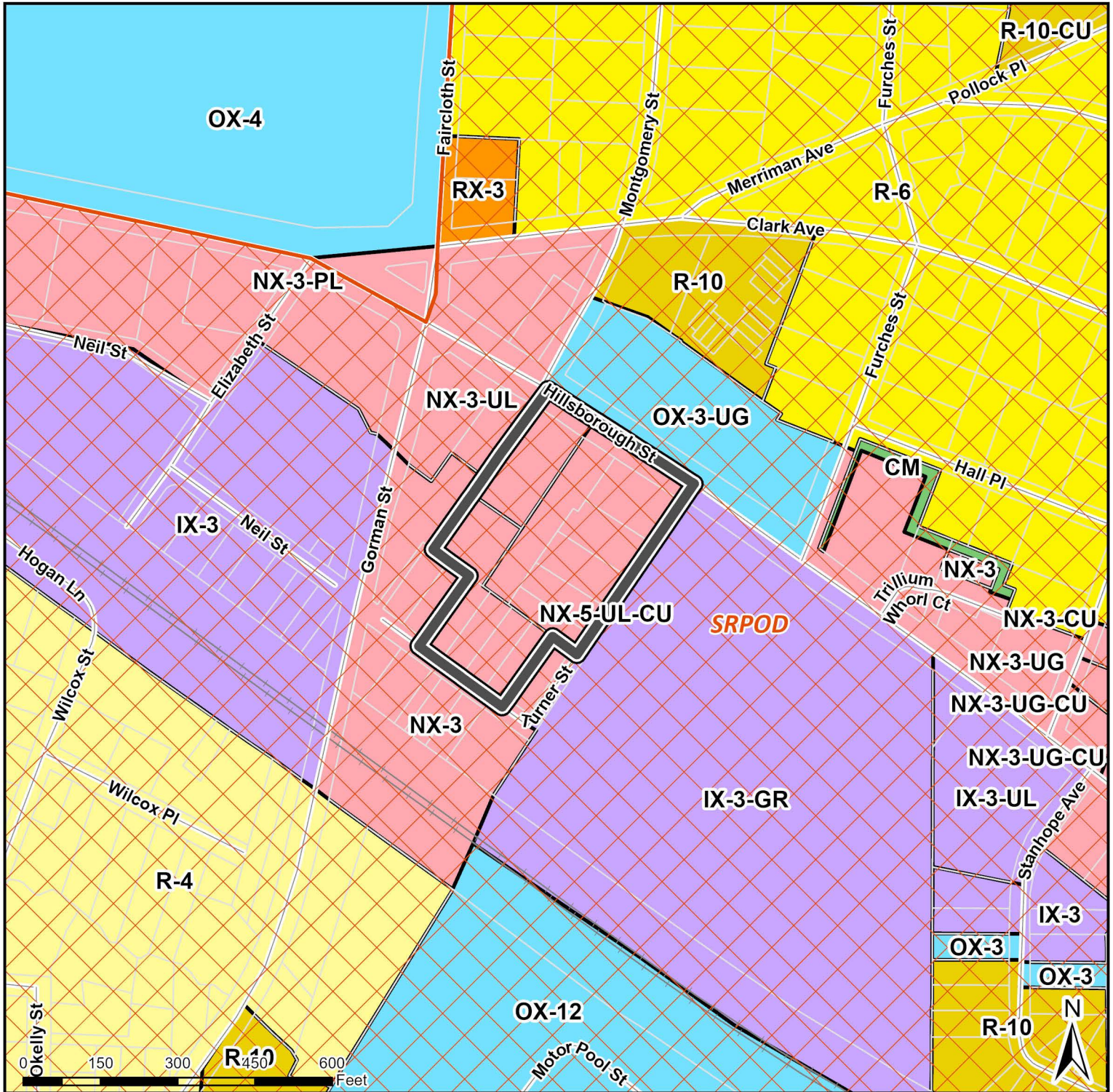


Existing Zoning

Z-83-2022



Property	3411, 3413, 3415 Hillsborough St; 10-18, 104-110 Turner St
Size	3.34 acres
Existing Zoning	NX-3, NX-3-UL, & NX-5-UL-CU w/SRPOD
Requested Zoning	CX-12-CU & CX-12-UL-CU w/SRPOD



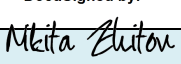


Rezoning Application and Checklist

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: See attached	Height:	Frontage:	Overlay(s): SRPOD
Proposed zoning base district: See attached	Height:	Frontage:	Overlay(s): SRPOD
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-5-2018			

General Information		
Date: October 11, 2022	Date amended (1): October 25, 2022	Date amended (2): January 16, 2023
Property address: 3411, 3413, 3415, and 3415 Hillsborough Street, and 10, 12, 14, 18, 104, 106, 108, and 110 Turner Street		
Property PIN: See attached		
Deed reference (book/page): See attached		
Nearest intersection: Hillsborough Street and Turner Street		Property size (acres): 3.34
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: See attached		
Property owner email:		
Property owner phone:		
Applicant name and address: See attached		
Applicant email:		
Applicant phone:		
Applicant signature(s): 		
Additional email(s):		

RECEIVED

By Robert Tate at 2:15 pm, Jan 23, 2023

Conditional Use District Zoning Conditions

Zoning case #: Z-83-22	Date submitted: January 16, 2022	OFFICE USE ONLY Rezoning case # _____
Existing zoning: NX-3, NX-3-UL, NX-5-UL-CU	Proposed zoning: CX-12-CU and CX-12-UL-CU	

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) Dormitory, fraternity, sorority; (ii) Adult establishment; (iii) Vehicle Fuel Sales; (iv) Vehicle Sales/Rental; (v) Detention center, jail, prison; (vi) Car wash; (vii) Vehicle repair (minor); and (viii) Vehicle repair (major).
2. No Tier 3 site plan shall be filed for a drive-thru or drive-in facility.
3. The facades of any building shall be constructed from one or more of the following materials: glass, concrete, clay or brick masonry, stone masonry, stucco, cementitious siding, native and manufactured stone, and pre-cast concrete.
4. For any new Tier 3 Site plan, synthetic stucco (EIFS) and vinyl shall be prohibited as building siding materials, but may be used as trim or similar accents.

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:  DocuSigned by:
A0192D83E34044E...

Printed Name: Nikita Zhitov

ATTACHMENT TO REZONING APPLICATION

Property and Zoning Information

<u>PIN</u>	<u>Address</u>	<u>Current Zoning</u>	<u>Proposed Zoning</u>	<u>Deed Reference</u>	<u>Size</u>
0794339499	3411 Hillsborough St	NX-5-UL-CU	CX-12-UL-CU	17849/2102	0.32
0794338424	3413 Hillsborough St	NX-5-UL-CU	CX-12-UL-CU	17849/2102	0.52
0794337595	3415 Hillsborough St	NX-3-UL	CX-12-UL-CU	19109/627	0.56
0794337401	3415 Hillsborough St	NX-3	CX-12-CU	19109/627	0.36
0794339442	10 Turner St	NX-5-UL-CU	CX-12-UL-CU	17849/2102	0.27
0794338395	12 Turner St	NX-5-UL-CU	CX-12-UL-CU	17849/2102	0.26
0794338360	14 Turner St	NX-5-UL-CU	CX-12-UL-CU	17849/2102	0.20
0794338236	18 Turner St	NX-5-UL-CU	CX-12-UL-CU	17849/2102	0.15
0794337187	104 Turner St	NX-3	CX-12-CU	18615/1714	0.17
0794337241	106 Turner St	NX-3	CX-12-CU	18558/34	0.17
0794337203	108 Turner St	NX-3	CX-12-CU	16267/173	0.18
0794336266	110 Turner St	NX-3	CX-12-CU	18757/997	0.18

3.34 acres

Property Owner Information

1. NCSU Partners LLC
 - a. Address: 107 Fayetteville St., Ste. 400, Raleigh, NC 27601
2. CityPlat Wake Forest LLC
 - a. Address: 107 Fayetteville St., Ste. 400, Raleigh, NC 27601
3. Commercial Real Estate Ventures, LLC
 - a. Address: 3301 Woodward Place, Raleigh, NC 27607

