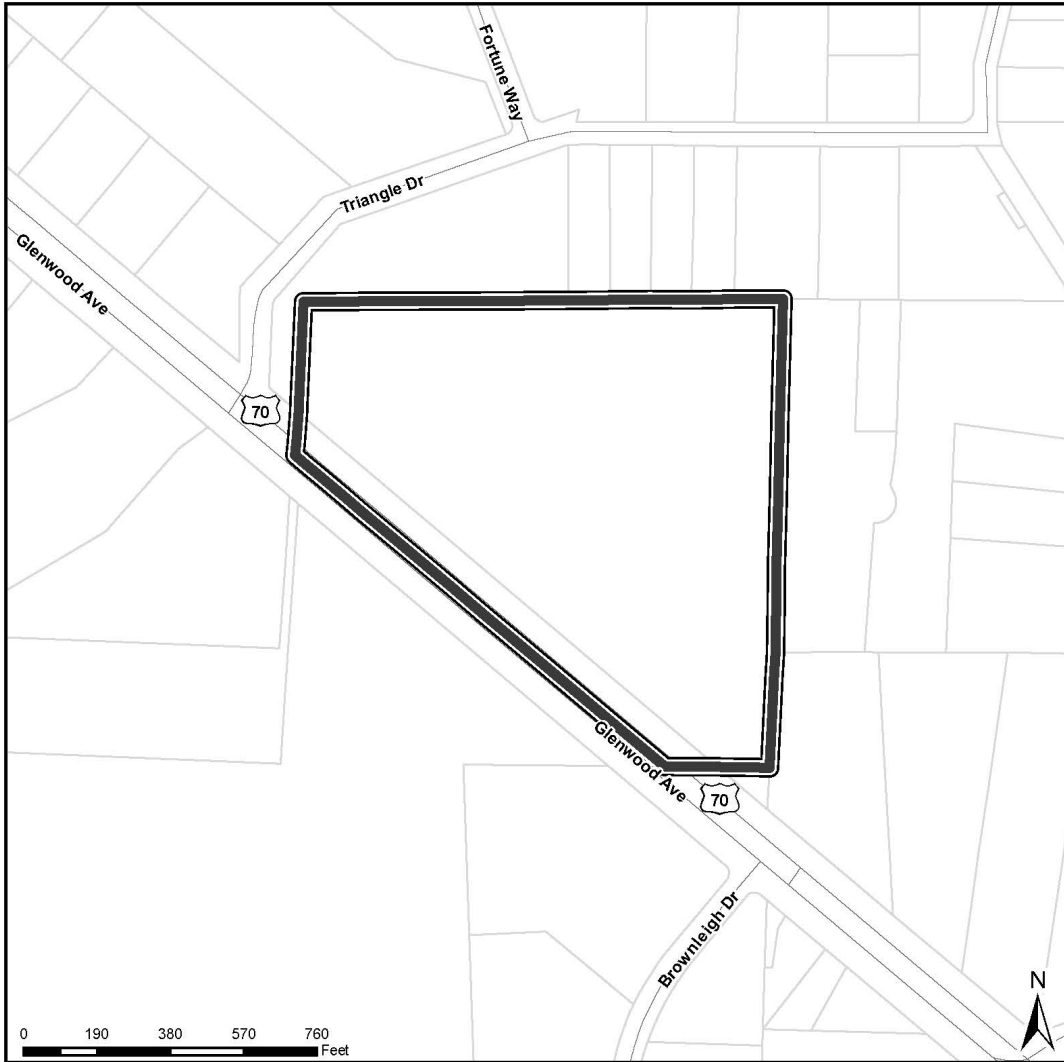
Z-5-2019



| | |
|-------------------------|-----------------------------------|
| Property | 8825 Glenwood Ave (N of Glenwood) |
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| Existing Zoning | R-4 |
| Requested Zoning | IX-3-CU |

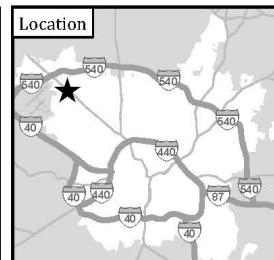


Map by Raleigh Department of City Planning (littlek); 2/18/2019



| | |
|-------------------------|-----------------------------------|
| Property | 8825 Glenwood Ave (N of Glenwood) |
| Size | 22.93 acres |
| Existing Zoning | R-4 |
| Requested Zoning | IX-3-CU |

Map by Raleigh Department of City Planning (littiek): 2/18/2019



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?

This proposal is consistent with the vision, themes, and policies contained in the Comprehensive Plan. For example, the request is consistent with the vision theme Managing Our Growth, which envisions thoughtful growth that allows adequate infrastructure to be provided. The request would permit compatible uses and building types on a currently undeveloped site along a major transportation corridor.

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

Yes, the Future Land Use Map designation of Business & Commercial Services (applied 8/21/18) calls for the commercial and light industrial uses permitted in IX.

- 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?

N/A

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

Community facilities and streets appear to be sufficient to serve the proposed use.

Future Land Use

Future Land Use designation: Business & Commercial Services

The rezoning request is

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

☐ **Inconsistent**

The designation of Business & Commercial Services points to the IX zoning district, especially if residential uses are limited. The request is for IX, and conditions limit residential uses to only multi-unit living.

Urban Form

Urban Form designation: None

The rezoning request is

- ☐ **Consistent** with the Urban Form Map.
- ☐ **Inconsistent**
- ☒ **Other** (no Urban Form designation)

Compatibility

The proposed rezoning is

- ☒ **Compatible** with the property and surrounding area.
- ☐ **Incompatible.**

Surrounding parcels on Glenwood Avenue have similar entitlement and contain light industrial and commercial uses. The request would permit similar industrial and commercial uses at the same height limit of three stories.

Public Benefits of the Proposed Rezoning

- The request would provide additional space for industrial uses within an existing cluster of commercial and industrial uses.
- The request would place industrial uses, which benefit from access to major transportation routes, along a major transportation route.
- The site would facilitate infill development on a currently undeveloped site.

Detriments of the Proposed Rezoning

- Development entitled in the request would add trips to nearby roads including Glenwood Avenue.

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 site is designated Business & Commercial Services, which points to the IX-district. The request is for IX-3-CU.

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 included in Z-5-19 do not conflict with Comprehensive Plan policies.

Policy LU 5.1 Reinforcing the Urban Pattern

New development should be visually integrated with adjacent buildings and more generally with the surrounding area. Quality design and site planning is required so that new development opportunities within the existing urban fabric of Raleigh are implemented without adverse impacts on local character and appearance.

- The request would permit similar uses and building forms as surrounding parcels directly to the west, north and east.

Policy LU 8.10 Infill Development

Encourage infill development on vacant land within the City, particularly in areas where there are vacant lots that create “gaps” in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern.

- The parcel is currently undeveloped, and the request would facilitate the development of similar uses and building forms as surrounding parcels along Glenwood Avenue.

Policy LU 11.1 Preserving Industrial Land

Support land use policies that protect competitive opportunities to locate industrial, flex, and warehouse site near major transportation corridors and the airport.

- The request would facilitate industrial land in an existing hub of industrial uses that exists along a major transportation corridor.

Policy LU 11.2 Location of Industrial Areas

Accommodate industrial uses – including municipal public works facilities – in areas that are well buffered from residential uses (and other sensitive uses such as schools), easily accessed from major roads and railroads, and characterized by existing concentrations of

industrial uses. Such areas are generally designated as “General Industrial” on the Future Land Use Map.

- The request would permit industrial uses in an area not directly adjacent to residential uses. Surrounding parcels have commercial and industrial uses.

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

- None identified

Area Plan Policy Guidance

There is no area plan policy guidance for the subject property.

IMPACT ANALYSIS

Historic Resources

The site is located adjacent to a National Register Historic District: Crabtree Creek Recreational Demonstration Area. The site itself is not located within a National Register Historic District or 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

The site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors. Nearest existing park access is provided by Leesville Park (2.5 miles) and Strickland Park (4.7 miles). The entrance to Umstead State Park is located immediately adjacent to the site. Nearest existing greenway trail access is provided by Hare Snipe Creek Greenway Trail (3.3 miles). Park access level of service in this area is graded a B letter grade. The area is considered a priority of park land acquisition.

Impact Identified: None

Public Utilities

| | Maximum Demand (current use) | Maximum Demand (current zoning) | Maximum Demand (proposed zoning) |
|-------------|---------------------------------|------------------------------------|-------------------------------------|
| Water | 0 gpd | 22,750 gpd | 142,250 gpd |
| Waste Water | 0 gpd | 22,750 gpd | 142,250 gpd |

Impact Identified:

1. The proposed rezoning would add approximately 119,500 gpd to the wastewater collection and water distribution systems of the City. Water is located immediately adjacent to site in Glenwood Ave; sewer is readily accessible to site from Brownleigh Dr & will likely serve site via gravity connection.
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.

Stormwater

| | |
|-----------------------|----------|
| Floodplain | None |
| Drainage Basin | Sycamore |
| Stormwater Management | UDO 9.2 |
| Overlay District | None |

Impact Identified: Site subject to Stormwater regulations under UDO 9.2 for runoff and nitrogen. No floodplain or Neuse Buffers exist on site. No impacts identified.

Transit

There is an inbound transit stop located approximately 1 mile from the site on Glen Royal Road near Brownleigh Drive. GoRaleigh route 70x provides express service to Crabtree Valley Mall every hour.

Impact Identified: None

Transportation

Site Location and Context

Location

The Z-5-2018 site is in northwest Raleigh approximately one mile southeast from the intersection of Lumley and Westgate Roads with Glenwood Avenue (US-70). The portion of the parcel to be rezoned is on the north side of Glenwood Ave across from Umstead State Park.

Area Plans

The Z-5-19 site is not located within any existing area plans. The US-70 Corridor Study was performed in the early 1990s and has informed comprehensive plan since.

Existing and Planned Infrastructure

Streets

The subject site is on the northeast side of Glenwood Avenue, which is NCDOT maintained and is classified as a 6-lane divided avenue in map T-1 of the 2030 Comprehensive Plan. Glenwood Avenue is identified for enhanced regional bus service and is a priority transit corridor in map T-2 of the 2030 Comprehensive Plan.

In accordance with UDO section 8.3.2, the maximum block perimeter for IX-3 zoning districts is 4,000 feet. The existing block perimeter for Z-5-19 is over 22,000 feet between Glenwood Avenue, Marvino Lane, Barefoot Industrial Road, Ebenezer Church Road, and Westgate Road. Future development on the block could improve block perimeter; there are several dead end and non-connecting streets. A proposed industrial street northeast of the site between Triangle Drive and Barefoot Industrial Road would improve block perimeter to approximately 7,300 feet.

Pedestrian Facilities

There are no existing sidewalks along the Z-5-19 parcel, and no sidewalks on surrounding streets approaching the site. There have been no pedestrian crashes near the subject site in the last 5 years.

Bicycle Facilities

There are no existing bicycle facilities surrounding the Z-5-19 parcel. The Long-Term Bikeway Plan calls for separated bikeways on Glenwood avenue. There have been no bicycle crashes near the subject site in the last 5 years.

Access

Access to the subject site will be via Glenwood Avenue.

Other Projects in the Area

Planning work is underway for NCDOT STIP project U-2823. The project will add additional lanes and modify intersections on US-70 from I-540 to Hillburn Ave. The Lumley-Westgate-Ebenezer Church Road Bicycle and Pedestrian project will construct curb and gutter, sidewalks, bicycle lanes, multi-use paths and other safety improvements along these streets between Brier Creek, Glenwood Avenue, Leesville Road, and Umstead Park at Graylyn Drive. The project will improve bicycle and pedestrian access in the surrounding area but not directly to the subject site.

TIA Determination

Approval of case Z-5-19 may increase trip generation by 531 vehicles in the AM peak hour and 765 vehicles in the PM peak hour. Trips generated may increase by 6,802 vehicles per day. The increase in trip generation, and site access via a major street triggers the requirement for a TIA, as defined by the Raleigh Street Design Manual. This rezoning application involves a proposed land swap with Umstead State Park that would bring land with an IX-3 zoning into the State Park, theoretically reducing net trips by an undetermined amount. These trip volume estimates also represent the highest potential trip intensity deemed possible in an IX-3 district. Given these factors, a traffic study for this site is deferred to the site plan for case Z-5-19.

| Z-5-19 Existing Land Use | Daily | AM | PM |
|---|--------------|------------|------------|
| Vacant | 0 | 0 | 0 |
| Z-5-19 Current Zoning Entitlements | Daily | AM | PM |
| Single Family | 666 | 42 | 51 |
| Z-5-19 Proposed Zoning Maximums | Daily | AM | PM |
| Mixed Use | 7,468 | 573 | 816 |
| Z-5-19 Trip Volume Change (Proposed Maximums minus Current Entitlements) | Daily | AM | PM |
| | 6,802 | 531 | 765 |

Impact Identified: None

Urban Forestry

UDO 9.1 (Tree Conservation) will be applicable when the property comes in for a development plan submittal.

UDO 10.2.4.E.2.g states that a zoning condition cannot duplicate code. Condition 1 duplicates UDO 9.1.4.A.8 and 9.1.4.D.1. Remove this condition.

Impact Identified: Duplicate condition

Impacts Summary

The request would have minimal impacts at the rezoning stage. Additional analysis would be required at the site plan stage to ensure adequate transportation and public utilities capacity.

Mitigation of Impacts

None.

CONCLUSION

Z-5-2019 is a request is to rezone approximately 23 acres north of Umstead State Park from R-4 to IX-3-CU. Conditions prohibit some commercial and industrial uses, limit residential uses to multi-unit living, require Primary Tree Conservation Area along Glenwood Avenue, and regulate site lighting. This request was preceded by a Comprehensive Plan Amendment (CP-2-18) to change the Future Land Use Map designation to Business & Commercial Services in anticipation of rezoning the parcel to IX. CP-2-18 was approved in 2018.

The request is consistent with the Future Land Use Map designation of Business & Commercial Services, as well as with the Comprehensive Plan overall. Policies relating to compatibility with surrounding development and the placement of industrial uses are supported by the site's context of similar industrial and commercial uses and location on Glenwood Avenue, a major transportation corridor. The site is within an existing cluster of industrial uses along and around Glenwood Avenue, and if rezoned to IX the currently undeveloped site would accommodate similar uses.

CASE TIMELINE

| Date | Action | Notes |
|---------|---|-------|
| 2/12/19 | Application submitted | |
| 3/5/19 | Initial staff review comments provided | |
| 3/26/19 | Planning Commission review begins. Planning Commission recommends approval. | |
| | | |

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

| SUBJECT PROPERTY | | NORTH | SOUTH | EAST | WEST |
|--------------------|--------------------------------|--------------------------------|---|---|---|
| Existing Zoning | R-4 | IX-3; IX-3-PK | R-4; IX-3 | IH | IX-3-PK |
| Additional Overlay | - | AOD | MPOD | - | MPOD; AOD |
| Future Land Use | Business & Commercial Services | Business & Commercial Services | Public Parks & Open Space; Business & Commercial Services | Business & Commercial Services; Community Mixed Use | Public Parks & Open Space; Business & Commercial Services |
| Current Land Use | Undeveloped | Industrial; Commercial | Public Park | Industrial; Commercial | Industrial; Commercial |
| Urban Form | - | - | - | - | - |

CURRENT VS. PROPOSED ZONING SUMMARY

| | EXISTING ZONING | PROPOSED ZONING |
|-----------------------------|------------------|-----------------|
| Zoning | R-4 | IX-3-CU |
| Total Acreage | 22.93 | 22.93 |
| Setbacks: | | |
| Front | 20' | 3' |
| Side | 15' | 3' |
| Rear | 30' | 0' or 6' |
| Residential Density: | 4 units per acre | No density cap |
| Max. # of Residential Units | 91 | 569 |
| Max. Gross Building SF | 200,200 | 686,754 |
| Max. Gross Office SF | Not permitted | 581,278 |
| Max. Gross Retail SF | Not permitted | 324,349 |
| Max. Gross Industrial SF | Not permitted | 686,754 |
| Potential F.A.R | 0.20 | 0.69 |

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

Rezoning Application



RALEIGH
DEPARTMENT OF
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

REZONING REQUEST

☐ General Use ☒ Conditional Use ☐ Master Plan

Existing Zoning Base District ^{R-4} Height Frontage Overlay(s) _____

Proposed Zoning Base District ^{IX} Height ³ Frontage 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: N/A

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

558022 (Pre-App Meeting)

FEB 12 2019 PM 2:13

GENERAL INFORMATION

Date

Date Amended (1)

Date Amended (2)

Property Address 8825 Glenwood Avenue

Property PIN 0776275726 (Portion Of)

Deed Reference (book/page) 002920/00878

Nearest Intersection Glenwood Avenue & Triangle Drive

Property Size (acres) +/-23

(For PD Applications Only) Total Units

Total Square Feet

Property Owner/Address

State of NC (State Property Office)
116 W Jones St
Raleigh, NC 27603-1300

Phone 919-807-4650

Fax

Email eric.moore@doa.nc.gov

Project Contact Person/Address

Ryan Fisher, PE
WithersRavenel
137 S. Wilmington St., Suite 200
Raleigh, NC 27601

Phone 919-535-5175

Fax

Email rfisher@withersravenel.com

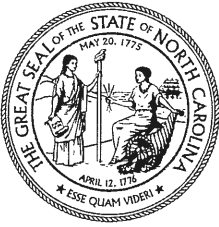
Owner/Agent Signature

Jim Walton

Email

tim.walton@doa.nc.gov

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



Roy Cooper, Governor

North Carolina
Department of Administration
State Property Office

Machelle Sanders
Secretary

Tim Walton
Director

February 12, 2019

City of Raleigh
Department of City Planning
One Exchange Plaza
Suite 300
Raleigh, NC 27601

To Whom It May Concern,

The **State of North Carolina**, as seller, entered into a Purchase and Sale Agreement, dated March 2018, with **Anderson Triangle Drive, LLC**, a North Carolina limited liability company and **Anderson Real Estate #4, LLC**, a North Carolina limited liability company ("Purchaser"), for the purchase of the property that is the subject of this application for rezoning (the "Property"). Pursuant to Section 8.3 of said Purchase and Sale Agreement (a copy of which section is attached), the State of North Carolina agreed to cooperate with and assist Purchaser with all rezoning approvals Purchaser deemed necessary for the development of the Property. This application for rezoning is made by the State of North Carolina in furtherance of the Purchase and Sale Agreement and the zoning designation sought herein shall be applicable to the Property upon its conveyance by the State of North Carolina to the Purchaser.

In accordance with N.C. Gen. Stat. §§ 146-27(b) and 146-29(a), the North Carolina General Assembly's Joint Legislative Commission on Governmental Operations has been consulted concerning the sale of the Property and the Governor and Council of State have approved the disposition of the Property.

STATE OF NORTH CAROLINA

By: *Tim Walton*
Tim Walton, Director
State Property Office

Date *2-12-19*

Enclosure

| CONDITIONAL USE DISTRICT ZONING CONDITIONS | | |
|---|-------------------------|--|
| Zoning Case Number Z-5-19 | | OFFICE USE ONLY Transaction # Rezoning Case # |
| Date Submitted 2019-04-02 | | |
| Existing Zoning R-4 | Proposed Zoning IX-3-CU | |
| Narrative of Zoning Conditions Offered | | |
| 1. Primary Thoroughfare Tree Conservation Area along Glenwood Avenue shall have a minimum dimension of thirty-two feet (32') in lieu of the code standard of twenty feet (20'). (The 50' average and range of 0'-100' shall remain.) + | | |
| 2. Residential uses shall be limited to Multi-Unit Living uses only. + | | |
| The following uses are also prohibited: Telecommunications towers >= 250 feet, Adult Establishments, Pawn Shops, 3. Warehouse and Distribution Facilities >250,000 SF/individual building, Waste Related Services, Prisons, and Helipad/Airstrips. | | |
| 4. Site lighting to provide a maximum of 1.0 footcandle at R/W line. | | |
| 5. | | |
| 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 _____

| 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. | |
| <p>The northeast portion of parcel #0776275726, located at 8825 Glenwood Avenue, has been approved for a Comp Plan amendment which has adjusted the Future Land Use designation from Public Parks & Open Space to Business and Commercial Services. This has created a cohesive</p> <p>1. continuation of commercial property north of Glenwood Avenue in the Economic Development Priority Area and has rendered this portion of the parcel consistent with the future land use plan contained within the 2030 Comprehensive Plan.</p> | |
| <p>The rezoning of this parcel meets the Economic Prosperity and Equity Vision outlined in the Comprehensive Plan. Re-designating the property</p> <p>2. north of Glenwood Avenue from Public Parks and Open Space to Business and Commercial Services has created a cohesive land use in the Economic Development Priority Area and now provides additional frontage along Glenwood Avenue for potential future commercial development.</p> | |
| <p>Policy LU 1.3 - Conditional Use District Consistency. All conditions proposed with the rezoning of this property as part of a Conditional Use District</p> <p>3. are consistent with the Comprehensive Plan.</p> | |
| <p>Policy LU 3.2 - Location of Growth. Rezoning this portion of unused state park land to an industrial mixed use would utilize vacant property in an</p> <p>4. Economic Development Priority Area.</p> | |
| PUBLIC BENEFITS | |
| Provide brief statements regarding the public benefits derived as a result of the rezoning request. | |
| <p>Changing the designation of the portion of state land located northeast of Glenwood Avenue to an industrial mixed use will bring about a more</p> <p>1. cohesive and contiguous location for future commercial development within the Economic Development Priority Area. This portion of state park land is currently unused. Glenwood Avenue creates a barrier for accessibility to this area of the park and it is surrounded by industrial uses contained within the Economic Development Priority Area on all other sides.</p> | |
| <p>Connectivity of the majority of Umstead Park and the portion of state land north of Glenwood Avenue is not feasible and can potentially render the</p> <p>2. parcel underutilized, if not unusable.</p> | |
| <p>3.</p> | |
| <p>4.</p> | |

| REZONING APPLICATION ADDENDUM #2 | |
|---|--|
| Impact on Historic Resources | OFFICE USE ONLY Transaction # Rezoning Case # |
| The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District. | |
| INVENTORY OF HISTORIC RESOURCES | |
| List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource. | |
| This property is currently wooded and contains no historic resources. | |
| PROPOSED MITIGATION | |
| Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above. | |
| N/A | |

URBAN DESIGN GUIDELINES

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

- a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", or
 - b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor"
- as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Urban Form Designation N/A

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

| | |
|-----|--|
| 1. | <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> Response: |
| 2. | <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> Response: |
| 3. | <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> Response: |
| 4. | <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> Response: |
| 5. | <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> Response: |
| 6. | <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> Response: |
| 7. | <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> Response: |
| 8. | <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> Response: |
| 9. | <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> Response: |
| 10. | <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> Response: |
| 11. | <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> Response: |
| 12. | <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> Response: |
| 13. | <i>New public spaces should provide seating opportunities.</i> Response: |
| 14. | <i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i> Response: |

| | |
|-----|--|
| 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> Response: |
| 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> Response: |
| 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> Response: |
| 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> Response: |
| 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> Response: |
| 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> Response: |
| 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> Response: |
| 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> Response: |
| 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> Response: |
| 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> Response: |
| 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> Response: |
| 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> Response: |

REZONING APPLICATION SUBMITTAL REQUIREMENTS ("Rezoning Checklist")

| TO BE COMPLETED BY APPLICANT | | | COMPLETED BY CITY STAFF | | |
|---|-------------------------------------|-------------------------------------|-------------------------------------|----|-------------------------------------|
| General Requirements – General Use or Conditional Use Rezoning | YES | N/A | YES | NO | N/A |
| 1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| 2. Rezoning application review fee (see Fee Schedule for rate) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| 3. Completed application; Include electronic version via cd or flash drive | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| 4. Two sets of stamped envelopes addressed to all property owners within 100 feet of property to be rezoned | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| 5. Pre-Application Conference | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| 6. Neighborhood Meeting notice and report | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| 7. Trip Generation Study | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | <input checked="" type="checkbox"/> |
| 8. Traffic Impact Analysis | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | <input checked="" type="checkbox"/> |
| 9. Completed and signed zoning conditions | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| 10. Completed Comprehensive Plan Consistency Analysis | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| 11. Completed Response to the Urban Design Guidelines | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | <input checked="" type="checkbox"/> |
| 12. For applications filed by a third party, proof of actual notice to the property owner | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| 13. Master Plan (for properties requesting Planned Development or Campus District) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | <input checked="" type="checkbox"/> |

Pre-Application Conference

(this form must be provided at the time of formal submittal)



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | cfax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

PROCESS TYPE

- ☐ Board of Adjustment
- ☐ Comprehensive Plan Amendment
- ☒ Rezoning
- ☐ Site Review*
- ☐ Subdivision
- ☐ Subdivision (Exempt)
- ☐ Text Change

* Optional conference

GENERAL INFORMATION

Date Submitted 06/04/2018

Applicant(s) Name State of North Carolina (contact: Eric Moore)

Applicant's Mailing Address 116 W. Jones Street Raleigh, NC 27603-1300

Phone 919-807-4685

Email eric.moore@doa.nc.gov

Property PIN # 0776275726

Site Address / Location 8825 Glenwood Avenue

Current Zoning R-4

Additional Information (if needed) :

Rezoning +/-23 acres of Umstead Park (north of Glenwood Avenue) to IX.

OFFICE USE ONLY

Transaction # : 558022

Date of Pre-Application Conference : 6/8/18

Staff Signature



Pre-Application Conference Meeting Record

Transaction #: 558022 Meeting Date & Time: 6/8/18 10:30 AM

Location: OEP 3rd floor NASH Conference Room

Attendees: Kyle Little, Jason Carlywine, Matt Klem, Don Belk
John Sorrelli, David Brown, ^{BYAN} ~~Jason~~ Fisher, Sara Ellis

Parcels discussed (address and/or PIN): 8825 Glenwood ave 23 AC

Current Zoning: R-4

Potential Re-Zoning: IX-3

CAC Chair/Contact Information: Northwest Aracelys Torrez aracelys.torrez@raleighnc.gov

General Notes: Would rezone a portion of the property north
of Glenwood ave. The rezoning is a result of a land swap
and street plan change for Umstead Park. There is a current
Comprehensive Plan amendment for the site. Could allow conditions
to restrict certain uses on site. Block perimeter may
be an issue for the site. Comp plan Amendment will amend
the FLUM to Business and commercial services. The site is

| | |
|---|--|
| Department & Staff | Notes in council district B, site doesn't have |
| Development Services ___Justin Rametta Justin.Rametta@raleighnc.gov 919-996-2665 ___Mike Walters Michael.Walters@raleighnc.gov 919-996-2636 ___Walt Fulcher Walt.Fulcher@raleighnc.gov 919-996-3517 | access to sewer currently. may need to increase the capacity of the brownlee pump station UDO Sections: |

§ 160A-392. Part applicable to buildings constructed by State and its subdivisions; exception.

All of the provisions of this Part are hereby made applicable to the erection, construction, and use of buildings by the State of North Carolina and its political subdivisions.

Notwithstanding the provisions of any general or local law or ordinance, no land owned by the State of North Carolina may be included within an overlay district or a special use or conditional use district without approval of the Council of State. (1951, c. 1203, s. 1; 1971, c. 698, s. 1; 1985, c. 607, s. 2; 2004-199, s. 41(e); 2005-280, s. 1.)

TRACT 1:

Beginning at an Existing Concrete Monument located on the northern right of way of Glenwood Avenue (US Hwy 70), a one-hundred-eighty-foot-wide public right of way, and having NC Grid Coordinates of N: 779,707.7261 and E: 2,073,546.2846 feet, said Concrete Monument also being a common corner with Tax Parcel No. 0778309143, SIC Partners Holding, LLC, Recorded at Deed Book 14549, Page 629, Wake County Registry; thence from said Concrete Monument and with the common line of Tax Parcel No. 0778309143,
N 02°11'03" E a distance of 285.18' to a Concrete Monument;

Thence, continuing with the line of SIC Partners Holding, LLC property, S 89°59'25" E a distance of 692.03' to an Existing Iron Pipe, being a common corner with Lot 1, "Old South Development Corp.", Recorded at Book of Maps 1971, Page 307;

Thence, continuing with the line of said Lot 1, S 89°58'29" E a distance of 107.36' to an Existing Iron Pipe, being a common corner with Lot 2, "Old South Development Corp.", Recorded at Book of Maps 1971, Page 307;

Thence, continuing along the common line of "Old South Development Corp.", Recorded at Book of Maps 1971, Page 307, S 89°58'13" E a distance of 460.86' to an Existing Iron Pipe, being a common corner with Tax Parcel No. 0777499473, Shelton Barefoot, Recorded at Deed Book 3727, Page 868, Wake County Registry;

Thence, with the common line of Shelton Barefoot, S 02°03'24" W a distance of 209.71' to an Existing Concrete Monument;

Thence, continuing with Shelton Barefoot, S 02°08'29" W a distance of 697.49' to an Existing Concrete Monument; being a common corner with Tax Parcel No. 0777489819, Anderson Real Estate #5, LLC, Recorded at Deed Book 16319, Page 915, Wake County Registry;

Thence, continuing with Anderson Real Estate #5, LLC, S 02°01'18" W a distance of 299.93' to an Existing Concrete Monument; being a common corner with Tax Parcel No. 0777487725, State of North Carolina, Deed Book 13337, Page 2379, Wake County Registry;

Thence, with the common line of State of North Carolina, N 89°25'15" W a distance of 129.58' to an Existing Concrete Monument located on the northern public right of way line of Glenwood Avenue (US Hwy 70);

Thence, along the northern right of way of Glenwood Avenue (US Hwy 70), N 50°00'40" W a distance of 1,432.28' to the point and place of **Beginning** and containing 22.930 Acres, more or less.



WithersRavenel

Our People. Your Success.

August 1, 2018

TO: ADJOINING PROPERTY OWNERS

RE: 8825 GLENWOOD AVENUE – PROPOSED REZONING
8825 Glenwood Avenue Raleigh, NC 27617

Neighboring Property Owners:

You are invited to attend a Neighborhood Meeting on August 15, 2018, where we will present a proposal to rezone +/-23 acres of land owned by the State of North Carolina located at 8825 Glenwood Avenue near Triangle Drive. The meeting will be held at Fred Anderson Toyota, 9101 Glenwood Avenue, Raleigh and will begin promptly at 6:00 PM.

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 accordance with City of Raleigh requirements we are notifying the property owners within five-hundred feet (500') 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 proposed zoning change would rezone this property from a current zoning of R-4 (Residential) to IX-3-CU (Industrial Mixed Use – Conditional Use). The rezoning agent with WithersRavenel will be available at the meeting to present information regarding the rezoning and to answer any questions you may have at this stage of the process.

If you have any general questions about this rezoning, please call the Department of City Planning at 919-996-2682 or e-mail them at rezoning@raleighnc.gov. The City of Raleigh web portal may be accessed at www.raleighnc.gov. The coordinating planner for the Department of City Planning for this rezoning is Kyle Little, who can be reached at 919-996-2180 or Kyle.Little@raleighnc.gov.

This meeting is by invitation only.

If you would like to invite additional interested parties, please call me to verify space and time limitations.

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

Email: jearliwine@withersravenel.com
Phone: 919-535-5126

We look forward to seeing you at the meeting.

Best Regards,

WithersRavenel

Jason Earliwine

Jason Earliwine
Entitlement Specialist

Cc: R. Fisher; D. Brown; Eric Vernon

SUMMARY OF ISSUES

A neighborhood meeting was held on _____ (date) to discuss a potential rezoning located at _____ (property address).

The neighborhood meeting was held at _____ (location).

There were approximately _____ (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

| |
|---------------------------|
| Refer to attached letter. |
| |
| |
| |
| |
| |
| |
| |
| |



August 24, 2018

Kyle Little, City Planner
Department of City Planning; City of Raleigh
One Exchange Plaza, Suite 300
Raleigh, North Carolina 27601

**RE: 8825 GLENWOOD AVENUE REZONING
COR Transaction # 558022**

Kyle:

This letter serves as a summary of a Neighbor Notice Meeting for the above-referenced project located at 8825 Glenwood Avenue. The meeting was held in the training room of Fred Anderson Toyota in Raleigh at 6:00 PM on August 15, 2018. The meeting was attended by thirteen of the invitees shown on the attached sign-in sheet (including applicant and property owner). Michael Anderson opened the meeting at 6:02 PM and introduced himself and the consultant team. Mr. Anderson introduced Eric Moore from the North Carolina Property Office as the Applicant for the Rezoning. Next, WithersRavenel (WR) staff outlined the nature of the rezoning request, presented maps illustrating existing zoning and proposed zoning, the Future Land Use Map, and topographic and aerial features exhibits. WR staff noted that in addition to the zoning request, there is an active petition to amend the Future Land Use Map for the subject property of the rezoning initiative.

At the end of the initial presentation, the attendees formed small discussion groups to gain more information about individual topics of interest. Dr. Jean Spooner of the Umstead Coalition organized the results of the discussion groups and introduced the following items which were discussed in the Q&A session:

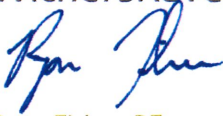
1. List of Land Uses that might be prohibited: Large-Scale Trucking/Warehousing; Mining (Resource Extraction); Prison; Distribution Center (i.e. Amazon); Helipad/Airstrip; Entertainment and Sports Venues
2. Night-time lighting
3. Perimeter Buffers/Vegetated Buffers
4. Location of future driveway(s)
5. Access to Triangle Drive
6. The contemplated "Super Street" redesign of the Glenwood Avenue corridor
7. Multi-Purpose Trail access from Glenwood Avenue to Triangle Drive Extension to the future entrance to Umstead Park
8. Representatives of Carolina Crane inquired about impacts to traffic, especially at Triangle Drive/Glenwood Avenue intersection. It was noted that the intersection has significant issues today.

WithersRavenel representatives will investigate and report back to Dr. Spooner regarding a complete list of permitted land uses in the IX zoning district. In addition, WR staff will report back to Carolina Crane regarding contacts at the city to discuss traffic issues. Prior to adjourning the meeting, WR staff outlined the presumed schedule for the rezoning request (8 months estimated), and the next steps in the process. The meeting was adjourned about 7 PM.

Please contact me at rfisher@withersravenel.com or (919) 535-5175 if you have any questions, or if we can provide any additional information.

Sincerely,

WithersRavenel



Ryan Fisher, PE
Project Manager

[illegible]



Attendance Sheet

Project: 8825 Glenwood Avenue Rezoning

Date: August 15, 2018

Subject: Neighborhood Meeting

Time: 6:00 PM

Location: Fred Anderson Toyota, 9101 Glenwood Avenue, Raleigh, NC

| <u>Name</u> | <u>Address</u> | <u>Email</u> | <u>Phone</u> |
|------------------|--|--------------------------------|--------------|
| ERIC MOORE | STATE ST NC | eric.moore@doe.nc.gov | 919 807 4685 |
| DAVID BROWN | 137 S. WILMINGTON ST. #200 | dbrown@withersravenel.com | |
| Scott Letchworth | Umstead State Park 8801 Glenwood Ave. | scott.letchworth@ncpark.gov | 919-4170 |
| ERIC VERNON | 4101 LAKE BOULEVARD | evernon@wyrick.com | 919-781-4000 |
| JENNIFER HALL | " | jhall@wyrick.com | " |
| Jean Spooner | 2401 Trinity Farm 27607 | jean.spooner@gmail.com | 919 602 0049 |
| RYAN FISHER | 137 S. WILMINGTON ST. SUITE 200 | rfisher@withersravenel.com | 919 535-3175 |
| Michael Anderson | 9101 Glenwood Ave | manderson@anderson-auto.net | 919 571 5100 |
| EARL JOHNSON III | 6101 TRINITY DR. | ES@southernindustrials.com | 919-614-3001 |
| Diane Rupperecht | 8620 Barfoot Ind. Dr. | drupperecht@thesynackgroup.com | 919-747-6400 |
| Ed Johnson Jr | 7424 Glenwood Ave | edjohnsonjr@gmail.com | 919 888 5338 |

137 South Wilmington Street, Suite 200 | Raleigh, NC 27601

t: 919.469.3340 | f: 919.467.6008 | www.withersravenel.com | License No. C-0832

Asheville | Cary | Greensboro | Pittsboro | Raleigh | Wilmington



Attendance Sheet

Project: 8825 Glenwood Avenue Rezoning

Subject: Neighborhood Meeting

Location: Fred Anderson Toyota, 9101 Glenwood Avenue, Raleigh, NC

Date: August 15, 2018

Time: 6:00 PM

Name _____

Address

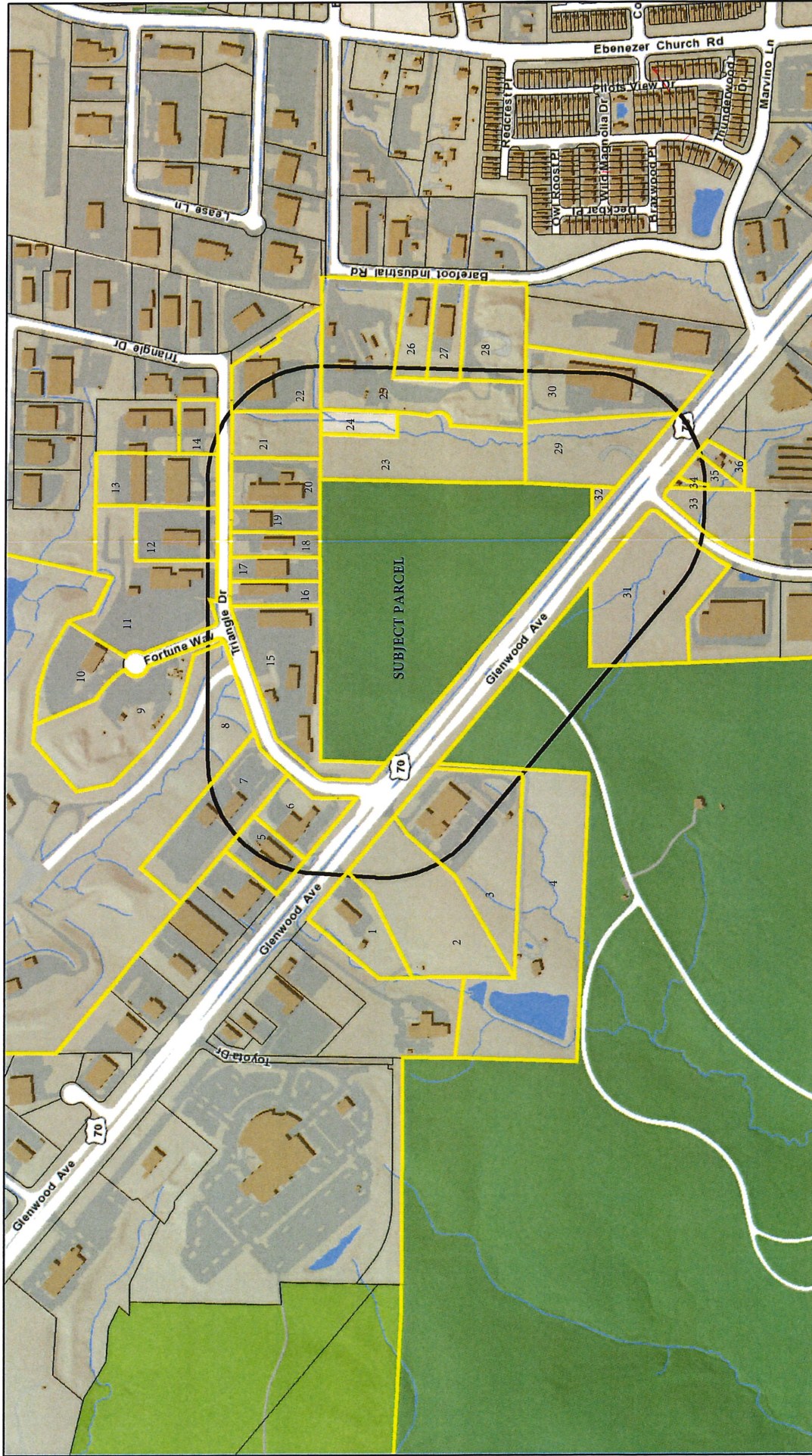
Email

Phone

| | | | |
|-------------|-----------------------|--------------------------|--------------|
| Sherry Duan | 9504 Bluemont Ct. Rdg | Sherryduan2000@yahoo.com | 919-985-4592 |
|-------------|-----------------------|--------------------------|--------------|

Tiwen Fred Quay 9504 Bluemont Ct Raleigh duran@qlysil.com 919-360-8880

137 South Wilmington Street, Suite 200 | Raleigh, NC 27601
t: 919.469.3340 | f: 919.467.6008 | www.withersravenel.com | License No. C-0832
Asheville | Cary | Greensboro | Pittsboro | Raleigh | Wilmington

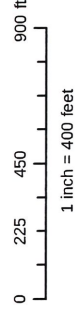


500 Foot Adjacent Parcel Radius



WithersRavenel
Our People. Your Success.

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



UMSTEAD-ANDERSON ADJACENT PARCEL LIST

| PARCEL ID# | PROPERTY OWNER | PROPERTY OWNER 2 | MAILING ADDRESS | MAILING CITY/STATE/ZIP | PROPERTY ADDRESS |
|------------|----------------|---|---------------------------------------|---------------------------|-----------------------------|
| 1 | 0777298821 | PATIO COLLECTION, LLC | | 8921 GLENWOOD AVE | 8921 GLENWOOD AVE |
| 2 | 0777299505 | ANDERSON TRIANGLE DRIVE, LLC | ATTN: DAVE HUDSON | RALEIGH, NC 27617-7503 | 8919 GLENWOOD AVE |
| 3 | 0777392384 | SAME AS 2 | | RALEIGH, NC 27617-7507 | 8917 GLENWOOD AVE |
| 4 | 0777287975 | ANDERSON REAL ESTATE #4, LLC | | RALEIGH, NC 27617-7507 | 8901 GLENWOOD AVE |
| 5 | 0778301243 | 9006 GLENWOOD AVE, LLC | ATTN: SUE ANNE SCHOONDERWOERD | NEWPORT NC 28570-9636 | 9006 GLENWOOD AVE |
| 6 | 0778303100 | 9000 GLENWOOD AVE, LLC | ATTN: PAUL ROSE | WILMINGTON, NC 28412-0016 | 9000 GLENWOOD AVE |
| 7 | 0778302477 | 6108 TRIANGLE DRIVE, LLC | ATTN: ALL ERECTION & CRANE RENTAL CO. | CLEVELAND, OH 44131-2315 | 6108 TRIANGLE DR |
| 8 | 0778429107 | MARTIN MARIETTA MATERIALS INC. | ATTN: BADEN MARIETTA MATERIAL, INC. | FORT WAYNE, IN 46898-8040 | 6028 TRIANGLE DR |
| 9 | 0778407828 | ST WOOTEN CORPORATION | | PO BOX 8040 | 101 FORTUNE WAY |
| 10 | 0778319078 | PROGRESSIVE PLUMBING PROPERTIES, LLC | | 3801 BLACK CREEK RD SE | 110 FORTUNE WAY |
| 11 | 0778403659 | CAROLINA FABRICATIONS, LLC | | 110 FORTUNE WAY | 110 FORTUNE WAY |
| 12 | 0778405654 | BONES 13, LLC | | 6016 TRIANGLE DR | 6014 TRIANGLE DR |
| 13 | 0778407695 | FLYTHE PROPERTIES, LLC | | 209 SEDGEMOOR DR | 6012 TRIANGLE DR |
| 14 | 0778500583 | FLYTHE-KEOUGH PROPERTIES, LLC | | 4741 WINDCROSS DR | 6010 TRIANGLE DR |
| 15 | 0778309143 | SIC PTNR HOLDING, LLC | | 11520 DURANT RD | 6002 TRIANGLE DR |
| 16 | 0778403000 | SAME AS 15 | | 6101 TRIANGLE DR | 6101 TRIANGLE DR |
| 17 | 0778404108 | RUTH S JOYNER TRUSTEE | | | 6025 TRIANGLE DR |
| 18 | 0778405118 | SAME AS 17 | | 9904 RAY RD | 6021 TRIANGLE DR |
| 19 | 0778406129 | CHICKEN HAWK HOLDINGS, LLC | | | 6017 TRIANGLE DR |
| 20 | 0778407290 | THORNWOOD PTNR, LLC | | 6013 TRIANGLE DR | 6013 TRIANGLE DR |
| 21 | 0778409158 | SHELTON L BAREFOOT | | 4016 WHITE CHAPEL WAY | 6009 TRIANGLE DR |
| 22 | 0778502178 | SOUTHERN COMMERCIAL PROPERTIES, LLC SERIES 28 | | 1709 BAYLEAF TRL | 6005 TRIANGLE DR |
| 23 | 0777499473 | SAME AS 21 | | 6300 WESTGATE RD STE A | 6001 TRIANGLE DR |
| 24 | 0777590842 | RDU ROCK, LLC | | | 0 BAREFOOT INDUSTRIAL RD |
| 25 | 0777593606 | SAME AS 24 | | 200 HORIZON DR #100 | 8620 BAREFOOT INDUSTRIAL DR |
| 26 | 0777594537 | MICHAEL LEE PEARCE | | | SAME AS 24 |
| 27 | 0777593493 | COLON W HOBBY | | 11005 HONEYCUTT RD | 8624 BAREFOOT INDUSTRIAL RD |
| 28 | 0777594234 | SAFWAY, LLC | | 3024 BUCKINGHAM WAY | 8628 BAREFOOT INDUSTRIAL RD |
| 29 | 0777489819 | ANDERSON REAL ESTATE #5, LLC | | 200 HORIZON DR STE 100 | 8632 BAREFOOT INDUSTRIAL RD |
| 30 | 0777581782 | GLENWOOD AVE/US 70 RETAIL CENTER, LLC | | 9101 GLENWOOD AVE | 8740 GLENWOOD AVE |
| 31 | 0777482596 | WAKE EQUITY, LLC | | PO BOX 566 | 8732 GLENWOOD AVE |
| 32 | 0777487725 | NC DEPT OF ADMINISTRATION | | 9504 BLUEMONT CT | 8801 GLENWOOD AVE |
| 33 | 0777486232 | BBH CAPITAL, LLC | ATTN: STATE PROPERTY OFFICE | 1321 MAIL SERVICE CTR | 0 GLENWOOD AVE |
| 34 | 0777487369 | AFSHIN JOHN SARIR | | 8208A BROWNLEIGH DR | 8212 BROWNLEIGH DR |
| 35 | 0777488209 | OPHELIA DILLARD HEIRS | | 200 RAMBLEWOOD DR | 8753 GLENWOOD AVE |
| 36 | 0777488261 | BOBBY LEE DILLARD | ATTN: BOBBY DILLARD | 8749 GLENWOOD AVE | 8749 GLENWOOD AVE |
| | | | | 8741 GLENWOOD AVE | 8741 GLENWOOD AVE |

| PROPERTY OWNER INFORMATION | | | | |
|----------------------------|-------------------------------------|-----------------------------|-------------------------------|------------------------|
| 0776275726 | STATE OF NORTH CAROLINA | ATTN: STATE PROPERTY OFFICE | 116 W JONES ST | RALEIGH, NC 27603-1300 |
| | WITERS RAVENEL | ATTN: RYAN FISHER | | RALEIGH, NC 27601 |
| | RALEIGH DEPARTMENT OF CITY PLANNING | ATTN: KYLE LITTLE | 137 S WILMINGTON ST STE 200 | RALEIGH, NC 27601 |
| | WYRICK ROBBINS YATES & PONTON LLP | ATTN: ERIC A VERNON | ONE EXCHANGE PLAZA, STE 300 | RALEIGH, NC 27607 |
| | | | 4101 LAKE BOONE TRAIL STE 300 | |