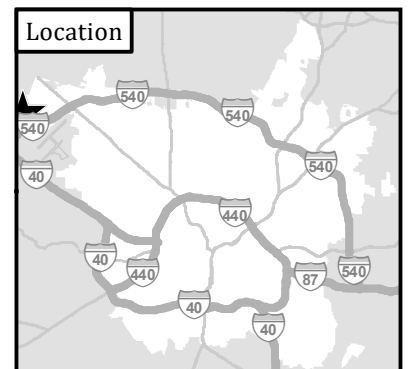


Property	3411 Page Rd & 0 World Trade Blvd (PIN: 0758426939)
Size	6.82 acres
Existing Zoning	R-4 & Durham RR
Requested Zoning	IX-3-CU





Raleigh

MEMO

TO: Ruffin Hall, City Manager
THRU: Ken Bowers, AICP, Deputy Director
FROM: Donald Belk, AICP, Senior Planner
DEPARTMENT: Planning and Development
DATE: October 13, 2020

SUBJECT: City Council agenda item for November 4, 2020 – Z-9-20

On October 6, 2020, City Council authorized the public hearing for the following item:

Z-9-20 3411 Page Road/ 0 World Trade Boulevard, approximately 14.7 acres located at [3411 & 3503 Page Road; 0 & 10881 World Trade Boulevard](#).

Signed zoning conditions provided on July 21, 2020 specify that no more than a combined 10,000 gross square feet of retail or restaurant use shall be permitted, and prohibit residential uses, detention center, jail, prison, towing yard for vehicles; vehicle services listed as follows: vehicle repair (major), vehicle repair (minor), and vehicle repair (commercial vehicle); waste-related service; adult establishment.

Current zoning: Residential Rural (RR), Durham; Residential-4 (R-4); Industrial Mixed Use-Three Stories-Conditional Use (IX-3-CU); Industrial Mixed Use-Three Stories-Parkway (IX-3-PK)

Requested zoning: Industrial Mixed Use-Three Stories-Conditional Use (IX-3-CU).

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

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

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

The Planning Commission recommends approval of the request (9 - 0).

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

Municipal Building
222 West Hargett Street
Raleigh, North Carolina 27601

One Exchange Plaza
1 Exchange Plaza, Suite 1020
Raleigh, North Carolina 27601

City of Raleigh
Post Office Box 590 • Raleigh
North Carolina 27602-0590
(Mailing Address)



RALEIGH PLANNING COMMISSION

CERTIFIED RECOMMENDATION

CR#12035

CASE INFORMATION: Z-9-20

Location	<p>Northwest Raleigh, approximately 0.4 miles southwest of the intersection of Brier Creek Parkway and Aviation Parkway; approximately one mile northwest of the intersection of Aviation Parkway and I-540.</p> <p>Addresses: 3411, 3503 Page Road, 0, 10881 World Trade Boulevard</p> <p>PINs: 0758-43-30-3906.DW, 0758-42-37-3268.DW, 0758426939, 0758425783, 0758438105</p> <p>iMaps, Google Maps, Directions from City Hall</p>
Current Zoning	Residential Rural (RR), Durham; Residential-4 (R-4); Industrial Mixed Use-Three Stories-Conditional Use (IX-3-CU); Industrial Mixed Use-Three Stories-Parkway (IX-3-PK)
Requested Zoning	Industrial Mixed Use-Three Stories-Conditional Use (IX-3-CU)
Area of Request	14.7 acres
Corporate Limits	<p>The site, consisting of four parcels, lies partially within City of Raleigh's jurisdiction and partially within Durham County. (1) 3411 Page Road is split by the Durham-Wake County line. The Wake portion (PIN 0758-42-6939) lies within the Raleigh ETJ; the Durham portion (PIN 0758-43-30-3906.DW) would require annexation for Raleigh zoning to be applied. (2) The parcel located at 0 World Trade Center (PIN 0758425783) is wholly within Wake County and within Raleigh's ETJ. (3) The property at 10881 World Trade Boulevard (PIN 0758438105) is wholly within Wake County and within Raleigh's corporate limits. (4) The parcel at 3503 Page Road (PIN 0758-42-37-3268.DW) is wholly within Durham County but within Raleigh's corporate limits.</p>
Property Owners	<p>Gerald M. and Myra K. Stewart 3411 Page Road Morrisville, NC 27560</p> <p>World Trade Properties LLC Post Office Box 110007 Research Triangle Park, NC 27709</p>

Applicant	Molly Stuart c/o Morningstar Law Group 421 Fayetteville Street, Suite 530 Raleigh, NC 27601
Council District	E
PC Recommendation Deadline	November 23, 2020

SUMMARY OF PROPOSED CONDITIONS

1. The following uses shall be prohibited on the property: residential uses, detention center, jail, prison, towing yard for vehicles; vehicle services listed as follows: vehicle repair (major), vehicle repair (minor), and vehicle repair (commercial vehicle); waste-related service; adult establishment.
2. Not more than a combined 10,000 gross square feet of retail and restaurant use shall be permitted.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Office/Research & Development (ORD)
Urban Form	City Growth Center
Consistent Policies	Policy LU 1.2 – Future Land Use Map and Zoning Consistency Policy LU 1.3 – Conditional Use District Consistency Policy LU 2.6 – Zoning and Infrastructure Impacts Policy LU 3.2 – Location of Growth Policy LU 3.1 – Zoning of Annexed Lands Policy LU 3.3 – Annexation Agreements Policy LU 7.4 – Scale and Design of New Commercial Uses Policy LU 9.1 – Planning for the Tech Sector Policy LU 11.1 – Preserving Industrial Land Policy LU 11.3 – Commercial Uses in Industrial Areas
Inconsistent Policies	None

FUTURE LAND USE MAP CONSISTENCY

The rezoning case is ☒ **Consistent** ☐ **Inconsistent** with the Future Land Use Map.

COMPREHENSIVE PLAN CONSISTENCY

The rezoning case is ☒ **Consistent** ☐ **Inconsistent** with the 2030 Comprehensive Plan.

PUBLIC MEETINGS

First Neighborhood Meeting	Second Neighborhood Meeting (virtual)	Planning Commission	City Council
December 16, 2019 4 persons in attendance	June 4, 2020 No attendees	August 25, 2020 September 22, 2020	October 6, 2020 November 4, 2020

PLANNING COMMISSION RECOMMENDATION

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

Reasonableness and Public Interest	The proposal is consistent with the Future Land Use Map, the Urban Form Map, and the Comprehensive Plan. The request is supported by numerous policies and meets the needs of the surrounding area.
Change(s) in Circumstances	N/A
Amendments to the Comprehensive Plan	N/A
Recommendation	Approval
Motion and Vote	Motion: Lampman Second: Tomasulo In favor: Bennett, Fox, Hicks, Lampman, Mann, McIntosh, O'Haver, Tomasulo, Winters
Reason for Opposed Vote(s)	N/A

ATTACHMENTS

1. Staff report
2. TIA Review Memo
3. Rezoning Application
4. Original conditions

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the attached Staff Report and Comprehensive Plan Amendment Analysis.



9/22/20

Ken A. Bowers, AICP
Planning and Development Deputy Director

Date:

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



ZONING STAFF REPORT – CASE Z-9-20

Conditional Use District

OVERVIEW

This request is to rezone four parcels located west of the intersection of Globe Road and World Trade Boulevard from Residential Rural (RR, Durham); Residential-4 (R-4); Industrial Mixed Use-Three Stories-Conditional Use (IX-3-CU), and Industrial Mixed Use-Three Stories-Parkway (IX-3-PK) to Industrial Mixed Use-Three Stories-Conditional Use (IX-3-CU). The applicant proposes a condition that would prohibit the following uses on the property: detention center, jail, prison, towing yard for vehicles, vehicle repair (major, minor, and commercial), waste-related service, and adult establishment.

The site lies approximately 0.34 miles from the intersection of Aviation Parkway and Brier Creek Parkway in northwestern Raleigh, near Raleigh-Durham International Airport (2.4 miles) and Umstead State Park (3 miles). The site straddles the Durham County line and includes two parcels that are within Durham County's planning jurisdiction. The remainder of the site is within the City of Raleigh's planning jurisdiction. Raleigh zoning cannot be applied to the Durham County parcel unless it is annexed into Raleigh's corporate limits; the rezoning and annexation must take place concurrently. This parcel cannot receive utility service unless it is annexed.

Presently, the site is mostly wooded and vacant except for an existing homesite (built in 1950) at 3411 Page Road. It is bordered to the north by an industrial site, the Raleigh facility of Mac Papers, a national paper and packaging products distributor. East of the site, along World Trade Boulevard, lies Storr Records Management, and Longistics International, a global logistics services company. South of the site is Bonitz, Inc., a commercial flooring enterprise, and Ambius, a company specializing in interior landscaping design for office environments. To the west of the site along Page Road is the Creekside at Bethpage retirement community.

The site is presently zoned for Industrial Mixed Use (excepting the homesite tract), and is surrounded to the north, east, and south with Industrial Mixed-Use zoning. To the west, the site is bordered by parcels zoned by Durham County as Residential Rural and Planned Development Residential.

The site lies within an area designated for Office/Research and Development on the Future Land Use Map and lies on the periphery of the Brier Creek City Growth Center as defined on the Urban Form Map.

The proposal to change the zoning for the split parcel (3411 Page Road) from residential to Industrial Mixed Use would increase the entitlements substantially for

Industrial, Office, and Retail and the combinations of these uses under IX- zoning. For example, Industrial square footage would nearly double, from approximately 650,000 to 1.3 million square feet. The proposal would also remove the Parkway (- PK) frontage designation from the site. Parkway frontage was applied to this property during the 2014 remapping of UDO zoning districts as an approximation of the legacy zoning, Thoroughfare District, that required a similarly heavily planted buffer between development and the right-of-way.

Update for September 22, 2020

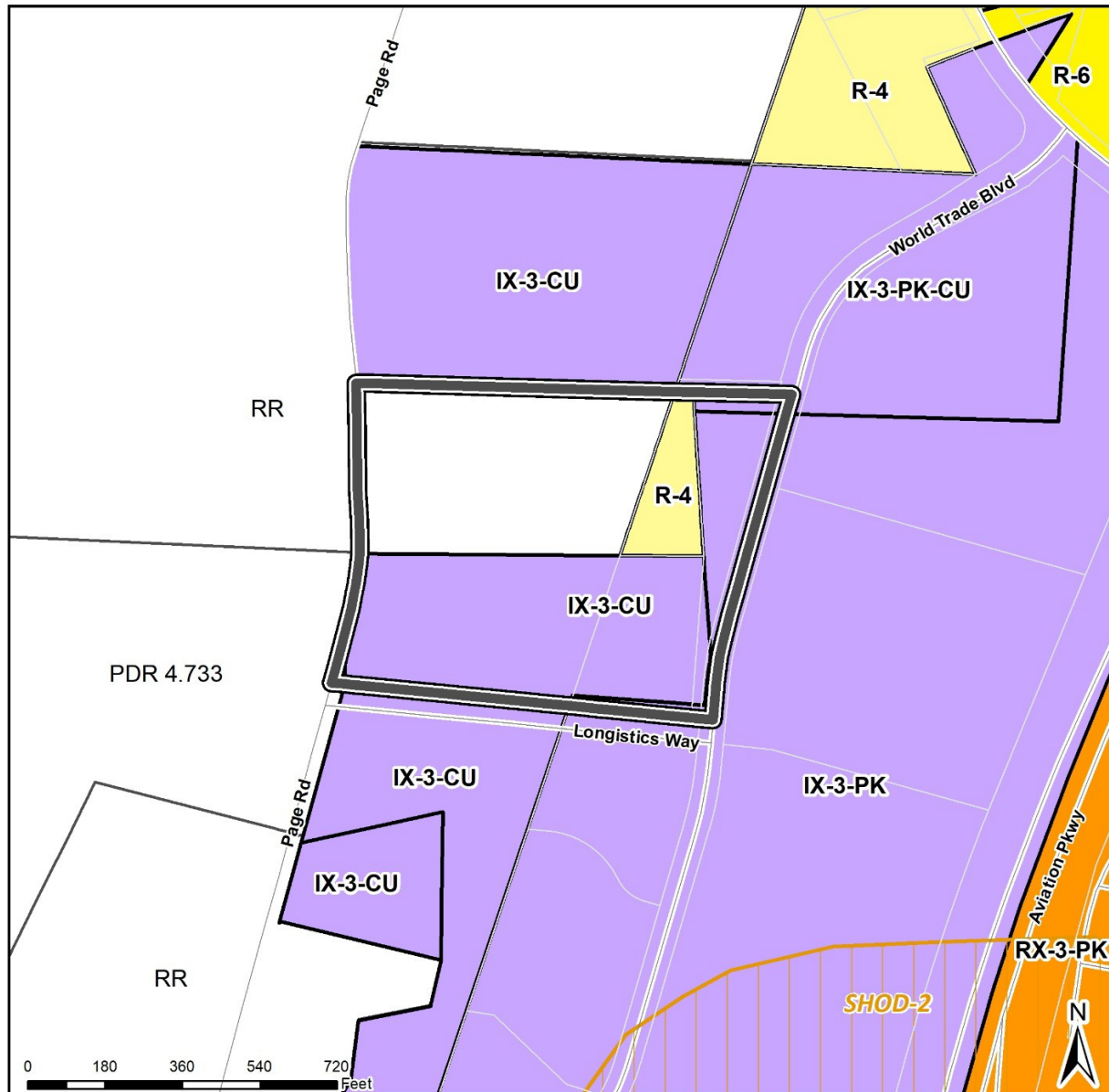
On August 25, 2020, the Planning Commission voted to defer this case until a future meeting to allow the applicant to submit revised conditions. The applicant submitted a new condition; however, upon further consultation with staff they decided to withdraw it.

OUTSTANDING ISSUES

Outstanding Issues	1. The parcel at 3411 Page Road must be annexed in order for City of Raleigh zoning to be applied.	Suggested Mitigation	1. The parcel is the subject of Petition Annexation AX-7-20.
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Existing Zoning

Z-9-2020



Property	3411 Page Rd & 3504 Page Rd; 10881 & 0 World Trade Blvd (PIN: 0758426939)	Location
Size	14.74 acres	
Existing Zoning	R-4, Durham RR, IX-3-CU, & IX-3-PK	
Requested Zoning	IX-3-CU	

Map by Raleigh Department of City Planning (mansolf): 3/11/2020

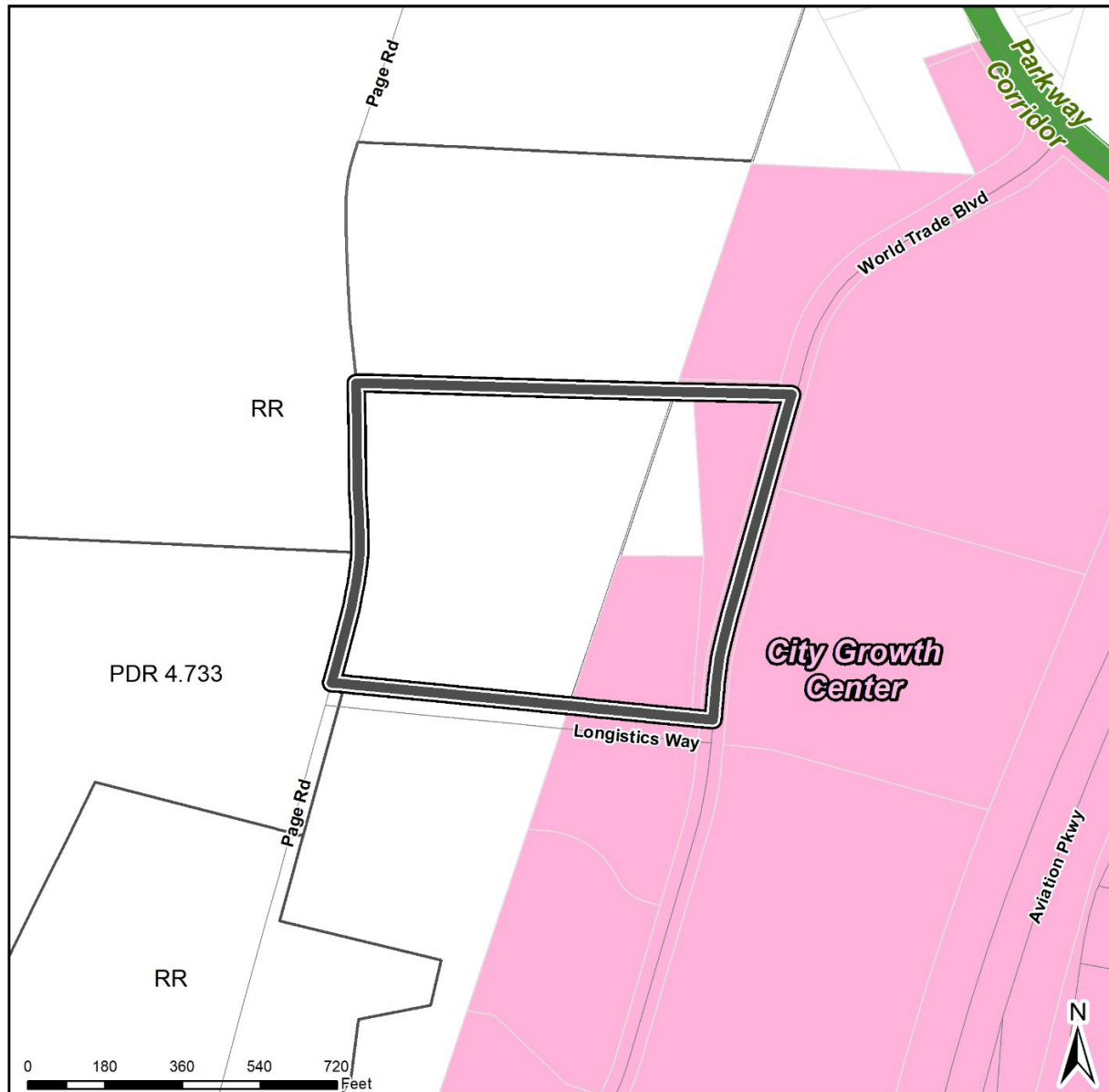
Future Land Use

Z-9-2020



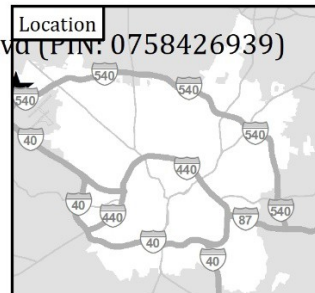
Property	3411 Page Rd & 3504 Page Rd; 10881 & 0 World Trade Blvd (PIN: 0758426939)	Location
Size	14.74 acres	
Existing Zoning	R-4, Durham RR, IX-3-CU, & IX-3-PK	
Requested Zoning	IX-3-CU	

Map by Raleigh Department of City Planning (mansolf): 3/11/2020



Property	3411 Page Rd & 3504 Page Rd; 10881 & 0 World Trade Blvd (PIN: 0758426939)
Size	14.74 acres
Existing Zoning	R-4, Durham RR, IX-3-CU, & IX-3-PK
Requested Zoning	IX-3-CU

Map by Raleigh Department of City Planning (mansolf): 3/11/2020



COMPREHENSIVE PLAN

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

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

Yes. The proposal is consistent with the visions, themes, and policies contained in the Comprehensive Plan as follows:

The request is consistent with the **Economic Prosperity and Equity** theme, as the proposal will add new industrial and commercial services capacity that will continue to fuel the development of employment opportunities.

The request is partially consistent with the **Managing Our Growth** theme, as it will allow expansion of flex office, warehousing, and logistics spaces in an area where infrastructure is in place. It is also an example of cooperation with other jurisdictions, enabled by the City's annexation agreement with the City of Durham.

The request is consistent with the **Coordinating Land Use and Transportation** theme. The proposal is located in a City Growth Center as described on the Growth Framework Map, and it encourages the development patterns needed to support new economic development. The site has excellent access to Brier Creek Parkway, Aviation Parkway, and Raleigh-Durham International Airport.

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

Partially. The site location is presently designated for Office/Research & Development, which can apply to office-industrial 'hybrid' uses such as flex parks and office/distribution combinations. IX is an appropriate zoning district when residential uses are prohibited.

- C. If the use is not specifically designated on the Future Land Use Map in the area where its location is proposed, is it needed to service such a planned use, or could it be established without adversely altering the recommended land use and character of the area?

Significant residential entitlement would be allowed by the request and could constrain development of the recommended future land use; however, the applicant has conditioned the proposal to prohibit residential uses.

- D. Will community facilities and streets be available at City standards to serve the use proposed for the property?

Yes. Community facilities and streets appear sufficient to serve the proposed use.

Future Land Use

Future Land Use designation: Office/Research & Development

The rezoning request is

☒ **Consistent** with the Future Land Use Map.

☐ **Inconsistent**

The Future Land Use designation of Office/Research & Development describes major employment centers where housing is not considered an appropriate future land use. The proposed IX- zoning is appropriate for this Future Land Use category because it will prohibit residential uses.

Urban Form

Urban Form designation: City Growth Center

The rezoning request is

☒ **Consistent** with the Urban Form Map.

☐ **Inconsistent**

☐ **Other**

The site of this rezoning proposal lies at the western edge of the Brier Creek City Growth Center. City Growth Centers are described in the 2030 Comprehensive Plan as areas that “provide significant opportunities for new residential and economic development and redevelopment.” While an urban and/or hybrid approach to frontage is recommended by the City Growth Center designation to encourage walkability, built conditions and site constraints may require alternative approaches.

Compatibility

The proposed rezoning is

☒ **Compatible** with the property and surrounding area.

☐ **Incompatible.**

The proposal would constitute an appropriate infill of a largely vacant lot in the midst of an area where office, warehousing, flex space, and light industrial and fabrication activities are prevalent. The subject site is adjoined by properties that are already zoned for Industrial Mixed Use. There are residential uses nearby, including the Jamison apartment complex to the east (part of the Brier Creek development) and the Creekside at Bethpage retirement community. However, these developments are both adequately buffered and have substantial setbacks from public streets (Aviation Parkway and Page Road, respectively) to lessen any adverse impacts from IX- permitted uses. More impactful uses such as waste-related services, vehicle repair, towing yard, or prison would be prohibited in this proposal. Although the residential entitlement allowed by this request would be incompatible with existing

uses surrounding the site, the proposal includes a condition to prohibit residential uses.

Public Benefits of the Proposed Rezoning

- Expands flex space capacity for new commercial activity
- Could facilitate new private investment and jobs
- Compatible development in a cluster for similar land uses

Detriments of the Proposed Rezoning

- None.

Policy Guidance

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

Policy LU 1.2—Future Land Use Map and Zoning Consistency

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

- The proposed zoning (IX-3-CU) is consistent with the Future Land Use Map, which is designated for Office/Research and Development. This designation can apply to office-industrial hybrids such as light fabrication and assembly, flex parks, and office/distribution combinations. IX- can be an appropriate zoning category within this designation if conditioned to restrict housing development, and this proposal is conditioned to prohibit residential uses.

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 condition proposed in the request to eliminate certain high-impact uses is consistent with the Comprehensive Plan, as these excluded uses are otherwise permitted in the IX- district.

Policy LU 2.6 – Zoning and Infrastructure Impacts

Carefully evaluate all amendments to the zoning map that significantly increase permitted density or floor area to ensure that impacts to infrastructure capacity resulting from the projected intensification of development are adequately mitigated or addressed.

- The proposal would not adversely impact existing water infrastructure capacity.

Policy LU 3.2 – Location of Growth

The development of vacant properties should occur first within the city's limits, then within the city's planning jurisdiction, and lastly within the city's USAs to provide for more compact and orderly growth, including provision of conservation areas.

- With the exception of a portion of 3411 Page Road, which requires annexation (the remainder lies with the city's planning jurisdiction), the proposed site is within the City

of Raleigh corporate limits. The portion of the site within Wake County (the site is divided by the county boundary) lies within the Brier Creek City Growth Center as illustrated on the Growth Framework Map. A portion of the site is outside the ETJ; however, it is surrounded by an agglomeration of urbanized area and has significant existing infrastructure available.

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.

- There is a concurrent annexation petition (AX-7-20) for two of the parcels involved in this rezoning proposal. The proposed zoning designation for this parcel (IX-3-CU) would be consistent with the Future Land Use Map as it will prohibit residential uses.

Policy LU 3.3 – Annexation Agreements

Support and honor current annexation agreements between the City of Raleigh and neighboring jurisdictions that essentially apportion the remaining unincorporated land within Wake County. Renew agreements as needed.

- This proposal supports and honors the current annexation agreement between the City of Raleigh and City of Durham/Durham County. Two parcels within Durham County are included in this proposal.

Policy LU 7.4 – Scale and Design of New Commercial Uses

New uses within commercial districts should be developed at a height, mass, scale, and design that is appropriate and compatible with surrounding areas.

- New development enabled by the proposed rezoning would be appropriate and compatible with the surrounding area. In the immediate vicinity of the site lies an existing office/warehouse/industrial park, where mostly two-story buildings impose large footprints on individual parcels. Buildings tend to be well set back from the street, with parking areas in the front and rear of the buildings. An exception would be the development of a large-scale retail establishment, such as a big-box center, where a smaller building footprint, paired with larger areas of front-loaded surface parking, would be incongruous with the surrounding development. However, the applicant has proposed a condition that would limit retail uses to no greater than 10,000 square feet.

Policy LU 9.1 – Planning for the Tech Sector

Plan for and designate adequate land for offices, laboratories, business incubators, and flex space buildings to accommodate Raleigh's growing technology industries on the Future Land Use Map.

- The proposal, if approved, could result in development that would be suitable for uses to accommodate the needs of the tech sector. The proposed IX-3 zoning would allow these types of uses, up to and including light manufacturing.

Policy LU 11.1 – Preserving Industrial Land

Support land use policies that protect competitive opportunities to locate industrial, flex, and warehouse sites near major transportation corridors and the airport.

- The proposed rezoning is consistent with this policy, creating an opportunity to locate industrial, flex, and warehouse sites near Aviation Parkway, I-540, and Raleigh-Durham International Airport.

Policy LU 11.3 – Commercial Uses in Industrial Areas

Limit specified non-industrial uses in industrially zoned areas, including office and retail development, in order to preserve these areas for industrial development.

- The proposed zoning would enable uses that are entirely compatible with the existing patterns of development, which are devoted to logistics, packaging, and construction-related commercial uses. However, the entitlement would also allow more than 200,000 square feet of retail development. This would be similar in scale to a large 'big-box' enterprise such as a Super Walmart, which could pose traffic and access concerns in this location and would detract from the existing capacity for industrial uses in this area. A condition is proposed that would limit retail and restaurant uses to no more than a combined 10,000 gross square feet.

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

There are no inconsistent policies.

Area Plan Policy Guidance

There is no area plan guidance for this site.

HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	N/A	No score provided; no transit service in this area
Walk Score	30	13	Lower than average; the site is nearly entirely car dependent; minimal bike infrastructure.

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

Summary: The proposal would have a higher than average carbon footprint due to the absence of transit service and lower-than-average scores for walkability.

Carbon/Energy Footprint: Housing

Housing Type	Average Annual Energy Use (million BTU)	Permitted in this project?
Detached House	82.7	No
Townhouse	56.5	No
Small Apartment (2-4 units)	42.1	No
Larger Apartment	34.0	No

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

Summary: Detached housing is not permitted in the IX-3 district, and multi-unit living is a limited use. However, this proposal is conditioned to prohibit residential uses.

Housing Supply and Affordability

Does it add/subtract from the housing supply?	Subtracts	Residential uses would be prohibited in this proposal.
Does it include any subsidized units?	No	
Does it permit a variety of housing types beyond detached houses?	No	Residential uses would be prohibited in this proposal.
If not a mixed-use district, does it permit smaller lots than the average?*	N/A	
Is it within walking distance of transit?	No	The site is not served by transit.

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

Summary: The proposal would not add to the housing supply.

IMPACT ANALYSIS

Historic Resources

The site is not located within or adjacent to a National Register Historic District or Raleigh Historic Overlay District. It does not include nor is adjacent to any National Register individually-listed properties or Raleigh Historic Landmarks.

Impact Identified: None.

Parks and Recreation

1. This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors.
2. Nearest existing park access is provided by Brier Creek Park (1.3 miles) and Strickland Park (6.8 miles).
3. Nearest existing greenway trail access is provided by Hare Snipe Creek Greenway Trail (8 miles).
4. Current park access level of service in this area is graded a D letter grade.

Impact Identified: None

Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	0	2,250	66,326
Wastewater	0	2,250	66,326

Impact Identified:

1. The proposed rezoning would add approximately 66,326 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area
2. At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy
3. Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developer.

Stormwater

Floodplain	None.
Drainage Basin	Brier Creek
Stormwater Management	UDO 9.2
Overlay District	None

Impact Identified: None.

Transit

1. This area is not served by transit. Further comments from Transit are pending a Site Plan submittal or any applied transit conditions to site development.

Impact Identified: None.

Transportation

1. Location

The Z-9-20 site is located in northwest Raleigh on the border of Wake County near the City of Durham city limits.

2. Area Plans

The site is not located within an area plan but is adjacent to the Brier Creek Village area plan. This area plan is focused on around the development of a village center around a pedestrian-oriented street (Bruckhaus Street). This district is approximately one-mile from the Z-9-2020 site by street network distance.

3. Other Projects in the Area

The City of Raleigh currently has no programmed transportation projects within one miles of the site. NCDOT has programmed a project to upgrade US-70 to a limited-access highway northwest of I-540. Interchanges with TW Alexander Drive, Brier Creek Parkway, and the future extension of Aviation Parkway are anticipated. The project is in the planning phase and the schedule is currently undetermined.

4. Existing and Planned Infrastructure

Streets

World Trade Boulevard is designated as an industrial street in the Street Plan (Map T-1 of the Comprehensive Plan) and is maintained by the City of Raleigh. Page Road is designated as a four-lane divided avenue in the Street Plan; it is maintained by NCDOT. In accordance with the UDO Section 8.3.2, the maximum blocker perimeter for an IX zoning district is 4,000

feet. The existing block perimeter is approximately 9,800 feet when measured by public streets, and 7,700 feet when the private street Logistics Way is considered.

Pedestrian Facilities

The sidewalks are complete on the eastern side of World Trade Boulevard. Additionally, there are sidewalks on the western side of World Trade Boulevard directly north of the site. There are no existing sidewalks along the Z-9-20 site frontage. Site plan or subdivision approval requires sidewalk construction in accordance to UDO Article 8.5.

Bicycle Facilities

There are no existing bicycle facilities surrounding the Z-9-20 Site. World Trade Boulevard is not designated for any bicycle facilities in map T-3 of the Comprehensive Plan. Page Road is designated for a bicycle lane.

Transit

There is no existing or planned transit routes within one mile of the Z-9-20 site.

Access

Access to the Z-9-20 site is from Page Road or a future subdivision of adjoining land.

5. Traffic Impact Analysis (TIA) Determination

Based on the Envision results, approval of case Z-9-20 would increase the amount of projected vehicular trips for the site. The projected increase from the current entitlements to the proposed zoning maximums triggers a TIA based on the thresholds in the Raleigh Street Design Manual.

TIA Review

A TIA was performed by VHB Engineering and reviewed by City staff. The analysis shows that the development as proposed will have impacts to the surrounding roadway network. The following improvements are recommended to mitigate the traffic impacts and maintain an acceptable Level of Service of E or higher:

- *Page Road at Mac Papers Driveway/Site Access #1:*
 - Provide a continuous northbound right-turn lane along the site's frontage of Page Road
 - Restripe the existing driveway to provide one ingress and two egress lanes
- *Page Road and Site Access #2*
 - Construct the access to provide one ingress and one egress
 - Provide a continuous northbound right-turn lane along the site's frontage of Page Road
- *World Trade Boulevard at Site Access #3*
 - Construct the access to provide one ingress and one egress lane
 - Provide an exclusive southbound right-turn lane with at least 100 feet of storage length
- *Globe Road at Aviation Parkway*
 - Revise traffic signal phasing to provide an overlap phase to the eastbound right-turn lane

See the attached technical review memo for additional details regarding the TIA.

Urban Forestry

This proposal is not impacted by Urban Forestry requirements.

Impact Identified: None.

Impacts Summary

The proposal will increase trip volumes at the intersection of Globe Road at Aviation Parkway; however, improvements have been recommended at four locations that will bring overall levels of service for this intersection to acceptable levels.

There is sufficient utility infrastructure available to service the proposed development; however, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support it.

Mitigation of Impacts

The applicant has submitted a condition to prohibit several high-impact uses such as waste services and automobile towing yards. Limiting the retail square footage entitlement to maintain the general business park-like character of the area will mitigate the impact of a single-use retail establishment. The proposal is conditioned to prohibit residential development, which will prevent an incompatible development scenario in this area.

CONCLUSION

This proposal will add to the supply of land for industrial mixed uses and represents an appropriate 'infill' development that is in character with existing businesses in the immediate vicinity.

The proposal is consistent with the Future Land Use Map, which designates the area for Office/Research and Development. It would provide an opportunity for additional economic development and job growth within the Brier Creek City Growth Center, in a location accessible to major highways and the airport. The proposed IX- zoning is in keeping with the ORD designation, and the proposal eliminates the possibility of incompatible residential development by prohibiting residential uses.

The area is not served by transit but has adequate bicycle and pedestrian accessibility to the Brier Creek core area.

The substantial retail entitlement, which would enable a 'big-box' type of commercial development, raises a concern about incompatibility with the existing character of the area. However, the proposal is conditioned to limit the scale of retail development in order to alleviate this concern.

Z-9-20 is consistent overall with the 2030 Comprehensive Plan.

CASE TIMELINE

Date	Action	Notes
February 21, 2020	Application submitted as Conditional Use rezoning.	Initial staff review indicated requirement for TIA, petition for annexation for 3411 Page Road.
June 4, 2020	Second Neighborhood Meeting conducted	This meeting was offered voluntarily by the applicant. There were no attendees.
August 25, 2020	Planning Commission review	Planning Commission deferred review to allow applicant to submit revised zoning conditions.
September 22, 2020	Planning Commission review	Planning Commission recommended approval, 9-0 in favor.
October 6, 2020	Report of Planning Commission to City Council	Public Hearing requested for November 4, 2020
November 4, 2020	City Council Public Hearing	

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

	SUBJECT PROPERTY	NORTH	SOUTH	EAST	WEST
Existing Zoning	R-4, IX-3-PK, IX-3-CU	IX-3-CU; IX-3-PK-CU	IX-3-PK, IX-3-CU	IX-3-PK	RR (Durham)
Additional Overlay	N/A	N/A	N/A	N/A	N/A
Future Land Use	Office/ Research & Development	Office/ Research & Development	Office/ Research & Development	Office/ Research & Development	N/A
Current Land Use	Single Family Residential /Vacant	Industrial/ Vacant	Industrial	Industrial	Vacant (HOA)
Urban Form	City Growth Center	City Growth Center	City Growth Center	City Growth Center	N/A

CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	R-4, IX-3-PK, IX-3-CU	IX-3-CU
Total Acreage	14.7	14.7
Setbacks:		
Front	3'	3'
Side	3'	3'
Rear	0' or 6'	0' or 6'
Residential Density:	1.4 du/ac (R-30) 4 du/ac (R-4)	N/A
Max. # of Residential Units	27	0
Max. Gross Building SF	671,690	1,299,452
Max. Gross Office SF	136,947	382,935
Max. Gross Retail SF	10,833	10,000
Max. Gross Industrial SF	647,960	1,299,452
Potential F.A.R	1.05	2.02

*The development intensities for proposed zoning districts were estimated using an impact analysis tool. The estimates presented are only to provide guidance for analysis.



Raleigh

MEMO

TO: Bynum Walter, AICP, Comprehensive Planning Supervisor

FROM: Eric J. Lamb, PE, Transportation Planning Manager

DATE: July 24, 2020

SUBJECT: Traffic Impact Analysis Review for Z-09-20

World Trade Park

We have reviewed the updated rezoning Traffic Impact Analysis (TIA) prepared by VHB Engineering for the World Trade Park development, case number Z-09-20. The following memorandum summarizes the most relevant information pertaining to the study as well as City Staff's review of the analysis and recommendations. Of note is that the site parcels are partially outside the City of Raleigh's planning jurisdiction.

Development Details

<i>Site Location:</i>	Northeast Raleigh, bounded by World Trade Boulevard to the east, Longistics Way to the south, and Page Road to the west.
<i>Address:</i>	0 and 10881 World Trade Boulevard; 3503 and 3411 Page Road
<i>Property Pin:</i>	0758426939, 0758425783, 0758438105, 0758393268, and 0758-43-30-3906.DW
<i>Current Zoning:</i>	R-4 and IX-3-CU
<i>Proposed Zoning:</i>	IX-3-CU
<i>Existing Land Use:</i>	Vacant
<i>Allowable Land Use:</i>	237,076 SF of Industrial
<i>Maximum Proposed Zoning Land Use:</i>	382,935 SF of Office
<i>Build-out Year:</i>	2022

Municipal Building
222 West Hargett Street
Raleigh, North Carolina 27601

One Exchange Plaza
1 Exchange Plaza, Suite 1020
Raleigh, North Carolina 27601

City of Raleigh
Post Office Box 590 • Raleigh
North Carolina 27602-0590
(Mailing Address)

Study Area & Analysis Scenarios

The following intersections were studied as part of this TIA:

- | | |
|---|----------------|
| 1. Globe Road at Page Road | (Unsignalized) |
| 2. Globe Road at World Trade Boulevard | (Unsignalized) |
| 3. Globe Road at Aviation Parkway | (Signalized) |
| 4. Page Road at Longistics Way | (Unsignalized) |
| 5. World Trade Boulevard at Longistics Way | (Unsignalized) |
| 6. Page Road at World Trade Boulevard | (Signalized) |
| 7. Page Road at Airport Road | (Unsignalized) |
| 8. Page Road at Mac Papers Driveway/Site Drive #1 | (Unsignalized) |
| 9. Page Road at Site Drive #2 | (Unsignalized) |
| 10. World Trade Boulevard at Site Drive #3 | (Unsignalized) |

Trip Generation

VHB made the following assumptions as agreed to by City and NCDOT staff:

- 10th Edition ITE Trip Generation Manual
- A 1.5% growth rate was applied for projected volumes (2025 / 2030)
- Background developments include the Arrington Office Phase 2, Bethpage Mixed Use, and FedEx Freight
- There are two future traffic signal installation improvement projects included in the future analysis.
 - Page Road at Globe Road
 - Page Road at Airport Road

VHB determined that the Maximum Trip Generation for the proposed zoning condition was General Office Building in the AM peak and General Retail in the PM peak. The appropriate peak trip generation for these land uses are indicated below.

While not a part of the rezoning's conditions, the development's stated intensity is to provide 114,000 square feet of office and warehouse space.

Table 1: Maximum Proposed Zoning Trip Generation

Land Use	ITE Code	Intensity	Daily Traffic (vpd)	AM			PM		
				In	Out	Total	In	Out	Total
General Office Building	710	382,935 SF	3,903	476	65	541	-	-	-
Light Industrial	110	418,598 SF	1,644	-	-	-	13	86	99
General Retail	820	209,268 SF	9,933	-	-	-	450	488	938
Combined Peak Hour Subtotal				476	65	541	463	574	1,037
Pass-By Site Trips				-	-	-	-160	-160	-320
Net Total Trips				476	65	541	303	414	717

Site Traffic Distribution

Trips generated by the proposed development were distributed based on a review of surrounding land uses, existing traffic patterns, and engineering judgement.

The following percentages were used in the AM and PM peak hours for traffic:

- 25% to/from the north on Page Road
- 15% to/from the south on Page Road
- 30% to/from the south on Aviation Parkway
- 30% to/from the east on Globe Road

Results and Impacts

Table 2: Study Area Levels of Service

Intersection	Approach	Existing (2020)		Background (2024)		Build w/ Current Zoning (2022)		Build w/ Proposed Zoning (2022)		Build (2022) w/ Improvements	
		AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
Globe Road at Page Road	Overall	-	-	A	C	A	C	A	C	A	C
	WB	E	F	B	D	B	D	B	D	B	D
	NB	-	-	B	B	B	C	B	C	B	C
	SB	-	-	A	C	A	C	A	C	A	C
Globe Road at World Trade Boulevard	NB	E	F	F	F	F	F	E	F	E	F
Globe Road at Aviation Parkway	Overall	D	D	E	E	F	E	F	F	D	D
	EB	F	E	F	E	F	F	F	F	C	D
	WB	D	C	D	C	D	C	D	C	D	C
	NB	D	D	D	E	D	E	E	F	D	E
Page Road at Longistics Way/Pulitzer Lane	Overall	-	-	B	C	B	C	B	C	B	C
	EB	C	F	D	D	D	D	D	D	D	D
	WB	C	F	D	D	D	D	D	D	D	D
	NB	-	-	A	C	A	C	A	B	A	B
	SB	-	-	A	B	A	B	A	B	A	B
World Trade Boulevard at Longistics Way	EB	C	C	D	C	D	C	D	D	D	D
	WB	C	B	C	B	C	B	C	B	C	B
Page Road at World Trade Boulevard	Overall	B	C	B	D	B	D	B	D	B	D
	WB	C	E	D	F	D	F	D	F	D	F
	NB	B	C	A	C	A	C	A	D	A	D
	SB	B	A	A	A	A	A	A	A	A	A
Page Road at Airport Road	Overall	-	-	A	B	A	B	A	C	A	C
	WB	C	F	D	F	D	F	D	F	D	F
	NB	-	-	A	B	A	B	A	B	A	B
	SB	-	-	A	A	A	A	A	A	A	A
Page Road at Mac Papers Driveway/Future Access #1	WB	B	C	C	D	C	F	C	F	C	F
Page Road at Future Access #2	WB	-	-	-	-	B	D	B	F	A	E
World Trade Boulevard at Future Access #3	EB	-	-	-	-	D	D	D	F	C	F

The summary above elicits the following comments about select intersections.

Globe Road at World Trade Boulevard – The northbound PM peak approach operates at LOS F in the existing condition and all future scenarios. The signalized intersection of Globe Road at Aviation Parkway is approximately 650 feet away. Therefore, this intersection is not an ideal candidate for a traffic signal installation.

Globe Road at Aviation Parkway – This intersection is projected to operate at an overall LOS F in the AM peak of the Build with Proposed Zoning scenario. Additionally, there are approaches that also operate at LOS F in this scenario. The study recommends that the developer provide an overlap phase for the existing eastbound right-turn lane. With this improvement in place, the projected approach and overall levels of service for this intersection will be acceptable.

As per their TIA, it is anticipated that the Bethpage development is to install a traffic signal at the intersection of Page Road and Longistics Way. The future scenarios in this analysis include this traffic signal.

No signalized intersection operates at an overall unacceptable level in the Build with Improvements scenario.

Study Recommendations

The analysis performed by VHB indicates that the proposed development will have impacts to the surrounding roadway network and intersections but can be mitigated with the study's recommended improvements listed below.

- *Page Road at Mac Papers Driveway / Site Access #1* – This existing driveway will be used as a shared drive with the new development.
 - Provide a continuous northbound right-turn lane along the site's frontage of Page Road
 - Restripe the existing driveway to provide one ingress and two egress lanes.
- *Page Road and Site Access #2*
 - Construct the access to provide one ingress and one egress lane
 - Provide a continuous northbound right-turn lane along the site's frontage of Page Road
- *World Trade Boulevard at Site Access #3*
 - Construct the access to provide one ingress and one egress lane
 - Provide an exclusive southbound right-turn lane with at least 100 feet of storage length and appropriate taper.
- *Globe Road at Aviation Parkway*
 - Provide an overlap phase to the eastbound right-turn lane.

Conclusions

City Staff agrees with the overall analysis performed in the TIA for the World Trade Park Development and makes no further recommendation at this time.

EJL / bc

Rezoning Application



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

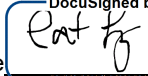
REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan <small>R-4 & RR (Durham Co.)</small>			OFFICE USE ONLY Rezoning Case #
Existing Zoning Base District IX Height 3 Frontage PK Overlay(s) _____			
Proposed Zoning Base District IX Height 3 Frontage _____ Overlay(s) _____			
<small>Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.</small>			
If the property has been previously rezoned, provide the rezoning case number: Z-10-09			
GENERAL INFORMATION			
Date		Date Amended (1)	
Property Address 0 World Trade Blvd; 10881 World Trade Blvd; 3503 Page Rd; 3411 Page Road (Morrisville, Durham County)			
Property PIN 758426939, 758425783; 758438105; 758393268; 0758-43-30-3906.DW		Deed Reference (book/page) 359/37, 13808/2723; 8219/648; 6392/899; 939/37	
Nearest Intersection Page Road and Logistics Way, and World Trade Blvd and Logistics Way			
Property Size (acres) 1.42; 1.93; 1.48; 4.24; 5.78	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address WORLD TRADE PROPERTIES LLC PO BOX 110007 RTP NC 27709-0007		Phone	Fax
		Email	
Applicant Name/Address Mack Paul c/o Morningstar Law Group 421 Fayetteville Street, Suite 530 Raleigh, NC 27601		Phone 919-590-0377	Fax 919-882-8890
		Email mpaul@morningstarlawgroup.com	
Applicant* Signature(s) <i>Mack Paul</i>		Email	

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

RECEIVED
FEB 21 2020
 BY: *Sara* REVISION 11/45/19

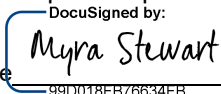
CONDITIONAL USE DISTRICT ZONING CONDITIONS	
Zoning Case Number Z-9-20	OFFICE USE ONLY Transaction # Rezoning Case #
Date Submitted July 21 , 2020	
Existing Zoning IX-3-CU; R-4; IX-3-PK & RR Proposed Zoning IX-3	
Narrative of Zoning Conditions Offered	
<p>The following principal uses shall be prohibited on the property; residential uses, detention center, jail, prison, towing yard for vehicles, 1. vehicle service as listed below: vehicle repair (major), vehicle repair (minor) and vehicle repair (commercial vehicle), waste-related service, and adult establishment.</p>	
<p>2. Not more than a combined 10,000 gross square feet of retail and restaurant use shall be permitted.</p>	
3.	
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These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Registered Agent Signature  DocuSigned by: Patricia A. Long Print Name Patricia A. Long

CONDITIONAL USE DISTRICT ZONING CONDITIONS	
Zoning Case Number Z-9-20	OFFICE USE ONLY Transaction # Rezoning Case #
Date Submitted July 21 , 2020	
Existing Zoning IX-3-CU; R-4; IX-3-PK & RR Proposed Zoning IX-3	
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9.	
10.	

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Registered Agent Signature  Print Name **Myra Kerr Stewart**

Date: May 15, 2020

Re: Page Road/World Trade Boulevard Properties

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on Thursday, June 4th, 2020 from 6pm to 8pm. The meeting will be held virtually. You can participate online or by telephone. Please note that the presentation is planned to begin at 6pm and will be followed by an opportunity for questions and answers. Depending on attendance, the programmed portion of the meeting is likely to end between 6:30 and 7pm. The additional time is intended to allow for a late start in the event of any technical issues related to the virtual meeting, and your flexibility is appreciated. Once the meeting has been successfully completed, the online meeting, including the telephone dial-in option, will remain open until 8pm, and we will be happy to review the proposal or answer additional questions.

The purpose of this meeting is to discuss the proposed rezoning of the Page Road/World Trade Boulevard Properties described below, located between World Trade Boulevard and Page Road, north of Longistics Way. This site is currently zoned IX-3-CU, R-4, IX-3-PK and RR and is proposed to be rezoned to IX-3-CU. The purpose of the rezoning is to facilitate development of a flex office and warehouse building. Our goal is to gather comments through your participation in this virtual neighborhood meeting or, alternatively, through your written comments to the City of Raleigh Planning Department. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed.

Page Road/World Trade Boulevard Properties

Address	PIN	Acres
0 World Trade Blvd	0758426939	1.42
0 World Trade Blvd	0758425783	1.93
10881 World Trade Blvd	0758438105	1.48
3503 Page Road	0758373268	4.095
3411 Page Road	0758-43-30-3906.DW	5.77

Prior to review by the Planning Commission, the City of Raleigh requires that a neighborhood meeting be held for all property owners within 1,000 feet of the area requested for rezoning.

Information about the rezoning process is available online; visit www.raleighnc.gov and search for "Rezoning Process." Complete application materials may be viewed at

<https://raleighnc.gov/services/zoning-planning-and-development/current-development-activity>. If you have further questions about the rezoning process, please contact:

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

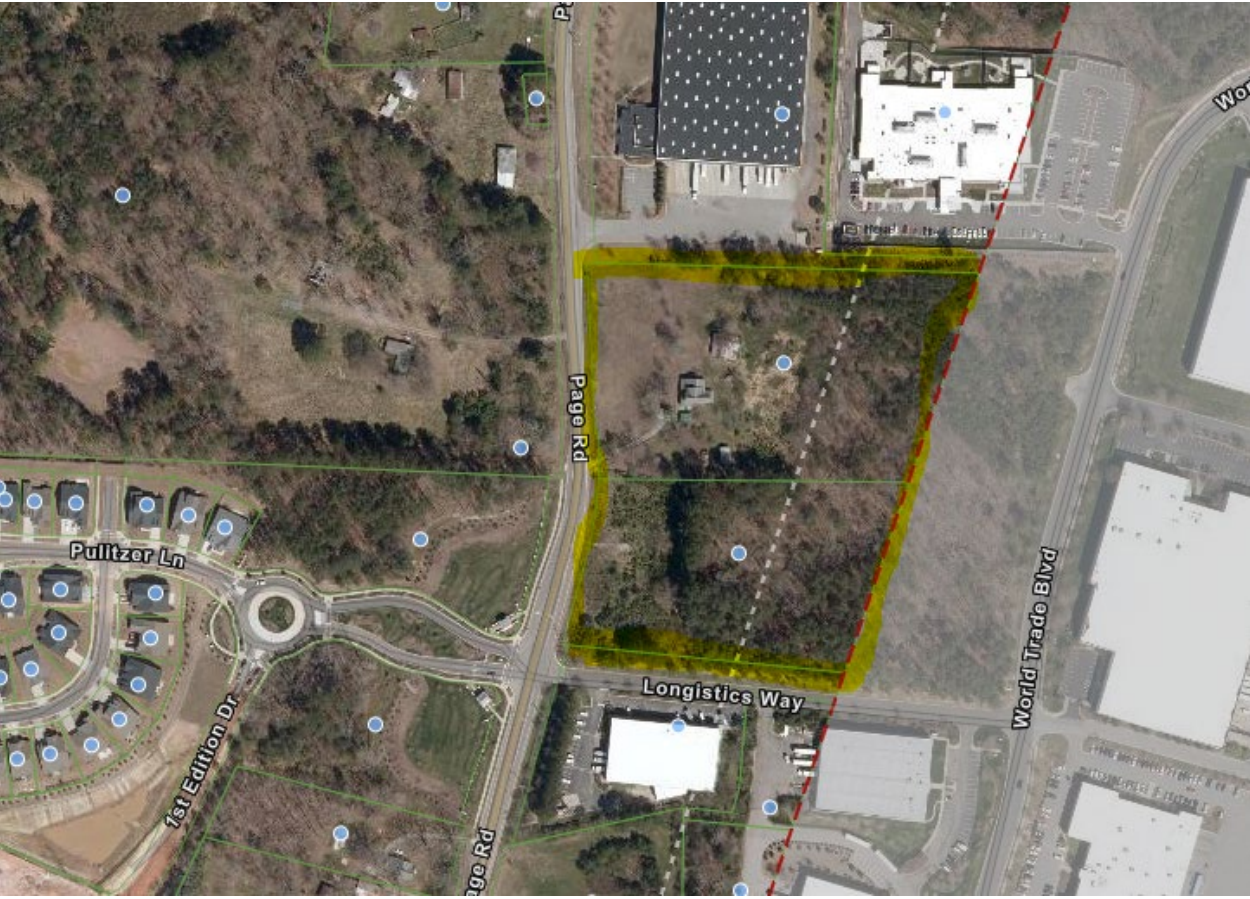
If you have any concerns or questions about this potential rezoning I can be reached at:

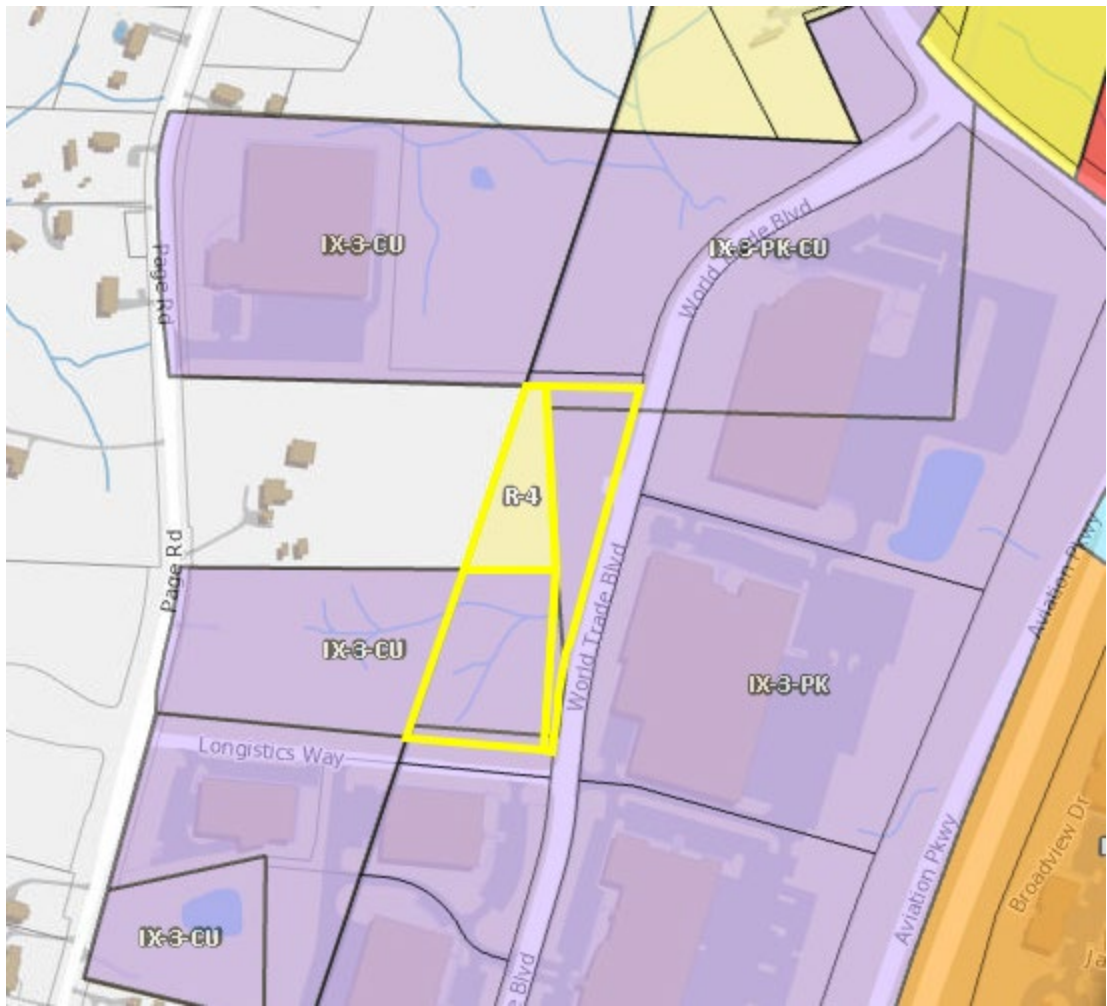
Molly M. Stuart
Morningstar Law Group
919-890-3318
mstuart@mstarlaw.com

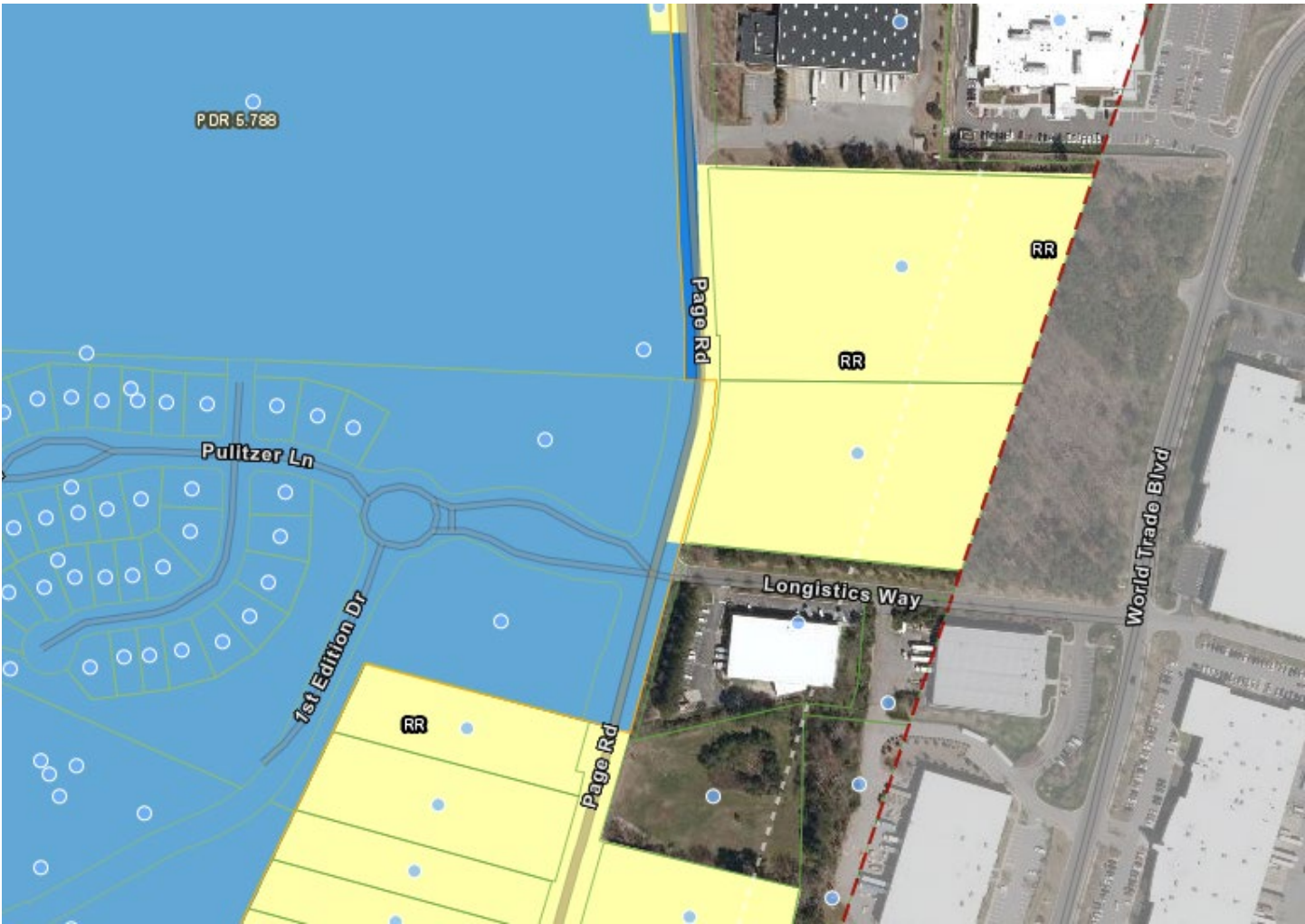
Sincerely,











Neighborhood Meeting Agenda

- I. Introductions
- II. The rezoning process
- III. The project
- IV. Question and answer period

How to Participate in the June 4, 2020 Neighborhood Meeting

- To participate by PC, Mac, iPad, iPhone or Android device,
 - Go to bit.ly/mlg_06042020_mtg to register for the meeting. (*Registration is necessary as we are required by the City of Raleigh to have a record of attendance.*)
 - Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
- To participate by phone,
 - Dial one of the following numbers:
 - +1 312 626 6799
 - +1 929 436 2866
 - +1 301 715 8592
 - +1 346 248 7799
 - +1 669 900 6833
 - +1 253 215 8782
 - Enter Webinar ID: 917 4947 5745
 - Enter password: 394886
 - *For attendance purposes as required by the City of Raleigh, individuals participating via telephone will be unmuted and asked to identify themselves including their name and address.*

If you have difficulty connecting or have technical difficulties during the meeting, you can email us at meetings@mstarlaw.com or call 919-590-0366.

You are encouraged to join the meeting via your computer or smartphone so that you will have access to Zoom Webinar's interactive features including Raise Hand and Chat.

During the meeting, participants will be muted by default. Also, participants' video will be off by default, i.e. only the presenters will be visible.

- If you are participating via your computer, iPhone or Android device, you can submit questions/comments by using the Raise Hand and/or Chat features. If you use Raise Hand, a panelist will either unmute you to allow you to speak or will chat with you to solicit your questions/comments.
- If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at meetings@mstarlaw.com. At the end of the Q&A period of the meeting, all callers will be unmuted to allow for questions/comments.

PIN	Owner	Mail Address 1	Mail Address 2	Mail Address 3	Site Address
758419912	10700 WORLD TRADE BLVD LLC	1801 PENDELTON DR	RALEIGH NC 27614-8772		10700 WORLD TRADE BLVD
758626714	3111 PAGE LLC	7930 SKYLAND RIDGE PKWY #200	RALEIGH NC 27617		3111 PAGE RD
758229895	ADAMS THOMAS H ADAMS RITA L	1202 PULITZER LN	DURHAM NC 27703		1202 PULITZER LN
758321641	BARNES JOCELYN	1505 ANTHOLOGY DR	DURHAM NC 27703		1505 ANTHOLOGY DR
758444300	BEASLEY DOROTHY W	3209 PAGE RD	MORRISVILLE NC 27560		3201 PAGE RD
758414111	BEAVER KIMBERLY J	ROBERT MALLETT 4423 HOPSON DR	MORRISVILLE NC 27560		3602 PAGE RD
758428575	BEAVER KIMBERLY J	3602 PAGE RD	MORRISVILLE NC 27560		3520 PAGE RD
758541226	BODNARCHUK, JANELDA J BODNARCHUK, TIMOTHY	11021 GLOBE RD	MORRISVILLE NC 27560-8571		11021 GLOBE RD
758414905	BRL PROPERTIES LLC	10681 WORLD TRADE BLVD	RALEIGH NC 27617-4304		10681 WORLD TRADE BLVD
758521624	BROADSTONE SOE RALEIGH LLC	STORR OFFICE ENVIRONMENTS	10800 WORLD TRADE BLVD	RALEIGH NC 27617-4200	10800 WORLD TRADE BLVD
758330349	CAPITAL PROPERTIES OF RALEIGH II LLC	3724 NATIONAL DR STE 220	RALEIGH NC 27612		3404 PAGE RD
758141462	CENTER PARTNERS LLC	2840 PLAZA PLACE STE 315	RALEIGH NC 27612		10801 WORLD TRADE BLVD
758425468	CENTER PARTNERS LLC	10801 WORLD TRADE BLVD	RALEIGH NC 27617-4201		10801 WORLD TRADE BLVD
758385994	COLCLOUGH WILLIE C	3616 PAGE RD	MORRISVILLE NC 27560		3616 PAGE RD
758929313	CREEKSIDE AT BETHPAGE ASSOCIATION INC	6511 CROWN PKWY	DURHAM NC 27703		1529 ANTHOLOGY DR
758229671	FAIRHURST WILLIAM M	1506 ANTHOLOGY DY	DURHAM NC 27703		1506 ANTHOLOGY DR
758027466	FERRELL JAMES E FERRELL GLORIA F	3300 PAGE RD	MORRISVILLE NC 27560		3204 PAGE RD
758338916	FERRELL JAMES E FERRELL PATRICIA W	3300 PAGE RD	MORRISVILLE NC 27560-9409		3300 PAGE RD
758348196	FERRELL JAMES O FERRELL RUTH	3216 PAGE RD	MORRISVILLE NC 27560		3216 PAGE RD
758430869	FOREHAND JAMES BRYANT	3301 PAGE RD	MORRISVILLE NC 27560-9406		3301 PAGE RD
758229369	FRANK BRENDA	1515 ANTHOLOGY DR	DURHAM NC 27703		1515 ANTHOLOGY DR
758915380	GENTRY HARRY GENTRY BECKY	14213 ALLISON DR	RALEIGH NC 27615		3601 PAGE RD
758425323	GLOBE ASSOCIATES LLC	PO BOX 82	COLUMBIA SC 29202-0082		10701 WORLD TRADE BLVD
758766644	GOOCH TIMOTHY N GOOCH SHARON R	3621 PAGE RD	MORRISVILLE NC 27560		3621 PAGE RD
758441191	GRIFFIN PATRICIA LEAH	3219 PAGE RD	MORRISVILLE NC 27560		3215 PAGE RD
758321649	HART FAITHE CULBRETH WENDELL A	1503 ANTHOLOGY DR	DURHAM NC 27703		1503 ANTHOLOGY DR
758320422	HIGGINS RICHARD LEE PETRIE SUSAN JEAN	1511 ANTHOLOGY DR	DURHAM NC 27703		1511 ANTHOLOGY DR
758322881	JOHNSON CRYSTAL LYNN TRS	1110 PULITZER LN	DURHAM NC 27703		1110 PULITZER LN
758228688	KEATON BESSIE M	1205 PULITZER LANE	DURHAM NC 27703		1205 PULITZER LN
758399819	KING VERNON E KING MARY SEARLS	3612 PAGE RD	MORRISVILLE NC 27560		3612 PAGE RD
758541066	KING, BETTY	11011 GLOBE RD	MORRISVILLE NC 27560-8571		11011 GLOBE RD
758779479	LC BRIER CREEK LLC	GENERAL COUNSEL 230 WEST ST STE 200	COLUMBUS OH 43215		3816 PAGE RD
758159574	MAC PAPERS INC C/O TAX DEPT	P O BOX 5369	JACKSONVILLE FL 32247-5369		3405 PAGE RD
758321523	MARTIN JAMES EDWARD MARTIN PATRICIA L	1507 ANTHOLOGY DR	DURHAM NC 27703		1507 ANTHOLOGY DR
758753672	MILLER CHRISTOPHER T MILLER DOUGLAS FRED MILLER DENISE MARIE	3703 PAGE RD	MORRISVILLE NC 27560		3703 PAGE RD
758229308	MIRANDA ROBERT J MIRANDA CAROL M	1517 ANTHOLOGY DR	DURHAM NC 27703		1517 ANTHOLOGY DR
758870604	MORROW ALVIS C EST	6005 N ROXBORO RD	DURHAM NC 27712		3615 PAGE RD
758338640	PAGE RD CEMETERY ATTN THOMAS ELLIS	RR 1 BOX 342	MORRISVILLE NC 27560		3400 PAGE RD
758544340	REGENCY AT BRIER CREEK COUNTRY CLUB COMMUNITY ASSN	2310 T W ALEXANDER DR STE G	RALEIGH NC 27617-7755		11004 EMERALD CREEK DR
758548555	REGENCY AT BRIER CREEK COUNTRY CLUB COMMUNITY ASSO	TALIS	10601 ARNOLD PALMER DR	RALEIGH NC 27617-7575	10894 GLOBE RD
758229770	ROBINSON VERONICA G ROBINSON KEVIN R	1502 ANTHOLOGY DR	DURHAM NC 27703		1502 ANTHOLOGY DR
758320486	SPEARS JEFFREY B SPEARS MARY E	1509 ANTHOLOGY DR	DURHAM NC 27703		1509 ANTHOLOGY DR
758437278	SPIRIT MASTER FUNDING X LLC	SPIRIT REALTY CAPITAL	2727 N HARWOOD ST STE 300	DALLAS TX 75201-2407	10891 WORLD TRADE BLVD
758229525	STERN CLARIE H	1514 ANTHOLOGY DR	DURHAM NC 27703		1514 ANTHOLOGY DR
758303906	STEWART GERALD M STEWART MYRA KERR	3411 PAGE RD	MORRISVILLE NC 27560		3411 PAGE RD
758321835	STRATTON SANDRA LYNN STRATTON HIRAM	1114 PULITZER LANE	DURHAM NC 27703		1114 PULITZER LN
758372902	THAKUR ENTERPRISES LLC	102 BANCROFT BROOK DR	CARY NC 27519		3618 PAGE RD
758336766	TOWNSEND ALVIN WAYNE CHASE WANDA TOWNSEND	526 GATES RUN	TIMBERLAKE NC 27583-8320		3306 PAGE RD
758529155	TR BRIER CREEK LLC	ATTN LANE KUBICH	9920 JAMISON VALLEY DR	RALEIGH NC 27617-8238	9940 JAMISON VALLEY DR
758899104	TRAN CHI D VU HOA HONG THI	3611 PAGE ROAD	MORRISVILLE NC 27560		3611 PAGE RD
758860213	TRIANGLE SPRINGS LLC	C/O ALTUS GROUP PO BOX 92129	SOUTHLAKE TX 76092		10901 WORLD TRADE BLVD
758530579	TRIANGLE SPRINGS LLC	ALTUS GROUP	PO BOX 92129	SOUTHLAKE TX 76092-0102	10901 WORLD TRADE BLVD
758322814	WEBB DANIEL H TRUSTEE BLAKEN MICHAEL R TRUSTEE	1112 PULITZER LANE	DURHAM NC 27703		1112 PULITZER LN
758418063	WORLD TRADE PROPERTIES LLC	PO BOX 110007	RTP NC 27709-5007		10600 WORLD TRADE BLVD
758425783	WORLD TRADE PROPERTIES LLC	10900 WORLD TRADE BLVD	RALEIGH NC 27617-4202		0 WORLD TRADE BLVD
758438105	WORLD TRADE PROPERTIES LLC	PO BOX 110007	RTP NC 27709-5007		10881 WORLD TRADE BLVD
758229835	ZHOU DACAO JIN GUIYU	109 FERRELL RD W	APEX NC 27523		1204 PULITZER LN



APPLICANT & COMMUNITY

- Pre-Application Conference
- First Neighborhood Meeting ★



STAFF

- Receipt of Application
- Staff Review
- Second Neighborhood Meeting ★



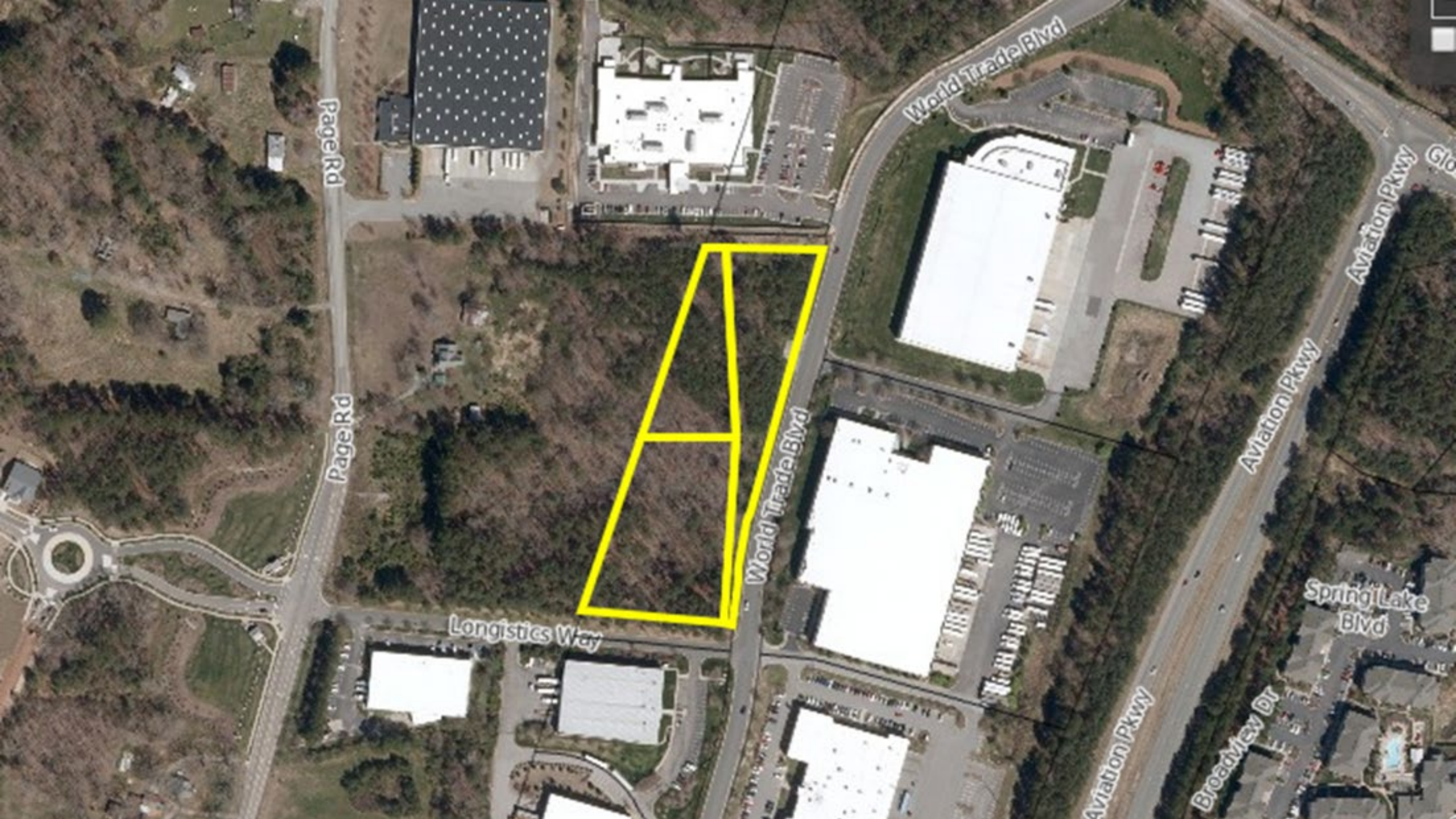
PLANNING COMMISSION

- Public Meeting(s) ★
- Recommendation to Council



- Public Hearing ★
- Optional Committee Meetings
- Final Action





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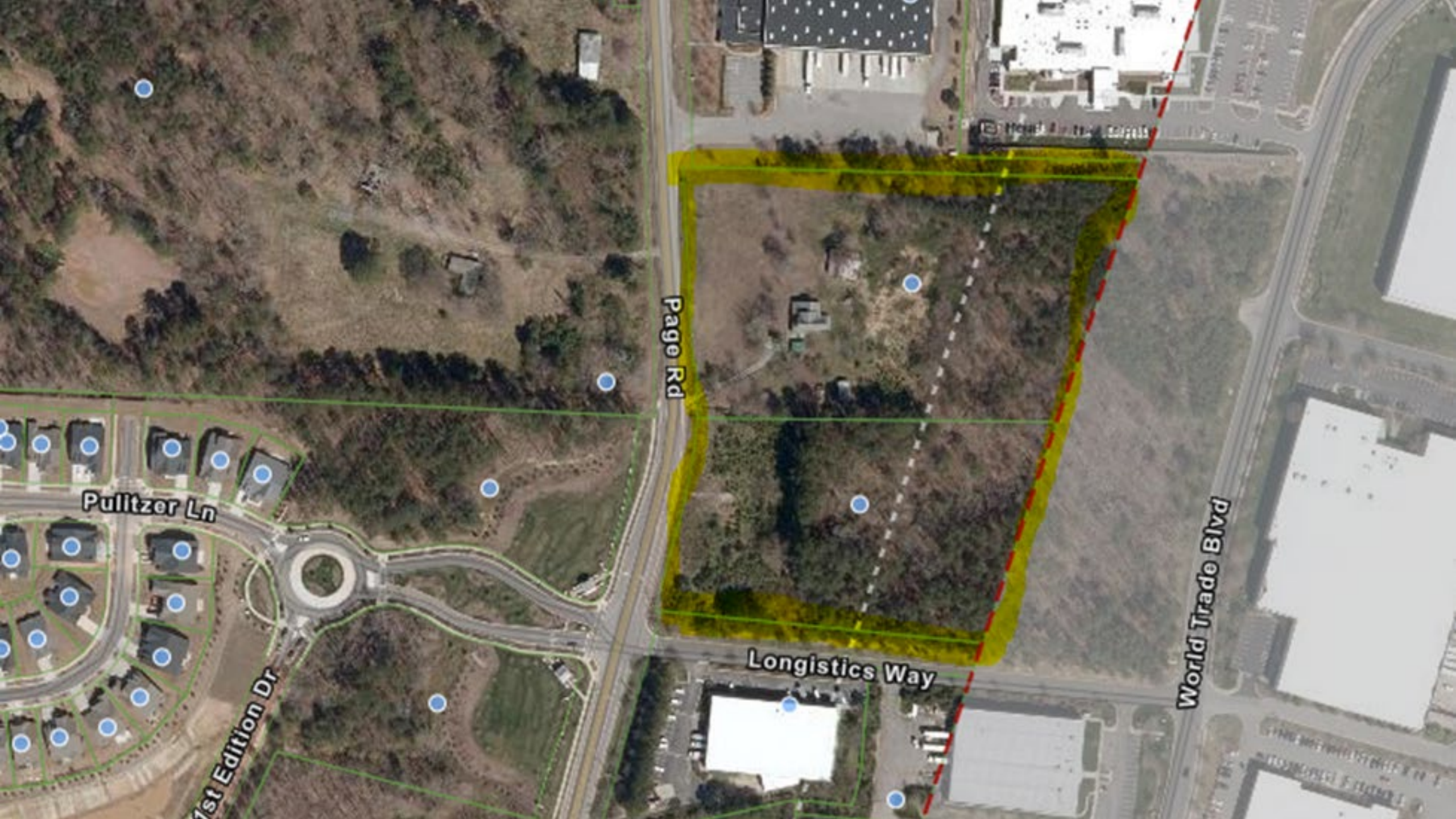
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Aviation Pkwy

Spring Lake Blvd

Broadview Dr

Glo



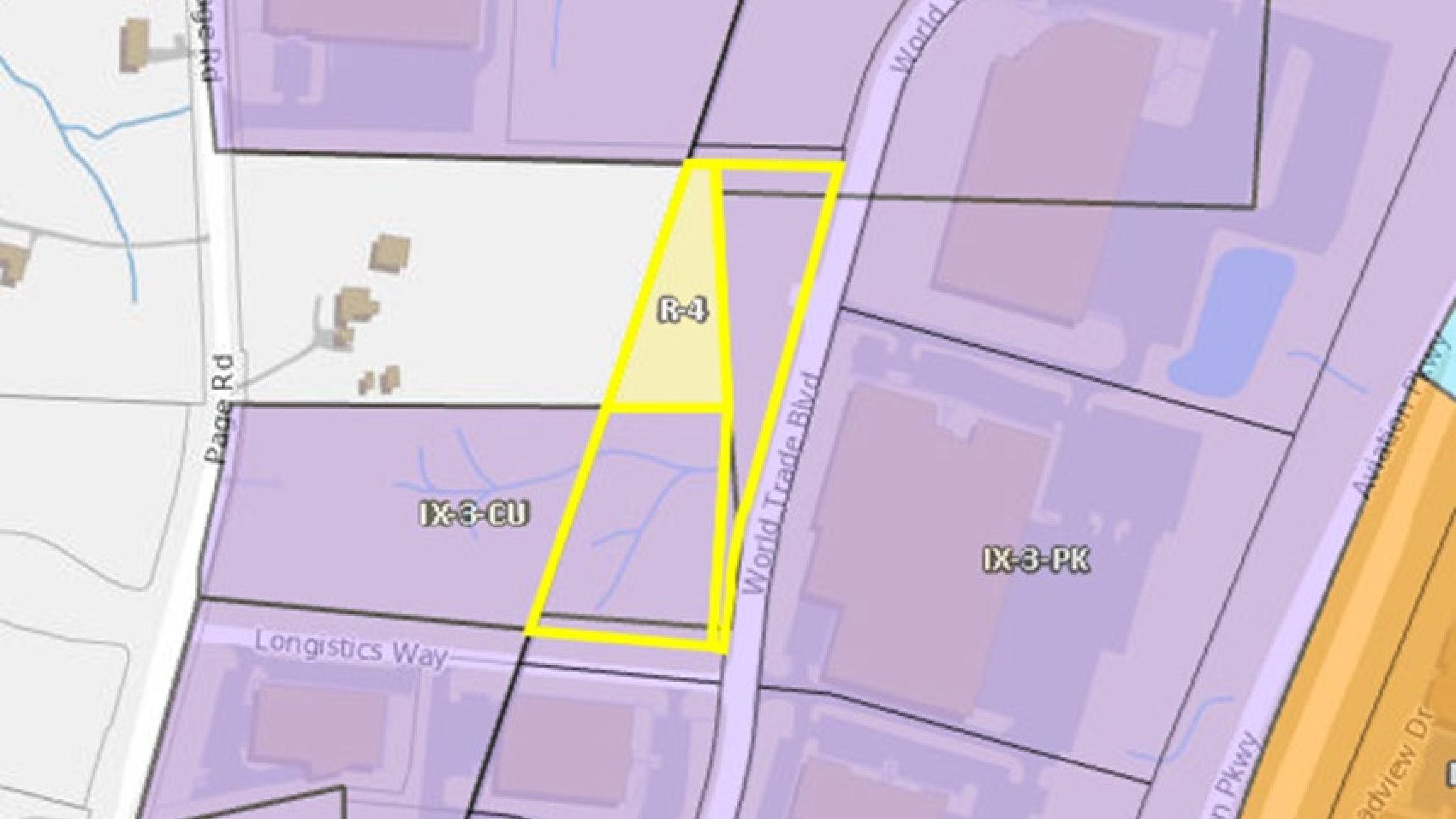
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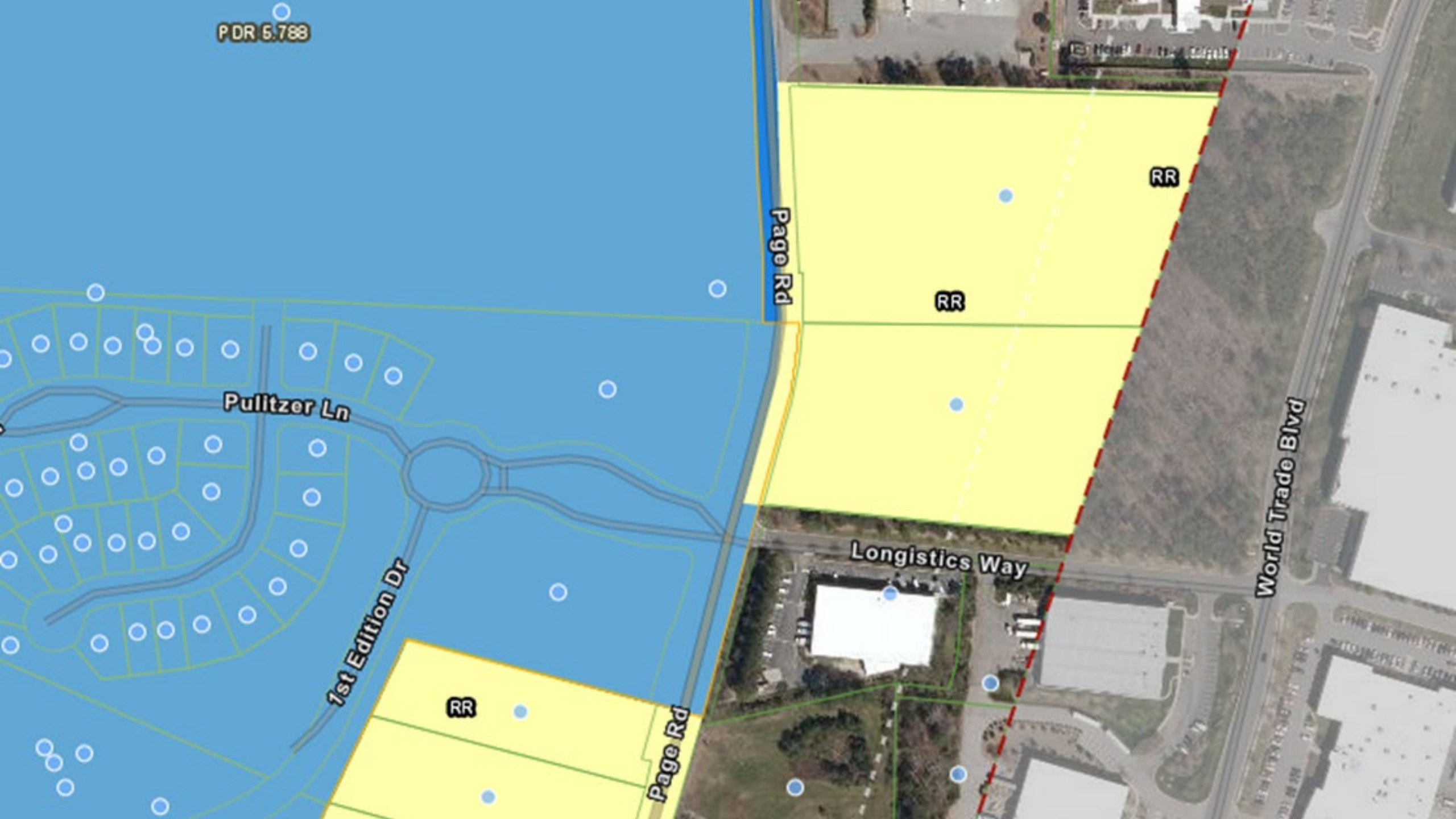
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Development

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Narrative of Zoning Conditions Offered
<p>The following uses shall be prohibited on the property; detention center, jail, prison, towing yard for vehicles, vehicle service as listed below: vehicle repair (major), vehicle repair (minor) and vehicle repair (commercial vehicle), waste-related service, and adult establishment.</p>