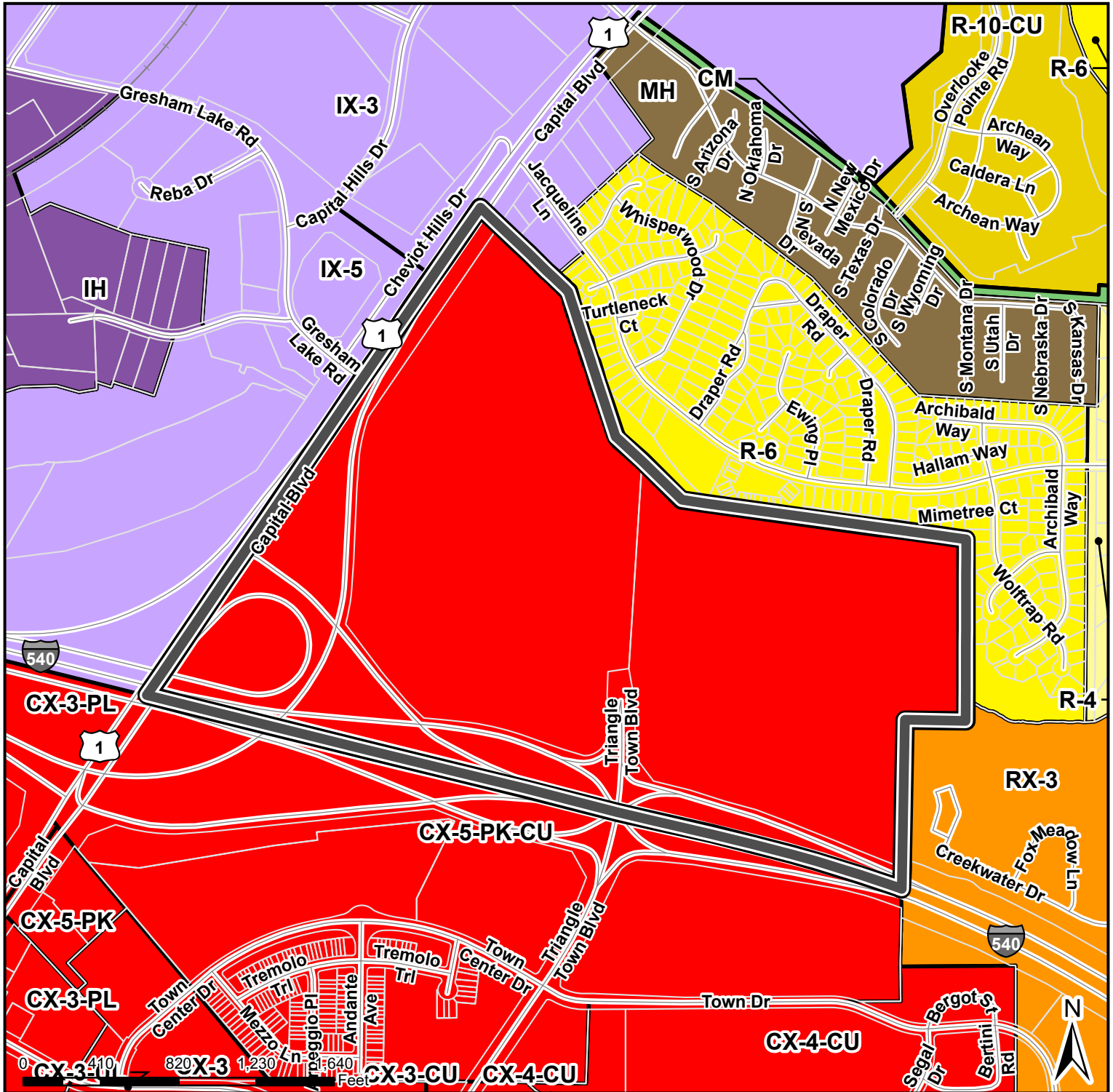
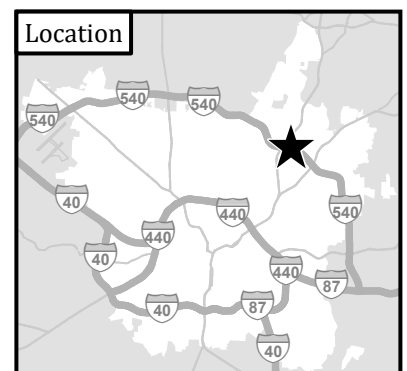


Existing Zoning

Z-7-2022



Property	6700 & 7022 Capital Blvd
Size	121.470001 acres
Existing Zoning	CX-5-PK-CU w/SHOD-2
Requested Zoning	CX-5-CU w/SHOD-2



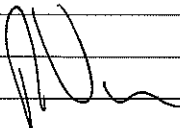
Rezoning Application and Checklist


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: CX-CU	Height: 5	Frontage: PK	Overlay(s): SHOD-2	
Proposed zoning base district: CX	Height: 5	Frontage: N/A	Overlay(s): SHOD-2	
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: 1/13/22	Date amended (1):	Date amended (2):
Property address: 6700 and 7022 Capital Blvd. Raleigh, NC 27616		
Property PIN: 1727742742 and 1727838941		
Deed reference (book/page): 004061/00212 and 014631/01926		
Nearest intersection: Capital Blvd and Jacqueline Ln		Property size (acres): 121.47ac
For planned development applications only:	Total units: N/A	Total square footage: N/A
	Total parcels: N/A	Total buildings: N/A
Property owner name and address: See attached addendum		
Property owner email: See attached addendum		
Property owner phone: See attached addendum		
Applicant name and address: Collier Marsh; 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601		
Applicant email: colliermarsh@parkerpoe.com		
Applicant phone: (919) 835-4663		
Applicant signature(s): 		
Additional email(s):		

RECEIVED
JAN 19 2022
BY: 



Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: CX-5-PK-CU w/ SHOD-2	Proposed zoning: CX-5-CU w/ SHOD-2	

Narrative of Zoning Conditions Offered
<p>1. The portion of the subject property that is north of Perry Creek shall be subject to following standards:</p> <ul style="list-style-type: none"> a. Non-residential uses shall only be permitted within 500 feet of the Capital Boulevard (U.S. 1) right-of-way. Within this 500' zone, the maximum building height shall be 4 stories or 68 feet. b. Permitted residential uses shall be limited to single-unit living, two-unit living, multi-unit living and accessory uses. c. The apartment building type shall be prohibited. d. The maximum residential building height shall be 3 stories or 50 feet. <p>2. The 100-year Floodplain shall remain undisturbed from added fill except for the installation of streets, sidewalks, utilities, stormwater conveyances, greenway trails, fencing, or other public improvements.</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: _____

Printed Name: Thomas F. Valone

RECEIVED
JAN 19 2022
BY: ACK

[Handwritten signature]

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.	
See attached addendum.	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
See attached addendum.	

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.	
N/A	
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: None

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

1

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.

Response:

N/A

2

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.

Response:

N/A

3

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.

Response:

N/A

4

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.

Response:

N/A

5

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.

Response:

N/A

6

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.

Response:

N/A

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: N/A</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: N/A</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: N/A</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: N/A</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: N/A</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: N/A</p>
13	<p>New public spaces should provide seating opportunities.</p> <p>Response: N/A</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: N/A</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: N/A</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: N/A</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: N/A</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: N/A</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: N/A</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: N/A</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: N/A</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: N/A</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: N/A</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: N/A</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: N/A</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: N/A</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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Pre-application conference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Rezoning application review fee (see Fee Guide for rates).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Conditional Use District:					
11. Completed zoning conditions, signed by property owner(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If applicable, see page 11:					
12. Proof of Power of Attorney or Owner Affidavit.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Planned Development or Campus District:					
13. Master plan (see Master Plan submittal requirements).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a text change to zoning conditions:					
14. Redline copy of zoning conditions with proposed changes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Total number of units and square feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. 12 sets of plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Completed application; submitted through Permit & Development Portal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Vicinity Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Existing Conditions Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Street and Block Layout Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Development Plan (location of building types)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Parking Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Open Space Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Phasing Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Common Signage Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PERRY CREEK REZONING APPLICATION ADDENDUM

OWNER INFORMATION

Parcel 1

Site Address: 6700 Capital Blvd, Raleigh, NC 27616
PIN: 1727742742
Deed Reference (book/page): 004061/00212
Acreage: 60.97
Owner: Ethel Limited Partnership
Owner Address: 1517 Caswell St., Raleigh, NC 27608

Parcel 2

Site Address: 7022 Capital Blvd, Raleigh, NC 27616
PIN: 1727838941
Deed Reference (book/page): 014631/01926
Acreage: 60.5
Owner: Longview III LLC
Owner Address: 1517 Caswell St., Raleigh, NC 27608

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.

The proposed CX-5-CU rezoning request is consistent with the Future Land Use Map, the Urban Form Map, and the 2030 Comprehensive Plan.

The subject property contains multiple Future Land Use Map designations. The northwestern section of the property and the southern section of the property are designated Office and Residential Mixed Use (“ORMU”) on the future land use map. The ORMU designation is applied primarily to frontage lots along major streets where low-density residential uses are no longer appropriate, and encourages a mix of residential and office uses. Heights would generally be limited to four stories when near neighborhoods, with additional height allowed for larger sites and locations along major corridors where adjacent uses would not be adversely impacted. The proposed CX-5-CU zoning and accompanying conditions ensure conformity with the ORMU designation. Greater heights and a mix of commercial, office, and residential uses are permitted along Capital Blvd and I-540. The section of the property closest to existing neighborhoods is restricted to residential uses with a 3 story height limit to ensure appropriate transitions.

The northeastern section of the property (adjacent to the Jaqueline Place subdivision) is designated as Medium Scale Residential (“MSR”). This category contemplates garden apartments, townhomes, condominiums, and suburban style apartment complexes with three to four story heights. In the area designated MSR, the proposed conditions limit permitted uses to residential uses up to 3 stories to ensure appropriate transitions.

The section of the property surrounding Perry Creek, which runs west to east through the middle of the site, is designated as Public Parks and Open Space (“PPOS”). This category applies to permanent open space intended for recreational or resource conservation uses such as neighborhood, community, and regional parks and greenways. This rezoning will conserve the PPOS designated area through a condition prohibiting disturbance within the corresponding 100-year floodplain.

The proposed rezoning is also consistent with the following policies of the 2030 Comprehensive Plan:

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.* As set forth above, the requested zoning and proposed conditions are consistent with the three applicable FLUM designations.

Policy LU 1.3 – Conditional Use District Consistency. *All conditions proposed as part of a conditional use district (CUD) should be consistent with the comprehensive Plan.* The proposed conditions ensure consistency with the Comprehensive Plan by appropriately locating permitted uses throughout the site, prohibiting non-residential uses in the northeast portion of the site to create appropriate transitions to neighboring properties, and conserving environmentally sensitive areas within the site.

Policy LU 2.4 – Large Site Development. *Development on large sites should set aside land for future parks and community facilities to help meet identified needs for public amenities and services and to offset the impacts of the development.* The site is approximately 121 acres and the request includes conditions that ensure preservation of significant open space as a public amenity to offset the impacts of this development. The applicant will work with City staff to utilize this open space for a greenway trail and outdoor amenity area that is a top-tier priority in the Greenway Master Plan.

Policy LU 3.1 – Zoning of Annexed Lands. *The zoning designation for newly annexed land into the City of Raleigh shall be consistent with the Future Land Use Map. In those cases where the annexed lands are within a special study area (as shown on the Future Land Use Map), a special study will need to be completed prior to zoning and development of the property.* As set forth above, the proposed rezoning is consistent with the three applicable Future Land Use Map designations.

Policy LU 3.4 – Infrastructure Concurrency. *The City of Raleigh should only approve development within newly annexed areas or Raleigh’s ETJ when the appropriate transportation, water, stormwater, and wastewater infrastructure is programmed to be in place concurrent with the development.* To the extent adequate infrastructure is not already in place, the applicant will work with City staff to ensure that adequate infrastructure is in place at the time of development. The proposed development will also include important transportation improvements related to the Capital Blvd. North Upgrade project.

Policy LU 4.4 - Reducing VMT Through Mixed Use, *Promote mixed-use development that provides a range of services within a short distance of residences as a way to reduce the growth of vehicle miles traveled.* The proposed rezoning provides for a residential development in walking distance to commercial and office uses.

Policy LU 4.5 – Connectivity. *New development and redevelopment should provide pedestrian, bicycle, and vehicular connectivity between individual development sites to provide alternative means of access along corridors.* The proposed development of this site involves construction of several roads proposed by the Raleigh Street Plan, including vehicular and pedestrian connections to surrounding neighborhoods, and connections to the Capital Area Greenway system.

Policy LU 4.10 – Development at Freeway Interchanges. *Development near freeway interchanges should cluster to create a node or nodes located at a nearby intersection of two streets, preferably classified two-lane avenue or higher, and preferably including a vertical and/or horizontal mix of uses. Development should be encouraged to build either frontage or access roads behind businesses to provide visibility to the business from the major street while limiting driveway connections to the major street.* The subject property is located adjacent to the 540 and Capital Blvd interchange, and proposes more dense, mixed uses in along Capital Blvd and 540.

Policy LU 5.4 – Density Transitions. *Low- to medium-density residential development and/or low-impact office uses should serve as transitional densities between lower-density neighborhoods and more intensive commercial and residential uses. Where two areas designated for significantly different development intensity abut on the Future Land Use Map, the implementing zoning should ensure that the appropriate transition occurs on the site with the higher intensity.* The proposed zoning conditions provide a density transition by prohibiting all uses except for low to medium density residential uses adjacent to the low density neighborhoods to the north and east of the site.

Policy LU 8.1 - Housing Variety. *Accommodate growth in newly developing or redeveloping areas of the city through mixed-use neighborhoods with a variety of housing types.* The proposed rezoning will accommodate growth by developing a vacant site along two major corridors with a mix of residential uses in an area where residential uses are generally limited to single family residential.

Policy LU 8.3 – Conserving, Enhancing, and Revitalizing Neighborhoods. *Recognize the importance of balancing the need to increase the housing supply and expand neighborhood commerce with the parallel need to protect neighborhood character, preserve historic resources, and restore the environment.* The proposed rezoning would allow for an increase in the housing supply with housing types and densities that are consistent with the existing neighborhoods in the surrounding area. The significant open space commitments will aid in preserving the character of the surrounding area and offset any impacts of the development. In addition, zoning conditions have been offered to protect the character of the surrounding neighborhoods.

Policy LU 8.5 – Open Space in New Development. *New residential development should be developed with common and usable open space that preserves the natural landscape and the highest quality ecological resources on the site.* The proposed rezoning for new residential development includes conditions requiring preservation of significant open space as a public amenity to offset the impacts of this development. The applicant will work with City staff to utilize

this open space for a greenway trail and outdoor amenity area that is a top-tier priority in the Greenway Master Plan.

Policy LU 8.12 - Infill Compatibility. *Vacant lots and infill sites within existing neighborhoods should be developed consistently with the design elements of adjacent structures, including height, setbacks, and massing through the use of zoning tools including Neighborhood Conservation Overlay Districts.* The proposed rezoning includes conditions that ensure appropriate transitions between uses. The proposed zoning conditions provide a density transition by prohibiting all uses except for low to medium density residential uses adjacent to the low density neighborhoods to the north and east of the site.

Policy T 2.3 – Eliminating Gaps. *Eliminate “gaps” in the transportation system and provide a higher grid density that will increase mobility options and promote the accessibility of nearby land uses.* The proposed development will make a number of important connections to existing street stubs, including the extension of Triangle Town Blvd. through the site which will improved accessibility throughout the surrounding area.

Policy EP 2.3 – Open Space Preservation. *Identify opportunities to conserve open space networks, mature existing tree stands, steep slopes, floodplains, wetlands, and other sensitive riparian areas, priority aquatic and wildlife habitats, and significant natural features as part of public and private development plans and targeted acquisitions.* The proposed rezoning includes conditions requiring preservation of floodplains and accompanying wildlife habitats. The applicant will work with City staff to utilize this open space for a greenway trail and outdoor amenity area that is a top-tier priority in the Greenway Master Plan.

Policy H 1.8 – Zoning for Housing. *Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types ranging from single-family to dense multi-family. Keeping the market well supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing. In areas characterized by detached houses, accommodations should be made for additional housing types while maintaining a form and scale similar to existing housing.* The proposed rezoning allows for a variety of housing types in an area where existing development is primarily single family detached.

Policy UD 2.4 - Transitions in Building Intensity, *Establish gradual transitions between large-scale and small-scale development. The relationship can be improved by designing larger buildings to reduce their apparent size and recessing the upper floors of the building to relate to the lower scale of the adjacent properties planned for lower density.* The proposed rezoning includes conditions that ensure appropriate transitions between uses. The proposed zoning conditions provide a density transition by prohibiting all uses except for low to medium density residential uses adjacent to the low density neighborhoods to the north and east of the site.

PUBLIC BENEFITS

Provide brief statements regarding the public benefits derived as a result of the rezoning request.

The proposed rezoning will benefit the public by creating more housing choices and needed housing supply, which will help to improve housing affordability. The request will allow for mixed uses, including a variety of housing options in walking distance to commercial and office uses, which will help to reduce vehicle miles traveled. The proposed rezoning will also facilitate the development of a greenway trail and outdoor amenity area that is a top-tier priority in the Greenway Master Plan.

November 23 , 2021

Re: Notice of Neighborhood Meeting

Neighboring Property Owners and Tenants:

You are invited to attend a neighborhood meeting on December 8, 2021 from 6–8pm. The purpose of the meeting is to discuss an upcoming application to rezone two parcels of land located at 6700 Capital Boulevard (PIN 1727742742) and 7022 Capital Boulevard (PIN 1727838941) (collectively, the “Site”). The Site is currently zoned Commercial Mixed Use – 5 Stories – Parkway Frontage – Conditional Use with Special Highway Overlay District – 2 Overlay (CX-5-PK-CU w/ SHOD-2 Overlay), and is proposed to be rezoned to Commercial Mixed Use – 5 Stories – Conditional Use w/ Special Highway Overlay District-2 Overlay (CX-5-CU w/ SHOD-2 Overlay).

The applicant will describe the nature of this rezoning request and field any questions from the public. Enclosed are: (1) an aerial photograph of the parcel (2) a vicinity map outlining the location of the parcel; (3) a zoning map of the subject area; (4) a draft of the Rezoning Application cover page; and (5) draft conditions for the rezoning.

The meeting will be held virtually. You can participate online via Zoom or by telephone. To participate in the Zoom online meeting:

Visit:	https://zoom.us/join
Enter the following meeting ID:	876 9350 8929
Enter the following password:	399150

To participate by telephone:

Dial:	1 929 205 6099
Enter the following meeting ID:	876 9350 8929 #
Enter the Participant ID:	#
Enter the Meeting password:	399150 #

The City of Raleigh requires a neighborhood meeting involving the property owners and tenants within 500 feet of the area requested for rezoning prior to the submittal of any rezoning application. This notice has been mailed to the property owners and tenants within 1,000 feet of the area requested for rezoning and any landowner or tenant who is interested in learning more about this project is invited to attend. After the meeting a report will be submitted to the Raleigh Planning and Development Department. Any other person attending the meeting can submit written comments about the meeting or the request in general, but to be included in the Planning Commission agenda packet written comments must be received at least 10 days prior to the date of the Planning Commission meeting where the case is being considered. 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:

JP Mansolf
Raleigh Planning & Development
(919)996-2180
JP.Mansolf@raleighnc.gov

If you have any questions about this rezoning, please contact me at (919) 835-4663 or via email at colliermarsh@parkerpoe.com.

Thank you,

Collier Marsh

6700 & 7022 CAPITAL BLVD – APPLICATION ADDENDUM

OWNER INFORMATION

Parcel 1

Site Address:	6700 Capital Blvd
PIN:	1727742742
Deed Reference (book/page):	004061 / 00212
Acreage:	60.97
Owner:	Ethel Limited Partnership
Owner Address:	1517 Caswell St, Raleigh, NC 27608-2309

Parcel 2

Site Address:	7022 Capital Blvd
PIN:	1727838941
Deed Reference (book/page):	014631 / 01926
Acreage:	60.5
Owner:	Longview III, LLC
Owner Address:	1517 Caswell St, Raleigh, NC 27608-2309

SUMMARY OF ISSUES

A neighborhood meeting was held on December 8, 2021 (date) to discuss a potential rezoning located at 6700 and 7022 Capital Blvd (property address). The neighborhood meeting was held at via Zoom (location). There were approximately 27 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Presentation of rezoning request, rezoning process, and opportunities for public comment

Discussion of Capital Blvd. North Upgrade project, related traffic improvements and impact on the subject property.

Discussion of anticipated construction date and approvals required before construction.

Discussion of number of units, preserved open space, and traffic.

Discussion of sidewalk and greenway connections.

ATTENDANCE ROSTER

NAME	ADDRESS
John Newell and Jilian Haywood	4516 Jacqueline Ln
Matthew Lamy	4309 Archibald Way
Tracy Smith	4433 Whisperwood Dr
Jo and Richard Smith	4316 Whisperwood Dr
Judi Desorcie	4700 Draper Rd
Linda O'Neal	4108 Archibald Way
Marcus and Mary Katheryn Bryant	4809 Mimetree Ct
Will Parker	4705 Draper Rd
Eduardo & Lauri Zayas	7317 Bassett Hall Ct
Michael and Danielle Thornton	7309 Bassett Hall Ct
Tara Nicastrì	4304 Whisperwood Drive
Reginald McDonald	4621 Draper Rd
John Anagnost	City of Raleigh
Chad Essick	Address not provided
Jeanie James	Address not provided
Kelly Sly	Address not provided
Rhonda Price	Address not provided
Robin Bassnett	Address not provided
Bill Daniel	Address not provided
Bena G	Address not provided
Jennifer Metzger	Address not provided
Robin Bassnett	Address not provided
Odeal Fredericks	Address not provided