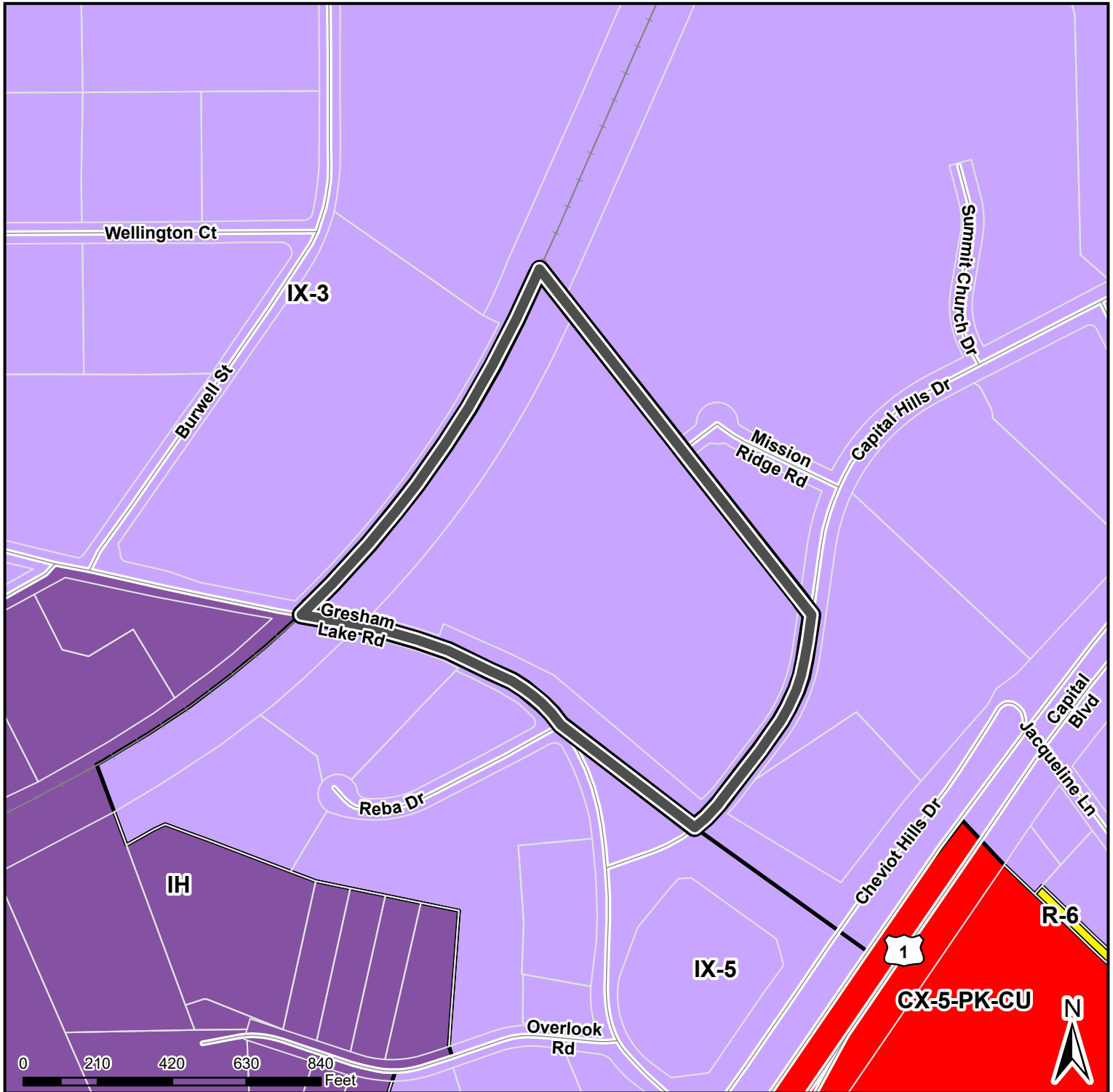
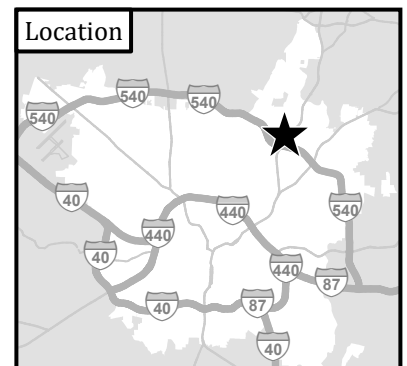


Existing Zoning

Z-8-2022



Property	3901 Capital Hills Dr
Size	17.690001 acres
Existing Zoning	IX-3-CU
Requested Zoning	CX-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 8 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		Height: 3	Frontage:	Overlay(s):
Proposed zoning base district: CX		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:				

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 3901 Capital Hills Dr.		
Property PIN: 1727671120		
Deed reference (book/page): 13812/661		
Nearest intersection: Gresham Lake Rd and Capital Hills Dr		Property size (acres): 17.69
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Crossroads Holdings, LLC		
Property owner email:		
Property owner phone:		
Applicant name and address: Jennifer Ashton, Longleaf Law Partners		
Applicant email: jashton@longleaflp.com		
Applicant phone: 919.780.5433		
Signed by: _____		
Applicant signature(s): <i>Glenn Allen Boyd, Jr.</i>		
Additional email(s):		

RECEIVED

By Carmen Kuan at 7:10 pm, Jan 14, 2022

Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning: ^{IX-3}	Proposed zoning: ^{CX-5}	

Narrative of Zoning Conditions Offered

1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the CX- District shall be prohibited: (i) cemetery; (ii) adult establishment; (iii) golf course; (iv) detention center, jail, prison; (v) vehicle fuel sales; (vi) car wash; and (vii) vehicle repair (minor and major).

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: Glenn Allen Boyd, Jr.
DocuSigned by: 20CB6AF5E6134D3...

Printed Name(s): Glenn Allen Boyd, Jr.

RECEIVED

By Carmen Kuan at 7:10 pm, Jan 14, 2022

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 # _____
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.	
Public Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	

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", "Mixed-Use Center", or "Transit Station Areas", 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.

Policy UD 7.3:

The Design Guidelines in Table UD-1 shall be used to review rezoning petitions and development applications for mixed-use developments; or rezoning petitions and development applications along Main Street and Transit Emphasis Corridors or in City Growth, TOD and Mixed-Use Centers, including preliminary site plans and development plans, petitions for the application of Downtown Overlay Districts, Planned Development Districts, and Conditional Use zoning petitions.

The Applicant must respond to the **Downtown Urban Design Guidelines** contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within "Downtown" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Policy DT 7.18:

The design guidelines in Table DT-1 shall be used to review rezoning, alternative means of compliance, special use permits, and planned development master plan applications in downtown.

Please [click here](#) to download the Design Guidelines Addendum if required.

Urban Form Designation:

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

Please continue to the next page for the Rezoning Checklist Submittal Requirement.

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 Development 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 or downtown 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:	Yes	N/A	Yes	No	N/A
11. Completed zoning conditions, signed by property owner(s)					
If applicable, see page 8:	Yes	N/A	Yes	No	N/A
12. Proof of Power of Attorney or Owner Affidavit					
For properties requesting a Planned Development or Campus District:	Yes	N/A	Yes	No	N/A
13. Master plan (see Master Plan submittal requirements)					
For properties requesting a text change to zoning conditions:	Yes	N/A	Yes	No	N/A
14. Redline copy of zoning conditions with proposed changes					
15. Proposed conditions signed by property owner(s)					

Please continue to the next page for the Master Plan Submittal Requirements checklist.

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 and 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 two 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 +/- 17.69 ACRES,
LOCATED AT THE INTERSECTION OF GRESHAM LAKE ROAD AND CAPITAL HILLS
DRIVE, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
SEPTEMBER 22, 2021

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Wednesday, September 22, at 5:00 p.m. The property considered for this potential rezoning totals approximately 17.69 acres, and is located at the intersection of the Gresham Lake Road and Capital Hills Drive Intersection, in the City of Raleigh, having Wake County Parcel Identification Number 1727671120. This meeting was held virtually on Zoom with an option to call in by telephone. All owners 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 summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owners and Tenants
From: Jennifer Ashton
Date: September 8, 2021
Re: Neighborhood Meeting for Rezoning of 3901 Capital Hills Dr.

You are invited to attend a virtual meeting to discuss the proposed rezoning of 3901 Capital Hills Dr. We have scheduled an informational meeting with surrounding neighbors on Wednesday, September 22, 2021, 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/>

Meeting ID: 845 9598 4137

Password: 399920

To join by telephone:

+1 646 558 8656

Meeting ID: 845 9598 4137

Password: 399920

The purpose of this meeting is to discuss the proposed rezoning of 3901 Capital Hills Dr. (with Property Identification Number (PIN) 1727671120). The property totals approximately 17.69 acres in size, and is located at the intersection of Gresham Lake Rd. and Capital Hills Dr.

The property is currently zoned Industrial Mixed Use with a 3-story height limit (IX-3), and the proposed zoning designation is Commercial Mixed Use with a 5-story height limit and zoning conditions (CX-5-CU). The purpose of the rezoning is to permit an apartment community.

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 rezoning 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 919.780.5433 and jashton@longleaflp.com. Also, for more information about the rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at 919.996.2682 or rezoning@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 8 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	Height: 3	Frontage:	Overlay(s):	
Proposed zoning base district: CX	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:				

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 3901 Capital Hills Dr.		
Property PIN: 1727671120		
Deed reference (book/page): 13812/661		
Nearest intersection: Gresham Lake Rd and Capital Hills Dr		Property size (acres): 17.69
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Crossroads Holdings, LLC		
Property owner email:		
Property owner phone:		
Applicant name and address: Jennifer Ashton, Longleaf Law Partners		
Applicant email: jashton@longleaflp.com		
Applicant phone: 919.780.5433		
Applicant signature(s):		
Additional email(s):		

EXHIBIT B – NOTICE LIST

1727468923
MAC HOLDINGS LLC
3312 NORTHSIDE DR
RALEIGH NC 27615-4128

1727572312
RALEIGH 540 LLC
300 PARK BLVD STE 201
ITASCA IL 60143-3106

1727572312
RESIDENT/TENANT
3401 100 GRESHAM LAKE RD
RALEIGH NC 27615

1727572312
RESIDENT/TENANT
3401 104 GRESHAM LAKE RD
RALEIGH NC 27615

1727572312
RESIDENT/TENANT
3401 107 GRESHAM LAKE RD
RALEIGH NC 27615

1727572312
RESIDENT/TENANT
3401 110 GRESHAM LAKE RD
RALEIGH NC 27615

1727572312
RESIDENT/TENANT
3401 118 GRESHAM LAKE RD
RALEIGH NC 27615

1727572312
RESIDENT/TENANT
3401 122 GRESHAM LAKE RD
RALEIGH NC 27615

1727572312
RESIDENT/TENANT
3401 A GRESHAM LAKE RD
RALEIGH NC 27615

1727566674
CAPITAL GRESHAM LAKE PROPERTY LLC
4900 CAPITAL BLVD
RALEIGH NC 27616-4407

1727566674
RESIDENT/TENANT
3550 GRESHAM LAKE RD
RALEIGH NC 27616

1727566674
RESIDENT/TENANT
7521 REBA DR
RALEIGH NC 27616

1727569095
DOG EAT DOG LLC
3700 GRESHAM LAKE RD
RALEIGH NC 27616-3004

1727653974
ESS BRISTOL RALEIGH LLC
PO BOX 800729
DALLAS TX 75380-0729

1727653974
RESIDENT/TENANT
3701 GRESHAM LAKE RD
RALEIGH NC 27616

1727671120
CROSSROADS HOLDINGS LLC
PO BOX 911
HENDERSON NC 27536-0911

1727780821
THE SUMMIT CHURCH - HOMESTEAD HEIGHTS
BAPTIST CHUR
2335 PRESIDENTIAL DR STE 114
DURHAM NC 27703-8063

1727780821
RESIDENT/TENANT
3901 MISSION RIDGE RD
RALEIGH NC 27616

1727780821
RESIDENT/TENANT
3941 CAPITAL HILLS DR
RALEIGH NC 27616

1727669856
CROSSROADS HOLDINGS LLC
PO BOX 2069
WAKE FOREST NC 27588-2069

1727669856
RESIDENT/TENANT
3910 CAPITAL HILLS DR
RALEIGH NC 27616

1727675277
THE SUMMIT CHURCH HOMESTEAD HEIGHTS
BAPTIST CHURC
2335 PRESIDENTIAL DR STE 114
DURHAM NC 27703-8063

1727771292
MLC AUTOMOTIVE 2 LLC
5601 CAPITAL BLVD
RALEIGH NC 27616-2933

1727771292
RESIDENT/TENANT
3930 CAPITAL HILLS DR
RALEIGH NC 27616

1727771292
RESIDENT/TENANT
3940 CAPITAL HILLS DR
RALEIGH NC 27616

1727667455
BAZEMORE FAMILY LTD PTNRP NO I
4601 PARAGON PARK RD
RALEIGH NC 27616-3174

1727667455
RESIDENT/TENANT
7101 CHEVIOT HILLS DR
RALEIGH NC 27616

1727667455
RESIDENT/TENANT
7105 CHEVIOT HILLS DR
RALEIGH NC 27616

1727667455
RESIDENT/TENANT
7109 CHEVIOT HILLS DR
RALEIGH NC 27616

1727667455
RESIDENT/TENANT
7113 CHEVIOT HILLS DR
RALEIGH NC 27616

1727667455
RESIDENT/TENANT
7117 CHEVIOT HILLS DR
RALEIGH NC 27616

1727667455
RESIDENT/TENANT
7119 CHEVIOT HILLS DR
RALEIGH NC 27616

1727667455
RESIDENT/TENANT
7121 CHEVIOT HILLS DR
RALEIGH NC 27616

1727667455
RESIDENT/TENANT
7125 CHEVIOT HILLS DR
RALEIGH NC 27616

1727667455
RESIDENT/TENANT
7129 CHEVIOT HILLS DR
RALEIGH NC 27616

1727667455
RESIDENT/TENANT
7129 CHEVIOT HILLS DR
RALEIGH NC 27616

1727560435
MH CAROLINA LLC
11120 TOMAHAWK CREEK PKWY
LEAWOOD KS 66211-2695

1727560435
RESIDENT/TENANT
7500 A REBA DR
RALEIGH NC 27616

1727560435
RESIDENT/TENANT
7500 B REBA DR
RALEIGH NC 27616

1727564721
CAPITAL GRESHAM LAKE PROPERTY LLC
4900 LEIGH DR
RALEIGH NC 27616-2804

1727566269
BELLSOUTH TELECOMMUNICATIONS INC
1155 PEACHTREE ST NE # 15408
ATLANTA GA 30309-7629

1727566269
RESIDENT/TENANT
3710 OVERLOOK RD
RALEIGH NC 27616

1727566269
RESIDENT/TENANT
7520 A REBA DR
RALEIGH NC 27616

1727566269
RESIDENT/TENANT
7520 REBA DR
RALEIGH NC 27616

1727566269
RESIDENT/TENANT
7524 B REBA DR
RALEIGH NC 27616

1727587425
RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

1727587425
RESIDENT/TENANT
7700 BURWELL ST
RALEIGH NC 27615

1727587425
RESIDENT/TENANT
7704 B BURWELL ST
RALEIGH NC 27615

1727587425
RESIDENT/TENANT
7704 BURWELL ST
RALEIGH NC 27615

1727587425
RESIDENT/TENANT
7708 BURWELL ST
RALEIGH NC 27615

EXHIBIT C – ITEMS DISCUSSED

1. Level of traffic anticipated with new development
2. Planned roadway projects at US-1 N and Gresham Lake – impacts to new development

EXHIBIT D – MEETING ATTENDEES

1. Jennifer Ashton (Development Team)
2. Kaline Shelton (Development Team)
3. William Daniel (Development Team)
4. McQueen Campbell (Development Team)
5. Hannah Reckhow (City of Raleigh)
6. Robert Henderson