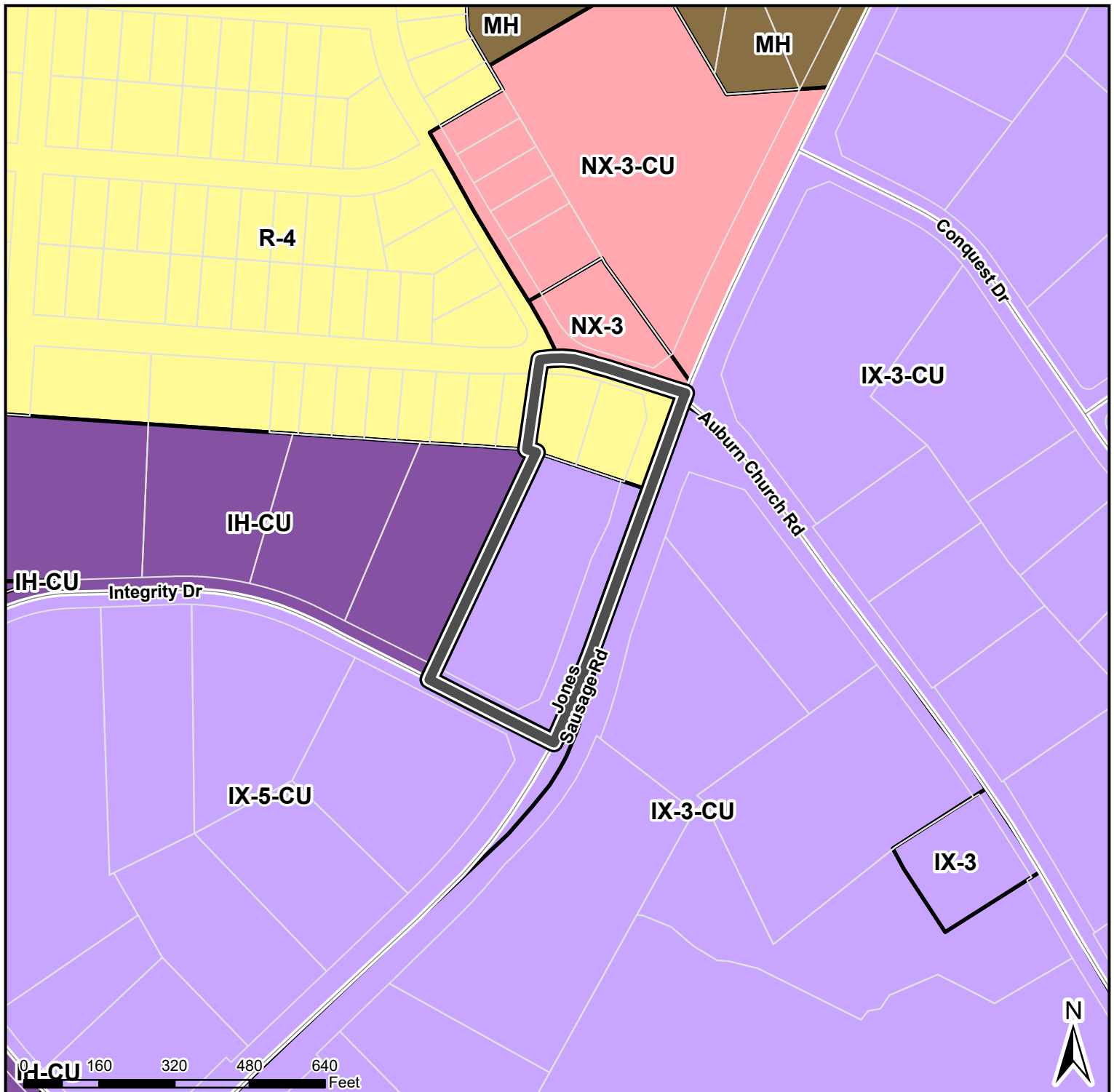
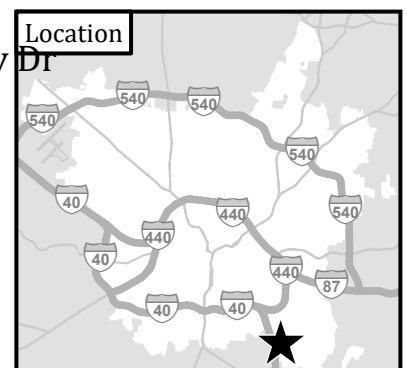


Existing Zoning

Z-6-2022



Property	3700 Jones Sausage Rd; 3630 Ardmore Dr; 3511 Integrity Dr
Size	3.47 acres
Existing Zoning	R-4; IX-5-CU w/SHOD-2
Requested Zoning	IX-5-CU



Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: IX & R ₊		Height: 5	Frontage:
Proposed zoning base district: IX		Height: 5	Frontage:
			Overlay(s): SHOD-2
			Overlay(s):
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number: Z-44-00			

General Information		
Date: January 3, 2021	Date amended (1):	Date amended (2):
Property address: 3700 Jones Sausage Rd; 3630 Ardmore Dr; 3511 Integrity Dr		
Property PIN: 1722-50-2696, 1722-50-1770 and 1722-50-1314		
Deed reference (book/page): 11363 / 1045; 11363 / 1045; and 4840 / 319		
Nearest intersection: Jones Sausage Rd and Integrity Dr		Property size (acres): 3.47
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: CMCR F Properties; 10117 Old Stage Rd, Raleigh, NC 27603		
Property owner email: fball@hartwellrealty.net		
Property owner phone:		
Applicant name and address: Worth Mills, Longleaf Law Partners; 4509 Creedmoor Road, Suite 302, Raleigh, NC 27612		
Applicant email: wmills@longleaflp.com		
Applicant phone: 919.645.4313		
Applicant signature(s): <i>James Ball</i>		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #: TBD	Date submitted: January 3, 2021	OFFICE USE ONLY Rezoning case #
Existing zoning: IX-5-SHOD-1-CU & R-4	Proposed zoning: IX-5-CU	

Narrative of Zoning Conditions Offered
<p>1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited or special uses in the IX- district shall be prohibited: (i) Adult establishment; (ii) Overnight Lodging; (iii) Animal care (outdoor); (iv) Pawnshop; and (v) Detention center, jail, prison.</p>

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

Property Owner(s) Signature: Forrest Ball

Printed Name: FORREST BALL

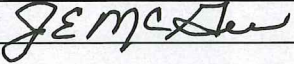
Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request				
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan	OFFICE USE ONLY Rezoning case #
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning base district: IX & R ₄		Height: 5	Frontage:	Overlay(s): SHOD-2
Proposed zoning base district: IX		Height: 5	Frontage:	Overlay(s):
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number: Z-44-00				

General Information		
Date: January 3, 2021	Date amended (1):	Date amended (2):
Property address: 3700 Jones Sausage Rd; 3630 Ardmore Dr; 3511 Integrity Dr		
Property PIN: 1722-50-2696, 1722-50-1770 and 1722-50-1314		
Deed reference (book/page): 11363 / 1045; 11363 / 1045; and 4840 / 319		
Nearest intersection: Jones Sausage Rd and Integrity Dr		Property size (acres): 3.47
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: CMCR F Properties; 10117 Old Stage Rd, Raleigh, NC 27603		
Property owner email: fball@hartwellrealty.net		
Property owner phone:		
Applicant name and address: Worth Mills, Longleaf Law Partners; 4509 Creedmoor Road, Suite 302, Raleigh, NC 27612		
Applicant email: wmills@longleafllp.com		
Applicant phone: 919.645.4313		
Applicant signature(s): 		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #: TBD	Date submitted: January 3, 2021	OFFICE USE ONLY Rezoning case #
Existing zoning: IX-5-SHOD-1-CU & R-4	Proposed zoning: IX-5-CU	

Narrative of Zoning Conditions Offered
<p>1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited or special uses in the IX- district shall be prohibited: (i) Adult establishment; (ii) Overnight Lodging; (iii) Animal care (outdoor); (iv) Pawnshop; and (v) Detention center, jail, prison.</p>

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

Property Owner(s) Signature: JE McGEE

Printed Name: JOSEPH EDWARD MCGEE



Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		OFFICE USE ONLY Rezoning case #
Existing zoning base district: IX & R	Height: 5	Frontage:	Overlay(s): SHOD-2
Proposed zoning base district: IX	Height: 5	Frontage:	Overlay(s):
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number: Z-44-00			

General Information		
Date: January 3, 2021	Date amended (1):	Date amended (2):
Property address: 3700 Jones Sausage Rd; 3630 Ardmore Dr; 3511 Integrity Dr		
Property PIN: 1722-50-2696, 1722-50-1770 and 1722-50-1314		
Deed reference (book/page): 11363 / 1045; 11363 / 1045; and 4840 / 319		
Nearest intersection: Jones Sausage Rd and Integrity Dr		Property size (acres): 3.47
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: CMCR F Properties; 10117 Old Stage Rd, Raleigh, NC 27603		
Property owner email: fball@hartwellrealty.net		
Property owner phone:		
Applicant name and address: Worth Mills, Longleaf Law Partners; 4509 Creedmoor Road, Suite 302, Raleigh, NC 27612		
Applicant email: wmills@longleaflp.com		
Applicant phone: 919.645.4313		
Applicant signature(s): <i>Thomas F Crowder</i>		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #: TBD	Date submitted: January 3, 2021	OFFICE USE ONLY Rezoning case #
Existing zoning: IX-5-SHOD-1-CU & R-4	Proposed zoning: IX-5-CU	

Narrative of Zoning Conditions Offered
<p>1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited or special uses in the IX- district shall be prohibited: (i) Adult establishment; (ii) Overnight Lodging; (iii) Animal care (outdoor); (iv) Pawnshop; and (v) Detention center, jail, prison.</p>

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

Property Owner(s) Signature: Thomas F. Crowder

Printed Name: Thomas F. Crowder

Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request				
Rezoning Type	General use	Conditional use	Master plan	OFFICE USE ONLY Rezoning case #
	Text change to zoning conditions			
Existing zoning base district:		Height:	Frontage:	Overlay(s):
Proposed zoning base district:		Height:	Frontage:	Overlay(s):
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

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 and address:		
Property owner email:		
Property owner phone:		
Applicant name and address:		
Applicant email:		
Applicant phone:		
Applicant signature(s):		
Additional email(s):		

Rezoning Application Addendum #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning case # _____
The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.	
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.	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	

Rezoning Application Addendum #2	
Impact on Historic Resources	OFFICE USE ONLY Rezoning case # <hr/>
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.	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	

Urban Design Guidelines

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

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

Urban form designation:

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

1	<p>All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.</p> <p>Response:</p>
2	<p>Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.</p> <p>Response:</p>
3	<p>A mixed-use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed-use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed-use area should be possible without requiring travel along a major thoroughfare or arterial.</p> <p>Response:</p>
4	<p>Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.</p> <p>Response:</p>
5	<p>New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.</p> <p>Response:</p>
6	<p>A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.</p> <p>Response:</p>

7	<p>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high-volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</p> <p>Response:</p>
8	<p>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</p> <p>Response:</p>
9	<p>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</p> <p>Response:</p>
10	<p>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</p> <p>Response:</p>
11	<p>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</p> <p>Response:</p>
12	<p>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</p> <p>Response:</p>
13	<p>New public spaces should provide seating opportunities.</p> <p>Response:</p>

14	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p>Response:</p>
15	<p>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</p> <p>Response:</p>
16	<p>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</p> <p>Response:</p>
17	<p>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</p> <p>Response:</p>
18	<p>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</p> <p>Response:</p>
19	<p>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</p> <p>Response:</p>
20	<p>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</p> <p>Response:</p>

21	<p>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</p> <p>Response:</p>
22	<p>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</p> <p>Response:</p>
23	<p>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</p> <p>Response:</p>
24	<p>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</p> <p>Response:</p>
25	<p>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</p> <p>Response:</p>
26	<p>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</p> <p>Response:</p>

Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – General Use or Conditional Use Rezoning	Yes	N/A	Yes	No	N/A
1. I have referenced this 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					
2. Pre-application conference.					
3. Neighborhood meeting notice and report					
4. Rezoning application review fee (see Fee Guide for rates).					
5. Completed application submitted through Permit and Development Portal					
6. Completed Comprehensive Plan consistency analysis					
7. Completed response to the urban design guidelines					
8. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties with 500 feet of area to be rezoned.					
9. Trip generation study					
10. Traffic impact analysis					
For properties requesting a Conditional Use District:					
11. Completed zoning conditions, signed by property owner(s).					
If applicable, see page 11:					
12. Proof of Power of Attorney or Owner Affidavit.					
For properties requesting a Planned Development or Campus District:					
13. Master plan (see Master Plan submittal requirements).					
For properties requesting a text change to zoning conditions:					
14. Redline copy of zoning conditions with proposed changes.					
15. Proposed conditions signed by property owner(s).					

Master Plan (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – Master Plan	Yes	N/A	Yes	No	N/A
1. I have referenced this Master Plan 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.					
2. Total number of units and square feet					
3. 12 sets of plans					
4. Completed application; submitted through Permit & Development Portal					
5. Vicinity Map					
6. Existing Conditions Map					
7. Street and Block Layout Plan					
8. General Layout Map/Height and Frontage Map					
9. Description of Modification to Standards, 12 sets					
10. Development Plan (location of building types)					
11. Pedestrian Circulation Plan					
12. Parking Plan					
13. Open Space Plan					
14. Tree Conservation Plan (if site is 2 acres or more)					
15. Major Utilities Plan/Utilities Service Plan					
16. Generalized Stormwater Plan					
17. Phasing Plan					
18. Three-Dimensional Model/renderings					
19. Common Signage Plan					

REZONING OF PROPERTY CONSISTING OF +/- 3.47 ACRES,
LOCATED AT THE NORTHWEST QUADRANT OF JONES SAUSAGE ROAD AND
INTEGRITY DRIVE INTERSECTION, IN THE CITY OF RALEIGH

REPORT OF FIRST NEIGHBORHOOD MEETING WITH ADJACENT PROPERTY
OWNERS AND TENANTS ON
JANUARY 5, 2021

Pursuant to applicable provisions of the Unified Development Ordinance, a neighborhood meeting was held with respect to a potential rezoning of 3700 Jones Sausage Road, 3630 Ardmore Drive and 3511 Integrity Drive with adjacent property owners and tenants on Wednesday, January 5, 2022, from 5:00 p.m. to 7:00 p.m. The property subject to the proposed rezoning request totals approximately 3.47 acres, and is located at the northwest quadrant of the Jones Sausage Road and Integrity Drive intersection, in the City of Raleigh, having Wake County Parcel Identification Numbers 1722-50-2696, 1722-50-1770 and 1722-50-1314. This meeting was held virtually on Zoom with an option to call in by telephone. All owners and tenants of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A list of the individuals who attended the meeting is attached hereto as **Exhibit C**. A summary of the items discussed at the meeting is attached hereto as **Exhibit D**.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owners and Tenants
From: Worth Mills
Date: December 21, 2021
Re: Neighborhood Meeting for Rezoning of 3700 Jones Sausage Road, 3630 Ardmore Drive and 3511 Integrity Drive

Note: We held a similar meeting on Tuesday, November 30th. The information at this meeting will be similar to the information provided at the November 30th meeting. The applicant now wishes to rezone the property to IX-5-CU instead of IX-3-CU, so we are holding the meeting on January 5th to ensure compliance with the public notice requirements.

You are invited to attend a virtual meeting to discuss the proposed rezoning of 3700 Jones Sausage Road, 3630 Ardmore Drive and 3511 Integrity Drive. We have scheduled an informational meeting with surrounding neighbors on Wednesday, January 5th at 5:00 PM until 7:00 PM. Due to the COVID-19 Pandemic, this meeting will be held virtually. You can participate online or by telephone. To participate, visit:

To Join with Video:

<https://zoom.us/join>
Meeting ID: 869 7698 6046
Password: 505384

To Join by Telephone:

+1 646 558 8656
Meeting ID: 869 7698 6046
Password: 505384

The purpose of this meeting is to discuss the proposed rezoning of 3700 Jones Sausage Road, 3630 Ardmore Drive and 3511 Integrity Drive (with Property Identification Numbers (PIN) 1722-50-2696, 1722-50-1770 and 1722-50-1314, respectively). The properties total approximately 3.47 acres in size, and are located northwest quadrant of the Jones Sausage Road and Integrity Drive intersection.

The properties are currently zoned Industrial Mixed Use, 5 stories with the Special Highway Overlay District 2 (IX-5-CU-SHOD-2), and Residential, 4 units per acre (R-4). The proposed rezoning would change the zoning to Industrial Mixed Use with a 5-story height limit and remove the SHOD-2 (IX-5-CU).

The City of Raleigh requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the properties prior to filing a text change to zoning conditions application. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.645.4313 and wmills@longleaflp.com. Also, for more information about the rezoning, you may visit www.raleighnc.gov and search for "Rezoning Process", or contact the Raleigh City Planning Department at 919.996.2180 or jp.mansolf@raleighnc.gov.

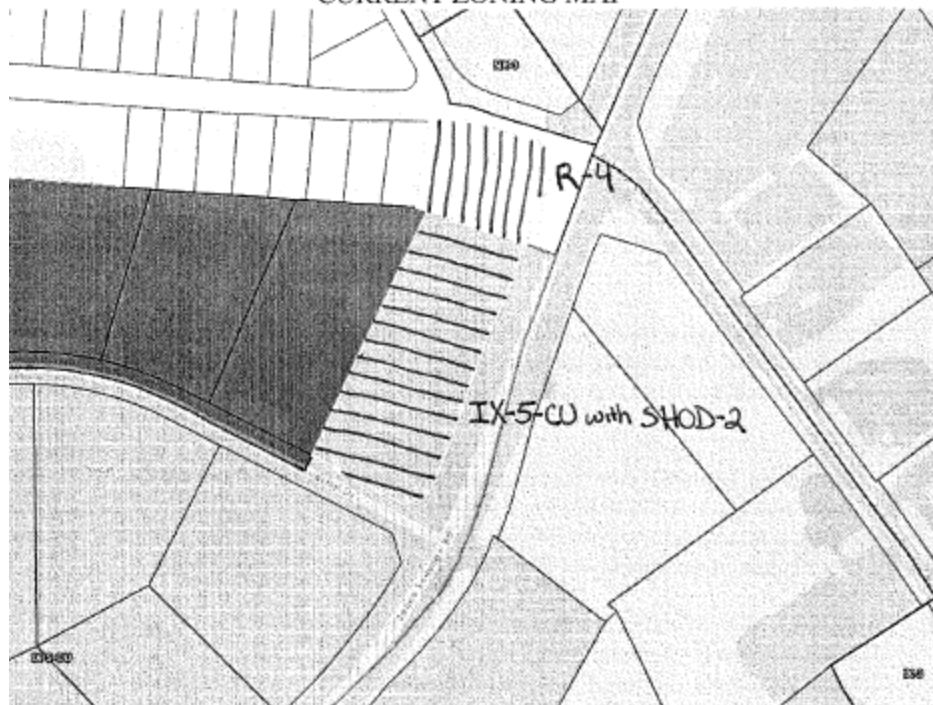
Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. A draft of the proposed Rezoning Application

CURRENT PROPERTY MAP



CURRENT ZONING MAP



Rezoning Application and Checklist

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Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: IX & R ₄			Height: 5
Proposed zoning base district: IX			Height: 5
Frontage:			Overlay(s): SHOD-2
Frontage:			Overlay(s):
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number: Z-44-00			

General Information		
Date: December 21, 2021	Date amended (1):	Date amended (2):
Property address: 3700 Jones Sausage Rd; 3630 Ardmore Dr; 3511 Integrity Dr		
Property PIN: 1722-50-2696, 1722-50-1770 and 1722-50-1314		
Deed reference (book/page): 11363 / 1045; 11363 / 1045; and 4840 / 319		
Nearest intersection: Jones Sausage Rd and Integrity Dr		Property size (acres): 3.47
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: CMCR F Properties; 10117 Old Stage Rd, Raleigh, NC 27603		
Property owner email:		
Property owner phone:		
Applicant name and address: Worth Mills, Longleaf Law Partners; 4509 Creedmoor Road, Suite 302, Raleigh, NC 27612		
Applicant email: wmills@longleaflp.com		
Applicant phone: 919.645.4313		
Applicant signature(s):		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #: TBD	Date submitted: November 19, 2021	OFFICE USE ONLY Rezoning case #
Existing zoning: IX-5-SHOD-1-CU & R-4	Proposed zoning: IX-5-CU	

Narrative of Zoning Conditions Offered
<p>1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited or special uses in the IX- district shall be prohibited: (i) Adult establishment; (ii) Overnight Lodging; (iii) Animal care (outdoor); (iv) Pawnshop; and (vi) Detention center, jail, prison.</p>

EXHIBIT B – NOTICE LIST

1722506885 AUBURN CHURCH ASSOC LMTD PRTRNSHP PO BOX 608 SMITHFIELD NC 27577-0608	1722406540 CARRIER TRANSICOLD MID ATLANTIC LLC 10900 METROMONT PKWY CHARLOTTE NC 28269-7505	1722409407 CGM PARTNERS LLC 603 W DIVINE ST DUNN NC 28334-5211
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EXHIBIT C – MEETING ATTENDEES

1. Worth Mills (Longleaf Law Partners)
2. Jennifer Ashton (Longleaf Law Partners)
3. Don Belk (City of Raleigh)
4. Matt Widmaier (Applicant)

EXHIBIT D – ITEMS DISCUSSED

1. City of Raleigh rezoning process
2. Description of the property
3. Overview of the rezoning request
4. Current zoning and uses
5. City policies that guide rezoning decisions

REZONING OF PROPERTY CONSISTING OF +/- 3.47 ACRES,
LOCATED AT THE NORTHWEST QUADRANT OF JONES SAUSAGE ROAD AND
INTEGRITY DRIVE INTERSECTION, IN THE CITY OF RALEIGH

REPORT OF FIRST NEIGHBORHOOD MEETING WITH ADJACENT PROPERTY
OWNERS AND TENANTS ON
NOVEMBER 30, 2021

Pursuant to applicable provisions of the Unified Development Ordinance, a neighborhood meeting was held with respect to a potential rezoning of 3700 Jones Sausage Road, 3630 Ardmore Drive and 3511 Integrity Drive with adjacent property owners and tenants on Tuesday, November 30, 2021, from 5:00 p.m. to 7:00 p.m. The property subject to the proposed rezoning request totals approximately 3.47 acres, and is located at the northwest quadrant of the Jones Sausage Road and Integrity Drive intersection, in the City of Raleigh, having Wake County Parcel Identification Numbers 1722-50-2696, 1722-50-1770 and 1722-50-1314. This meeting was held virtually on Zoom with an option to call in by telephone. All owners and tenants of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A list of the individuals who attended the meeting is attached hereto as **Exhibit C**. A summary of the items discussed at the meeting is attached hereto as **Exhibit D**.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owners and Tenants
From: Worth Mills
Date: November 19, 2021
Re: Neighborhood Meeting for Text Change of Zoning Conditions for 3700 Jones Sausage Road, 3630 Ardmore Drive and 3511 Integrity Drive

You are invited to attend a virtual meeting to discuss the proposed text change of zoning conditions of 3700 Jones Sausage Road, 3630 Ardmore Drive and 3511 Integrity Drive. We have scheduled an informational meeting with surrounding neighbors on Tuesday, November 30th at 5:00 PM until 7:00 PM. Due to the COVID-19 Pandemic, this meeting will be held virtually. You can participate online or by telephone. To participate, visit:

To Join with Video:

<https://zoom.us/join>
Meeting ID: 833 1596 2778
Password: 982305

To Join by Telephone:

+1 646 558 8656
Meeting ID: 833 1596 2778
Password: 982305

The purpose of this meeting is to discuss the proposed rezoning of 3700 Jones Sausage Road, 3630 Ardmore Drive and 3511 Integrity Drive (with Property Identification Numbers (PIN) 1722-50-2696, 1722-50-1770 and 1722-50-1314, respectively). The properties total approximately 3.47 acres in size, and are located northwest quadrant of the Jones Sausage Road and Integrity Drive intersection.

The properties are currently zoned Industrial Mixed Use, 5 stories with the Special Highway Overlay District 2 (IX-5-CU-SHOD-2), and Residential, 4 units per acre (R-4). The proposed rezoning would change the zoning to Industrial Mixed Use with a 3 story height limit and remove the SHOD-2 (IX-3-CU).

The City of Raleigh requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the properties prior to filing a text change to zoning conditions application. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.645.4313 and wmills@longleaflp.com. Also, for more information about the rezoning, you may visit www.raleighnc.gov and search for "Rezoning Process", or contact the Raleigh City Planning Department at 919.996.2180 or jp.mansolf@raleighnc.gov.

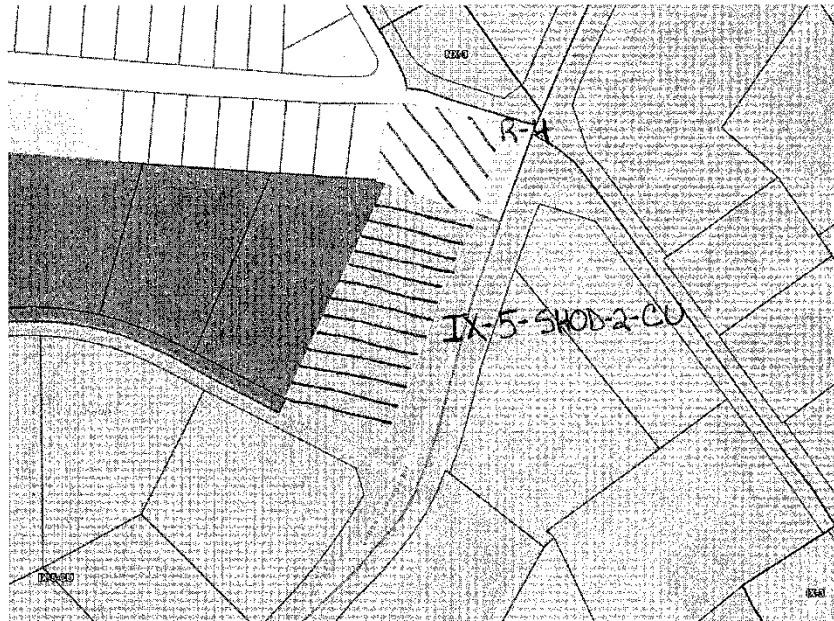
Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. A draft of the proposed Rezoning Application

CURRENT PROPERTY MAP



CURRENT ZONING MAP



Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: IX & R-4		Height: 5	Frontage:
Proposed zoning base district: IX		Height: 5	Frontage:
			Overlay(s): SHOD-2
			Overlay(s):
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number: Z-44-00			

General Information		
Date: November 19, 2021	Date amended (1):	Date amended (2):
Property address: 3700 Jones Sausage Rd; 3630 Ardmore Dr; 3511 Integrity Dr		
Property PIN: 1722-50-2696, 1722-50-1770 and 1722-50-1314		
Deed reference (book/page): 11363 / 1045; 11363 / 1045; and 4840 / 319		
Nearest intersection: Jones Sausage Rd and Integrity Dr		Property size (acres): 3.47
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: CMCR F Properties; 10117 Old Stage Rd, Raleigh, NC 27603		
Property owner email:		
Property owner phone:		
Applicant name and address: Worth Mills, Longleaf Law Partners; 4509 Creedmoor Road, Suite 302, Raleigh, NC 27612		
Applicant email: wmills@longleaflp.com		
Applicant phone: 919.645.4313		
Applicant signature(s):		
Additional email(s):		

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EXHIBIT C – MEETING ATTENDEES

1. Worth Mills (Longleaf Law Partners)
2. Kaline Shelton (Longleaf Law Partners)
3. JP Mansolf (City of Raleigh)
4. Matt Widmaier (Applicant)
5. Brett Merrill (Applicant)
6. Lisa Stitches
7. Chris Parrish

EXHIBIT D – ITEMS DISCUSSED

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