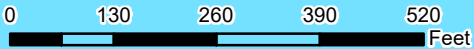
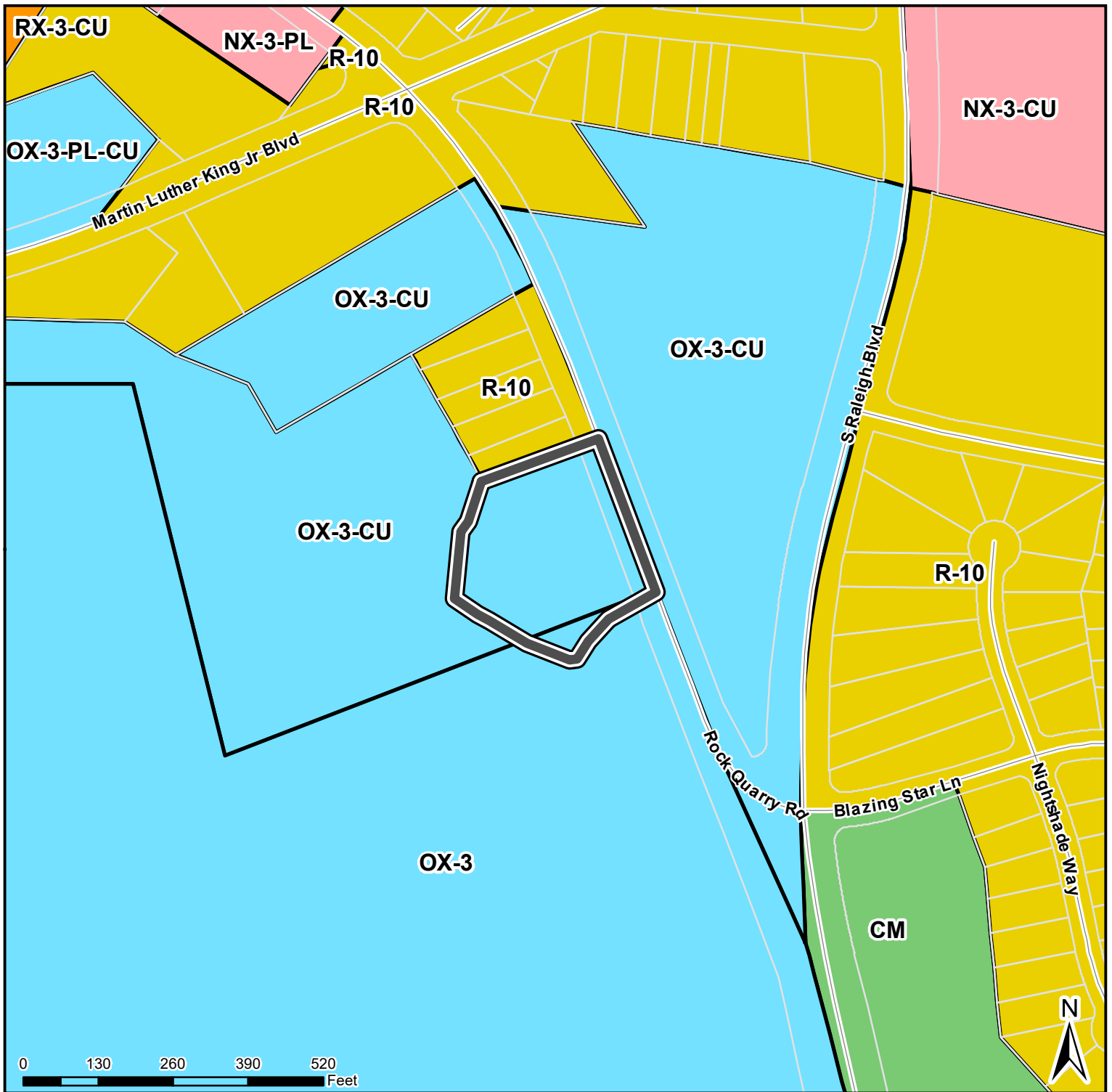
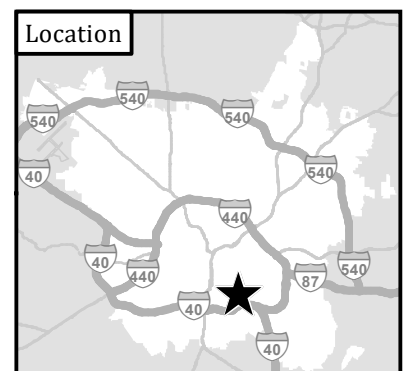


Existing Zoning

Z-6-2021



Property	0 Rock Quarry Rd
Size	1.74 acres
Existing Zoning	OX-3-CU & OX-3
Requested Zoning	OX-3



To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	Donald Belk, Senior Planner
Department	Planning and Development
Date	May 4, 2021
Subject	City Council agenda item for May 18, 2021 – Z-6-21

At its meeting on May 4, 2021, the City Council scheduled the following item for a public hearing at the May 18, 2021 meeting:

Z-6-21: 0 Rock Quarry Road, located approximately 0.13 miles southeast of the intersection of Rock Quarry Road and Martin Luther King, Jr. Boulevard, being Wake County PIN 1713347164. Approximately 1.74 acres are requested by the City of Raleigh, represented by Hannah Reckhow, Department of Planning and Development, to be rezoned from OX-3-CU and OX-3 to OX-3. This is a general use rezoning.

Current Zoning: Office Mixed Use-3 Stories-Conditional Use (OX-3-CU); Office Mixed Use-3 Stories (OX-3)

Requested Zoning: Office Mixed Use-3 Stories- (OX-3)

The request is **consistent** with the 2030 Comprehensive Plan.

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

The request is **inconsistent** with the Urban Form Map.

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

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



RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR#13013

CASE INFORMATION: Z-6-21 – 0 ROCK QUARRY ROAD

Location	In southeast Raleigh located near the southwestern quadrant of the intersection of Martin Luther King, Jr. Boulevard and Rock Quarry Road. Address: 0 Rock Quarry Road PIN: 1713347164 iMaps , Google Maps , Directions from City Hall
Current Zoning	OX-3-CU, OX-3
Requested Zoning	OX-3
Area of Request	1.74 acres
Corporate Limits	The site is located with the corporate limits of Raleigh.
Property Owner	City of Raleigh PO Box 590 Raleigh, NC 27602-0590
Applicant	Same as Property Owner
Council District	C
PC Recommendation Deadline	June 21, 2021

SUMMARY OF PROPOSED CONDITIONS

1. Not applicable – General Use proposal.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Public Facilities (PF)	
Urban Form	Transit Emphasis Corridor	
Consistent Policies	Policy LU 1.2	Future Land Use Map and Zoning Consistency
	Policy LU 2.6	Zoning and Infrastructure Impacts
	Policy LU 8.10	Infill Development
	Policy CS 1.3	Land Reservation for Community Facilities
	Policy CS 1.4	Equitable Facility Distribution
Inconsistent Policies	Policy CS 1.10	Alignment of Growth Projections
	Policy UD 1.10	Frontage

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

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
December 3, 2020 No attendees.	Not required.	March 23, 2021 (Consent Agenda) April 27, 2021 (New Business)	May 4, 2021 (Report of Planning Commission) May 18, 2021 City Council Public Hearing

PLANNING COMMISSION RECOMMENDATION

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

Reasonableness and Public Interest	This proposal is reasonable and in the public interest and supported by the use of specific policies, particularly CS 1.3 Land Reservation for Community Facilities and CS 1.4 Equitable Facility Distribution.
Change(s) in Circumstances	
Amendments to the Comprehensive Plan	Not applicable.
Recommendation	Approval
Motion and Vote	Motion: McIntosh Second: Miller In favor: Bennett, Fox, Lampman, Mann, McIntosh, Miller, O’Haver, Rains, and Winters Opposed: None
Reason for Opposed Vote(s)	

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.



April 27, 2021

Ken A. Bowers, AICP
Planning and Development Deputy Director

Date:

Staff Coordinator: Don Belk: (919) 996-4641; Donald.Belk@raleighnc.gov



ZONING STAFF REPORT – CASE Z-6-21

General Use District

OVERVIEW

This proposal would rezone the parcel located at 0 Rock Quarry Road (PIN #1713347164) that is currently split-zoned from a conditional use district/general district to one general use district, removing conditions imposed by a 1993 rezoning case (Z-5-93). These conditions impose a maximum building height of 25' and require a 20' wide protective yard adjacent to the State-owned property adjoining the site on its southern and western boundaries. This is a City-initiated rezoning request for the purpose of constructing a fire station to improve service area response times. The existing conditions would be burdensome if applied on this site. The parcel is owned by the City and adjoins an area owned by the State of North Carolina and managed by the NC Department of Public Safety. The Wake Correctional Center, a minimum-security prison for adult males, and the North Carolina Correctional Institution for Women, the state's primary correctional facility for women, are located to the west of the proposed rezoning site.

The subject site is vacant and wooded, and slopes to the south-southwest to the stream (a tributary of Walnut Creek) comprising the southern boundary of the parcel.

Five single-family residences lie to the north of the site, all facing Rock Quarry Road; across Rock Quarry Road is a facility containing healthcare services and medical offices. The Southeastern YMCA/Elementary School and the associated Beacon Ridge community are located about 0.3 miles south of the site on Rock Quarry Road.

With the exception of the residential parcels to the north (zoned R-10), the site is encompassed entirely within an area zoned OX-3. Likewise, the entire surrounding area is designated as Public Facilities on the Future Land Use Map, with the residential parcels designated Office and Residential Mixed Use.

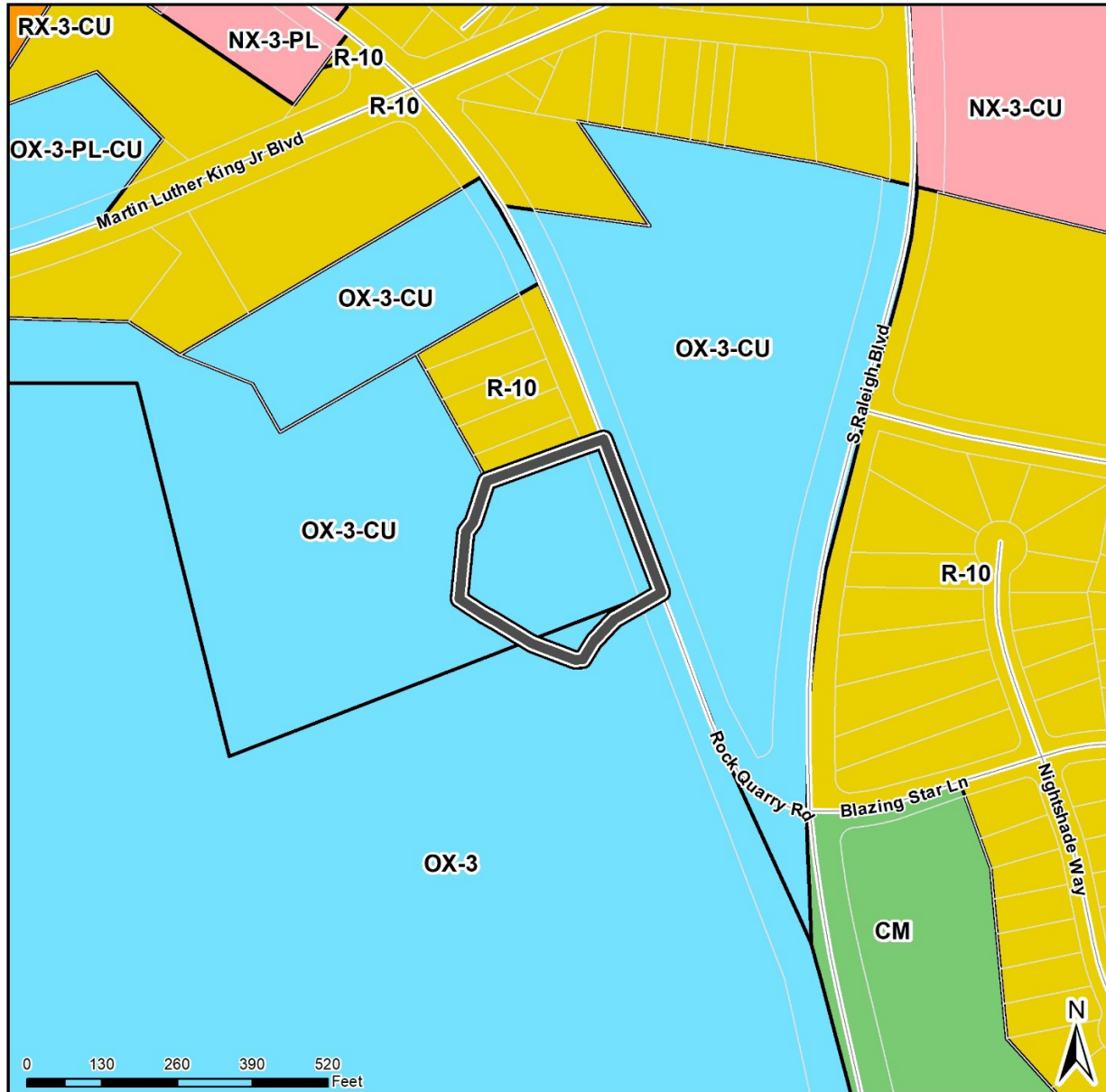
Rock Quarry Road is designated as a Transit Emphasis Corridor on the Urban Form Map.

OUTSTANDING ISSUES

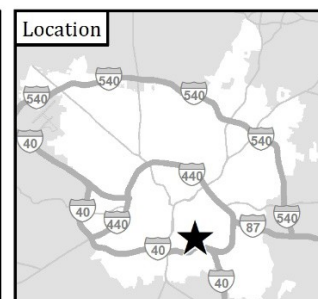
Outstanding Issues		Suggested Mitigation	
	1. None.		A. None.

Existing Zoning

Z-6-2021



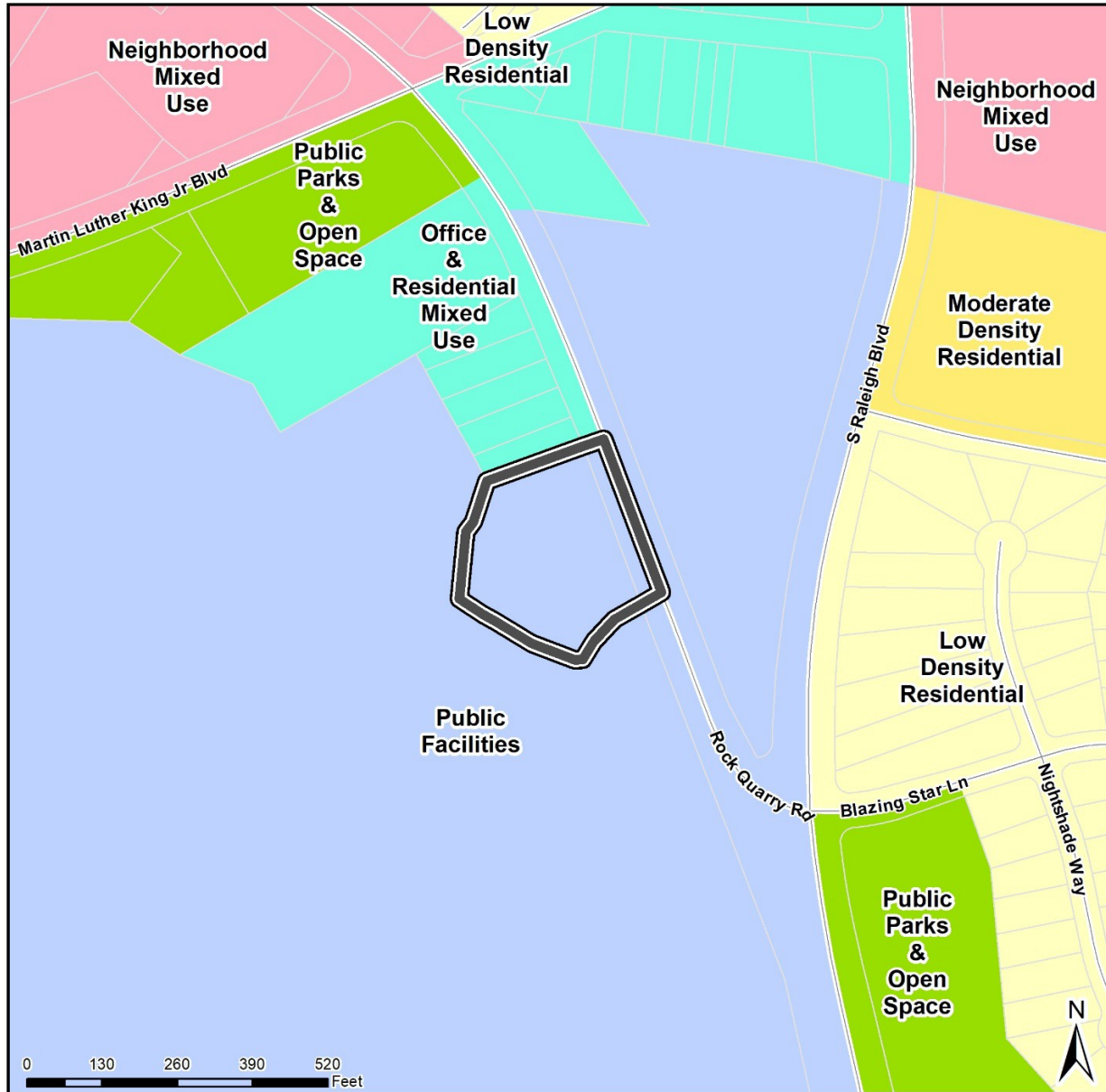
Property	0 Rock Quarry Rd
Size	1.74 acres
Existing Zoning	OX-3-CU & OX-3
Requested Zoning	OX-3



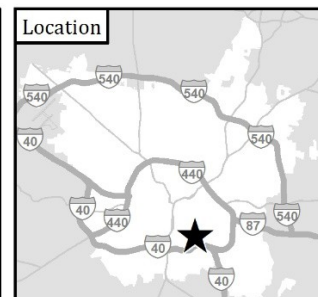
Map by Raleigh Department of City Planning (kuanc): 2/5/2021

Future Land Use

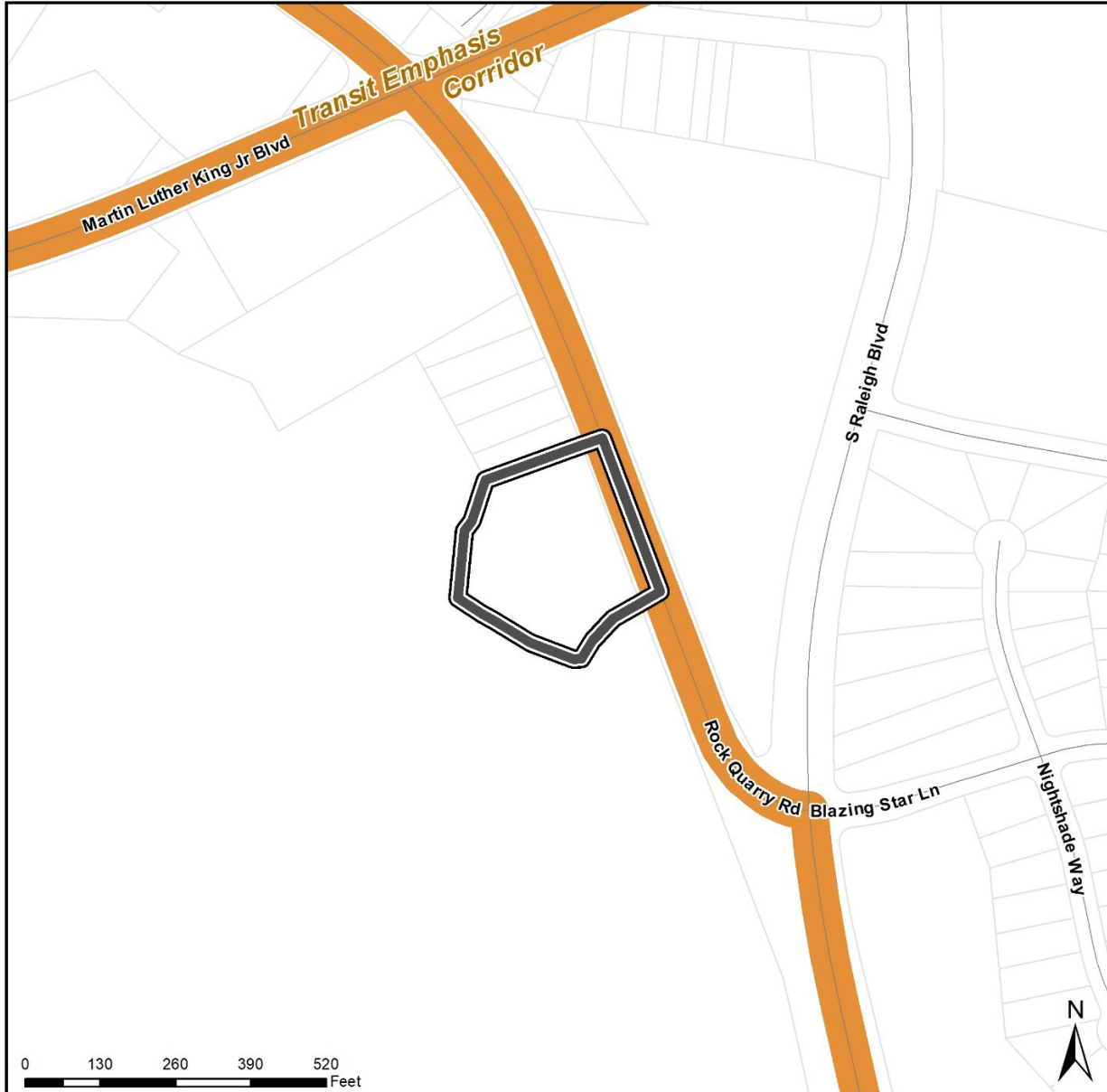
Z-6-2021



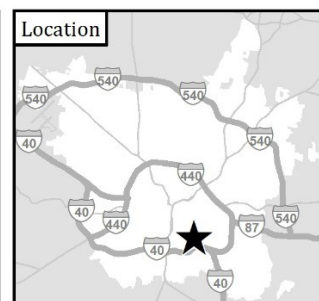
Property	0 Rock Quarry Rd
Size	1.74 acres
Existing Zoning	OX-3-CU & OX-3
Requested Zoning	OX-3



Map by Raleigh Department of City Planning (kuanc): 2/5/2021



Property	0 Rock Quarry Rd
Size	1.74 acres
Existing Zoning	OX-3-CU & OX-3
Requested Zoning	OX-3



Map by Raleigh Department of City Planning (kuanc): 2/5/2021

COMPREHENSIVE PLAN

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

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

The request is consistent with the vision and themes in the Comprehensive Plan.

The request is consistent with the **Managing Our Growth** vision theme. This theme encourages development where adequate infrastructure is already in place. This proposal would add to the public safety infrastructure through the development of a Raleigh Fire Station in a growing area of southeast Raleigh.

The request is consistent with the **Growing Successful Neighborhoods and Communities** vision theme. The proposal would result in a new Fire Station that would provide faster response times in the event of emergencies, and lower risks for insured property, owners, and businesses.

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

Yes. The subject site is classified as Public Facilities on the Future Land Use Map, of which the proposed use is specifically designated.

- 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?

Yes, community facilities and streets appear to be sufficient to serve the proposed use.

Future Land Use

Future Land Use designation: Public Facilities

The rezoning request is

Consistent with the Future Land Use Map.

Inconsistent

The request for Office Mixed Use zoning, initiated by the City of Raleigh, is appropriate for this site, which is designated as Public Facilities on the Future Land Use Map.

Urban Form

Urban Form designation: Transit Emphasis Corridor

The rezoning request is

Consistent with the Urban Form Map.

Inconsistent

Overview: The proposed rezoning is located along Rock Quarry Road, a Transit Emphasis Corridor, which suggests a 'hybrid' approach to frontage. No frontage has been requested.

Impact: The fire station is expected to be built near the street, with parking to the side or rear of the building. Fire stations do not typically provide front parking.

Compatibility: Fire stations will require large, front-facing garage bays to accommodate fire trucks, which must have immediate access to the street. These bays are generally set back further from the street, while the office/classroom section of the station can be brought closer to the road, with a pedestrian access point and landscaping in the front. It is expected that this Fire Station will be developed in a similar manner to other recently constructed stations.

Compatibility

The proposed rezoning is

Compatible with the property and surrounding area.

Incompatible.

This proposal would be generally compatible with the surrounding area, although there could be incongruities with the modest, single-story residences located to the north. Most of the surrounding area is institutional in nature, with the correctional facilities to the north and west comprised of one, two, and three-story brick buildings. Across Rock Quarry Road is a two-story medical/health care facility.

Public Benefits of the Proposed Rezoning

- New fire station at this location will reduce response times, lower risk, and add to overall public safety.
- Improvement to the southeast Raleigh service area.

Detriments of the Proposed Rezoning

- There is the likelihood of occasional noise from alarms and sirens emanating from the site.

Policy Guidance

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

Policy LU 1.2—Future Land Use Map and Zoning Consistency

The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.

- The request is consistent with the Future Land Use Map designation of Public Facilities, which identifies these areas for publicly owned non-park facilities such as fire stations.

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.

- There is adequate transportation and utility infrastructure available to serve this proposed use.

Policy LU 8.1 – 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 proposal would generally match the character of the area, which is mostly institutional. The proposed Fire Station would be two stories at the most, thus would not create a sharp change in the physical development pattern. The notable exception would be the five single-family residences to the north, all of which front Rock Quarry Road and are encompassed by OX- zoning on all sides.

Policy CS 1.3 – Land Reservation for Community Facilities

During development and redevelopment, sufficient land areas should be retained for future schools, parks, greenways, streets, fire and police stations, and other public purposes and essential services.

Policy CS 1.4 – Equitable Facility Distribution

Provide equitable facilities and services to all of Raleigh’s neighborhoods.

Policy CS 1.10 – Alignment of Growth Projections

Align long-range construction and service plans with the Comprehensive Plan, the Future Land Use Map, and growth and demographic projections to develop a Capital Improvement Program to meet future needs.

- The site was sold to the City of Raleigh by the State of North Carolina in January 2018, with the intention of constructing a fire station at this location. Southeast Raleigh in general is experiencing significant growth, and a fire station at this location would fill a gap in service coverage, particularly to the east and northeast of the site. Funding for the planning, design, and construction of this proposed fire station was approved in FY2021.

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

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.

- Rock Quarry is designated as a Transit Emphasis Corridor, where a hybrid approach to frontage is recommended. No frontage was provided in the rezoning application, it should be noted, however, that the intended use would make a large setback or front parking impractical. Also, there are no frontages on any parcels along Rock Quarry Road between Martin Luther King, Jr. Boulevard and Walnut Creek.

Area Plan Policy Guidance

- There is no area plan policy guidance for this location.

HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	42	There are nearby public transit options
Walk Score	31	42	Higher than average score, but still car dependent.
Bike Score	41	58	Considered bikeable.

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

Summary: Proposal scores higher than the City average in all three categories.

Carbon/Energy Footprint: Housing

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

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

Summary: Although housing is permitted in an OX- district, this is a city-initiated rezoning for the purpose of constructing a fire station at this location.

Housing Supply and Affordability

Does it add/subtract from the housing supply?	Adds	Zoning would entitle up to 73 residential units
Does it include any subsidized units?	No	N/A
Does it permit a variety of housing types beyond detached houses?	Yes	
If not a mixed-use district, does it permit smaller lots than the average?*	yes	
Is it within walking distance of transit?	Yes	

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

Summary: Although housing is permitted in an OX- district, this is a city-initiated rezoning for the purpose of constructing a fire station at this location.

IMPACT ANALYSIS

Historic Resources

1. The site is not located within or adjacent to 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

1. This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors.
2. Nearest existing park access is provided by Dr. Martin L King Jr. Memorial Park (500 ft.) and John Chavis Memorial Park (0.8 miles).
3. Nearest existing greenway trail access is provided by Walnut Creek Greenway Trail (0.3 miles).
4. Current park access level of service in this area is graded a B letter grade.

Impact Identified: None.

Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	0	14,250	18,250
Wastewater	0	14,250	18,250

Impact Identified:

1. The proposed rezoning would add approximately 18,250 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 Developed

Stormwater

Floodplain	n/a
Drainage Basin	Walnut Creek
Stormwater Management	UDO Chapter 9
Overlay District	n/a

Impact Identified:

1. No downstream structural impacts identified.
2. Lot subject to UDO Chapter 9.

Transit

1. The Unified Development Ordinance is sufficient as written to obtain the transit improvements required for this site.

Impact Identified: None.

Transportation

1. Site Location and Context

Location

The Z-6-21 site is located in southeast Raleigh on Rock Quarry Road, approximately 600 feet south of Martin Luther King Jr. Boulevard.

Area Plans

The Z-6-21 site is not located in an adopted area plan.

2. Other Projects in the Area

There are no existing projects within proximity to the Z-6-21 site.

3. Existing and Planned Infrastructure

Streets

Rock Quarry Road is designated as 2-Lane, Divided Avenue map T-1 of the comprehensive plan and is maintained by the City of Raleigh.

In accordance with UDO section 8.3.2, the maximum block perimeter for an OX-3 zoning district is 3,000 feet. The existing block perimeter is approximately 16,500 feet, but is restricted by the Wake Correctional Center, Walnut Creek, and I-40.

Pedestrian Facilities

Sidewalks are complete on the eastern side of Rock Quarry Road. The western side includes an existing shared-use path, which runs along the site’s frontage; it does not meet current shared-use path standards.

Bicycle Facilities

On Rock Quarry Road there is an existing shared-use south of Martin Luther King Blvd. North of Martin Luther King Blvd. there are existing buffered bike lanes. Rock Quarry Road is designated for a separated bike facility in the Raleigh Bike Plan.

Transit

This site is well served by two transit services. GoRaleigh route 5 operates on Rock Quarry Road between downtown and Sanderford Road; frequency is every 30 minutes during peak times. Route 17 operates on Rock Quarry Road between downtown and Battle Bridge Road; this service operated hourly. There is an outbound stop approximately 80 feet south of the Z-6-21 frontage and an inbound stop approximately 150 feet east of the site. There is also frequent transit on Martin Luther King Jr. Blvd.; GoRaleigh route 19 operates between downtown and Wake Med Hospital.

Access

Access to the subject property will be via on Rock Quarry Road.

4. TIA Determination

Based on the Envision results, approval of case Z-6-21 would increase the amount of projected vehicular peak hour trips to and from the site as indicated in the table below. The proposed rezoning from OX-3-CU to OX-3 is projected to generate 29 new trips in the AM peak hour and 23 new trips in the PM peak hour. These values do not trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual. A TIA may be required during site permit review.

Z-6-21 Existing Land Use	Daily	AM	PM
Vacant	0	0	0
Z-6-21 Current Zoning Entitlements	Daily	AM	PM
Office Mixed Use	707	65	82
Z-6-21 Proposed Zoning Maximums	Daily	AM	PM
Office Mixed Use	903	94	105

Z-6-21 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	196	29	23

Urban Forestry

1. Proposed Rezoning does not impact Urban Forestry requirements on site.

Impact Identified:

Impacts Summary

This proposal will pose no adverse impacts on the surrounding area.

Mitigation of Impacts

No impacts identified.

CONCLUSION

This is a city-initiated rezoning for the purpose of constructing Raleigh Fire Station #3 at 0 Rock Quarry Road. The proposal meets the requirements of Raleigh Fire to achieve level of service standards and public safety requirements in this area of southeastern Raleigh. The fire station will be a two-story building which will be consistent with the institutional character of the area and represents a compatible infill project. There is adequate infrastructure to service this use.

The proposal is consistent with the Future Land Use Map. It is consistent with policies pertaining to infill development, corridor development, and community facilities and services. It is inconsistent with the Urban Form Map, which calls for a hybrid frontage at this location along a Transit Emphasis Corridor. However, site requirements for the fire station may preclude installation of a frontage type.

The proposal is consistent overall with the 2030 Comprehensive Plan.

CASE TIMELINE

Date	Action	Notes
January 27, 2021	Application submitted	This is a city-initiated rezoning for the purpose of constructing a Fire Station.
March 23, 2021	Planning Commission meeting	Consent agenda
April 27, 2021	Planning Commission meeting	Recommendation for Approval (9-0)
May 4, 2021	City Council – Report of Planning Commission	Public Hearing recommended for May 18, 2021
May 18, 2021	City Council Public Hearing	

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	OX-3-CU	R-10	OX-3-CU	OX-3-CU	OX-3-CU
Additional Overlay	N/A	N/A	N/A	N/A	N/A
Future Land Use	PF	ORMU	PF	PF	PF
Current Land Use	Vacant	Residential	Office	Institutional	Institutional
Urban Form	Transit Emphasis Corridor	Transit Emphasis Corridor	Transit Emphasis Corridor	Transit Emphasis Corridor	Transit Emphasis Corridor

CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	OX-3-CU	OX-3
Total Acreage	1.74	1.74
Setbacks:		
Front	10"	10"
Side	20'	0' or 6'
Rear	20'	0' or 6'
Residential Density:	32.76	41.95
Max. # of Residential Units	57	73
Max. Gross Building SF	67,025	85,571
Max. Gross Office SF	56,145	71,681
Max. Gross Retail SF	19,604	25,028
Max. Gross Industrial SF	N/A	N/A
Potential F.A.R	0.88	1.13

*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



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

REZONING REQUEST			
<input type="checkbox"/> General Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			OFFICE USE ONLY
Existing Zoning Base District _____ Height _____ Frontage _____ Overlay(s) _____ and OX-3-CU			Rezoning Case # _____
Proposed Zoning Base District _____ Height _____ Frontage _____ Overlay(s) _____			
<i>Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.</i>			
If the property has been previously rezoned, provide the rezoning case number:			
GENERAL INFORMATION			
Date	Date Amended (1)	Date Amended (2)	
Property Address			
Property PIN		Deed Reference (book/page)	
Nearest Intersection			
Property Size (acres)	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address		Phone	Fax
		Email	
Applicant Name/Address		Phone	Fax
		Email	
Applicant* Signature(s)		Email	

*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

CONDITIONAL USE DISTRICT ZONING CONDITIONS

Zoning Case Number	OFFICE USE ONLY Rezoning Case #
Date Submitted	
Existing Zoning Proposed Zoning	

Narrative of Zoning Conditions Offered

The property owner(s) hereby offers, consents to, and agrees to abide by, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature _____ Print Name _____

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:

ATTENDANCE ROSTER	
NAME	ADDRESS



11/18/2020

Dear Neighboring Property Owner:

Your property is located within 500 feet of a property that is the subject of a rezoning application.

You are invited to attend a neighborhood meeting on Thursday December 3, 2020 at 6 p.m. The meeting will be held virtually. You can participate online or by telephone.

To participate online, visit:

<https://zoom.us/join>

Meeting ID: 987 7490 1720

Passcode: 27610

To participate by telephone, call:

+1 (301) 715-8592

Meeting ID: 987 7490 1720

Passcode: 27610

The purpose of this meeting is to discuss a rezoning request for the property located at 0 Rock Quarry Road (Wake County PIN 1713347164), approximately 400 feet north of the intersection of Rock Quarry Road and S Raleigh Boulevard. The site is currently zoned Office Mixed Use – 3 stories (OX-3) and Office Mixed Use – 3 stories – Conditional Use (OX-3-CU). The site is proposed to be rezoned to Office Mixed Use – 3 stories (OX-3). This is a city-initiated rezoning request and the intent is to allow a City fire station to be located on the property.

Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners within 500 feet of the area requested for rezoning.

Information about the rezoning process is available online; visit www.raleighnc.gov and search for “Rezoning Process.” If you have further questions about the rezoning process, please contact:

Hannah Reckhow

Raleigh Planning and Development

919-996-2622

Hannah.Reckhow@raleighnc.gov

In addition, if you have any concerns or questions about this rezoning request, please feel free to reach out.

Sincerely,

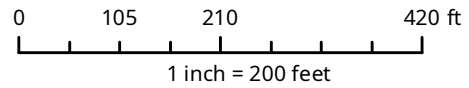
Hannah Reckhow

Raleigh Planning and Development

Owner	Mail Address 1	Mail Address 2	Mail Address 3
NORTH CAROLINA STATE OF	STATE PROPERTY OFFICE	116 W JONES ST	RALEIGH NC 27603-1335
NORTH CAROLINA STATE OF	C/O DEPT OF ADMINISTRATION	116 W JONES ST	RALEIGH NC 27603-1335
NORTH CAROLINA STATE OF	116 W JONES ST	RALEIGH NC 27603-1335	
NORTH CAROLINA STATE OF	116 W JONES ST	RALEIGH NC 27602-0590	
RALEIGH CITY OF	PO BOX 590	RALEIGH NC 27610-3949	
MONTE'S HOLDING COMPANY INC	918 ROCK QUARRY RD	RALEIGH NC 27610-3824	
THOMAS, MATTIE LIPSCOMB	924 ROCK QUARRY RD	RALEIGH NC 27610-3824	
SMITH, JESSIE M SMITH, LUTHER	926 ROCK QUARRY RD # R	RALEIGH NC 27610-3824	
WIGGINS, SYLVIA B	922 ROCK QUARRY RD	RALEIGH NC 27610-3824	
RALEIGH CITY OF	PO BOX 590	RALEIGH NC 27602-0590	
WATSON, JERLINE WATSON, KATIE P HEIRS	928 ROCK QUARRY RD	RALEIGH NC 27610-3824	
BROWN, WILLIAM DEWEY JR	PO BOX 99665	RALEIGH NC 27624-9665	
MONTAGUE, JAMES E MCQUEEN, DONNIE	916 ROCK QUARRY RD STE 113	RALEIGH NC 27610-3960	
JONES, ESTHER H	710 NIGHTSHADE WAY	RALEIGH NC 27610-4955	
CLARKE, EARTHA CLARKE, JOHN CRAWFORD	728 NIGHTSHADE WAY	RALEIGH NC 27610-4955	
CLARKE, MARILYN N CLARKE, IONA K	732 NIGHTSHADE WAY	RALEIGH NC 27610-4955	
SWENSON, JAMES DONALD MCLAMB, BILLY RAY JR	724 NIGHTSHADE WAY	RALEIGH NC 27610-4955	
EMERALD QUARRY	2620 NEW BERN AVE	RALEIGH NC 27610-1821	
COX, EDITH	716 NIGHTSHADE WAY	RALEIGH NC 27610-4955	
LEE, TERRY LEE, SARAH	708 NIGHTSHADE WAY	RALEIGH NC 27610-4955	
BAUZA, MICHAEL BAUZA, TONJA C	712 NIGHTSHADE WAY	RALEIGH NC 27610-4955	
INGRAM, FELICIA A INGRAM, WILLIAM T	704 NIGHTSHADE WAY	RALEIGH NC 27610-4955	

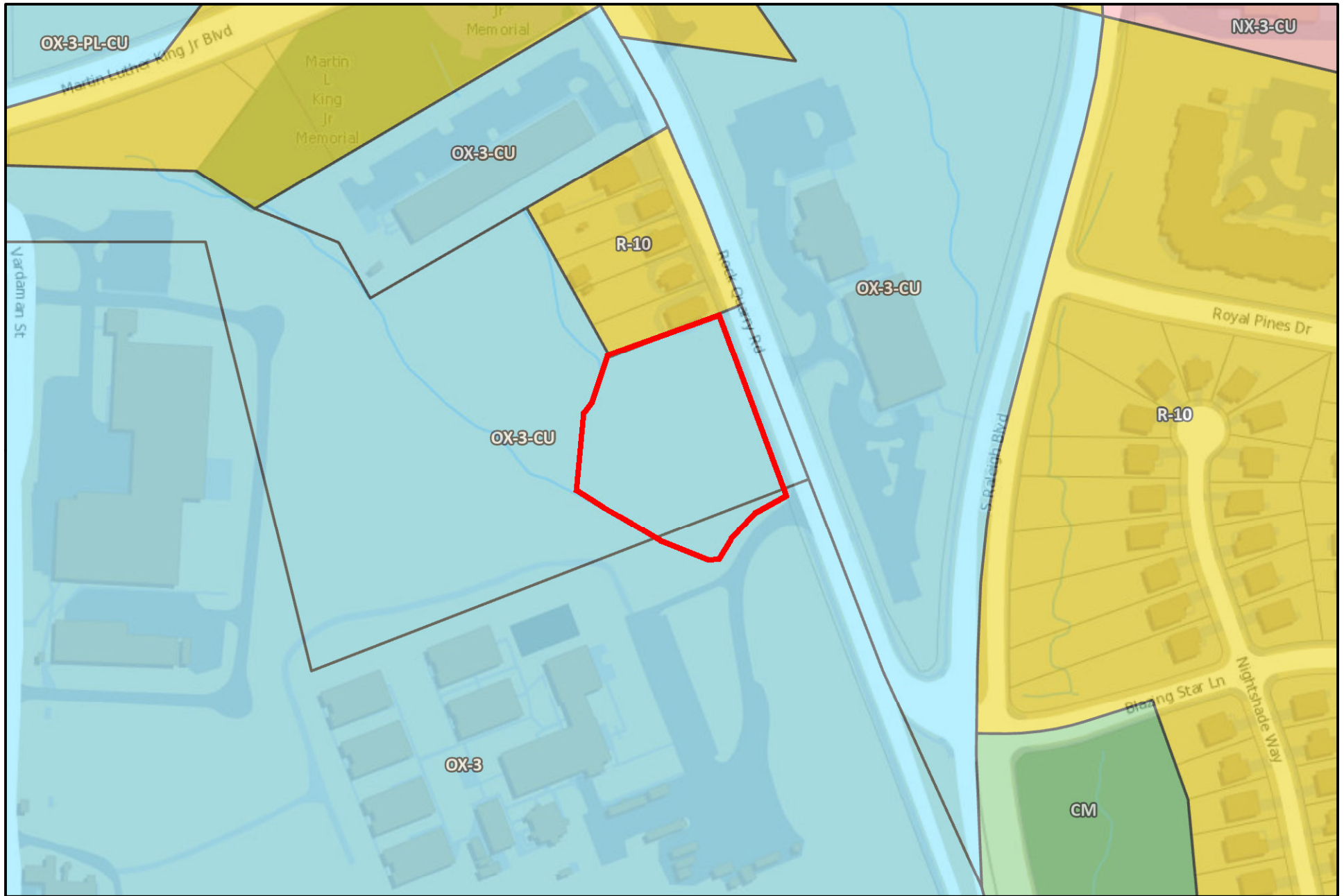


0 Rock Quarry Road - Aerial Photo

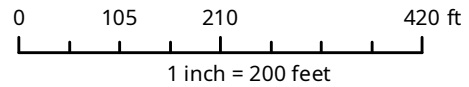


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0 Rock Quarry Road - Existing Zoning



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