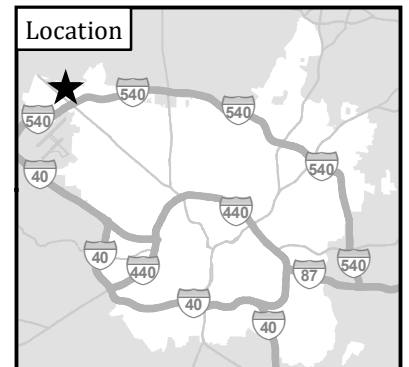


Property	7741, 7745, & 7751 Brier Creek Pkwy
Size	9.33 acres
Existing Zoning	OX-5-CU
Requested Zoning	OX-5-CU





CERTIFIED RECOMMENDATION

Raleigh Planning Commission

CR#

CASE INFORMATION Z-10-18 7745 BRIER CREEK PARKWAY

Location	Brier Creek Parkway, at the southwest corner of the intersection of T. W. Alexander Drive and Courtney Estates Drive Address: 7745 Brier Creek Parkway PIN: 0768693503
Request	Rezone property from OX-5-CU to OX-5-CU
Area of Request	3.11 acres
Corporate Limits	The rezoning site is inside the City's corporate limits.
Property Owner	7751 Brier Creek HPI, LLC 501 Fairmont Avenue, Suite 101 Towson, MD 21286
Applicant	Tobias Coleman 150 Fayetteville Street, Suite 2300 Raleigh, NC 27601
Citizens Advisory Council (CAC)	Northwest CAC Chair: Christina Jones coll_christina@yahoo.com
PC Recommendation Deadline	September 10, 2018

COMPREHENSIVE PLAN CONSISTENCY

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

FUTURE LAND USE MAP CONSISTENCY

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

COMPREHENSIVE PLAN GUIDANCE

<i>FUTURE LAND USE</i>	Office & Residential Mixed Use (ORMU)
<i>URBAN FORM</i>	City Growth Center
<i>CONSISTENT Policies</i>	Policy LU 1.2—Future Land Use Map and Zoning Consistency Policy LU 1.3—Conditional Use District Consistency Policy LU 5.1—Reinforcing the Urban Pattern Policy LU 7.4—Scale and Design of New Commercial Uses Policy LU 7.6—Pedestrian-Friendly Development Policy UD 2.3—Activating the Street Policy UD 7.3—Design Guidelines
<i>INCONSISTENT Policies</i>	Policy UD 1.10—Frontage

SUMMARY OF PROPOSED CONDITIONS

- | |
|---|
| <ol style="list-style-type: none"> 1. Prohibits Telecommunications Tower greater than 250 feet in height. 2. Sets a trip budget equivalent to 154,000 square feet of office space. 3. Requires 25% of a building width to be located between 10 and 50 feet away from the right-of-way of T. W. Alexander Drive. Requires a pedestrian entrance on T. W. Alexander Drive. 4. Prohibits parking between buildings and the right-of-way of T. W. Alexander Drive. |
|---|

PUBLIC MEETINGS

<i>Neighborhood Meeting</i>	<i>CAC</i>	<i>Planning Commission</i>	<i>City Council</i>
11/14/2017	4/10/2018, 5/9/2018 (Y-7, N-0)	8/14/2018	

PLANNING COMMISSION RECOMMENDATION

[Select one of the following and fill in details specific to the case.]

- The rezoning case is **Consistent** with the relevant policies in the Comprehensive Plan, and **Approval** of the rezoning request is reasonable and in the public interest.
- The rezoning case is **Consistent** with the relevant policies in the comprehensive Plan, but **Denial** of the rezoning request is reasonable and in the public interest.
- The rezoning is **Inconsistent** with the relevant policies in the Comprehensive Plan, and **Denial** of the rezoning request is reasonable and in the public interest.
- The rezoning case is **Inconsistent** with the relevant policies in the Comprehensive Plan, but **Approval** of the rezoning request is reasonable and in the public interest due to changed circumstances as explained below. Approval of the rezoning request constitutes an amendment to the Comprehensive Plan to the extent described below.

Reasonableness and Public Interest	
Change(s) in Circumstances [if applicable]	
Amendments to the Comprehensive Plan [if applicable]	

<i>Recommendation</i>	
<i>Motion and Vote</i>	

ATTACHMENTS

1. Staff report
2. Comprehensive Plan Amendment Analysis [if applicable]

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.

_____	_____
Planning Director Date	Planning Commission Chairperson Date

Staff Coordinator: John Anagnost: (919) 996-2638; John.Anagnost@raleighnc.gov



ZONING STAFF REPORT – CASE Z-10-18

CONDITIONAL USE DISTRICT

OVERVIEW

The rezoning site is 3.11 acres located at the southwest corner of the intersection of T.W. Alexander Drive and Courtney Estates Drive. A 25-foot wide portion of the parcel extends from its southwest corner to Brier Creek Parkway. The site is almost completely covered by a surface parking field. A graded building pad of about 25,000 square feet is located in the center of the site's frontage on T. W. Alexander Drive and about 35 feet from the right-of-way. Sidewalks, curb and gutter, and street yards have been constructed on all frontages of the site.

The site is the northeast corner of a block that measures approximately 600 feet by 600 feet, is under common ownership, and is zoned in a common zoning district. Two other parcels are located on the block. One contains a stormwater facility. The other contains a four-story office building with 122,000 square feet of finished space. A forested area occupies the southern boundary of the block.

The area surrounding the rezoning site was originally master planned in the Alexander Place PD (also known as the Ruby Jones Tract). This 300-acre area extends to the north from US 70 (Glenwood Avenue) to the north side of T. W. Alexander Drive. The eastern half of the original PD area is completely built out and includes a large, Wal-Mart-anchored shopping center on US 70, single-family houses fronting ACC Boulevard, and apartment developments to the north of ACC Boulevard.

Several parcels have been rezoned to remove the PD zoning since it was applied in 2000. These parcels are now zoned CX or OX. The rezoning site and its surrounding block were rezoned in 2015 to remove the PD and apply the OX-5-CU zoning that exists today. The 2015 rezoning included zoning conditions that created a trip budget for the site and applied standards that are similar to a Green Frontage for Brier Creek Parkway and T. W. Alexander Drive.

The Future Land Use Map designation for the site is Office & Residential Mixed Use. This designation is also present to the north and west. The area to the immediate south and west is designated for Moderate Density Residential. The shopping center on US 70 is recommended for Regional Mixed Use. The rezoning site is in a City Growth Center that extends north and south of I-540 on both sides of US 70.

The requested zoning is OX-5-CU, which retains the base district of OX and the height limit of five-stories found in the existing zoning. The proposal is to change the zoning conditions on the site. The proposed conditions would retain the frontage standards of the existing zoning but only for T. W. Alexander Drive. The conditioned frontage requirements for Brier Creek Parkway were met by the existing building on the block.

The proposed conditions would also modify the trip budget to allow additional development on the rezoning site. The existing trip budget, which applies to all three parcels on the block, allows for 168,500 square feet of office space. Under the existing zoning, the rezoning site is entitled to the difference between this total and the floor area of the other building on the block. That is, 168,500 feet minus 122,000 square feet, which leaves 46,500 square feet of office entitlement for the rezoning site.

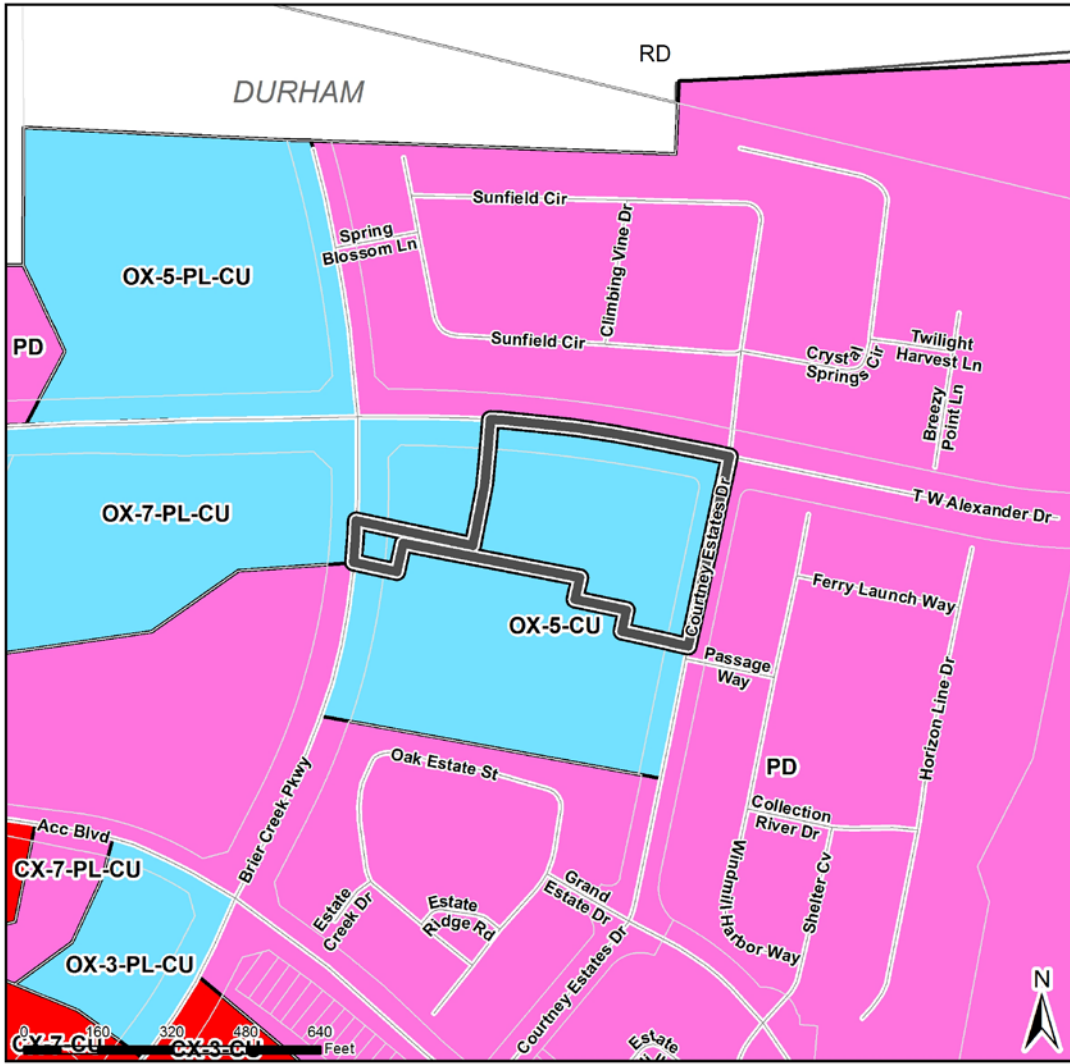
The proposed trip budget, which only applies to the rezoning site, would allow 154,000 square feet of office. It is important to note that, if the request is approved, the two parcels remaining in the existing zoning district would have their entitlement increased by 46,500 square feet of office without having gone through the rezoning process.

OUTSTANDING ISSUES

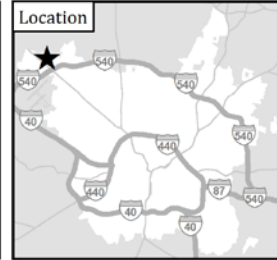
<p>Outstanding Issues</p>	<p>1. Approval of the case would have the effect of increasing entitlement on neighboring parcels.</p>	<p>Suggested Mitigation</p>	<p>1. Simultaneously rezone the three parcels within the existing zoning district.</p>
---------------------------	--	-----------------------------	--

Existing Zoning

Z-10-2018



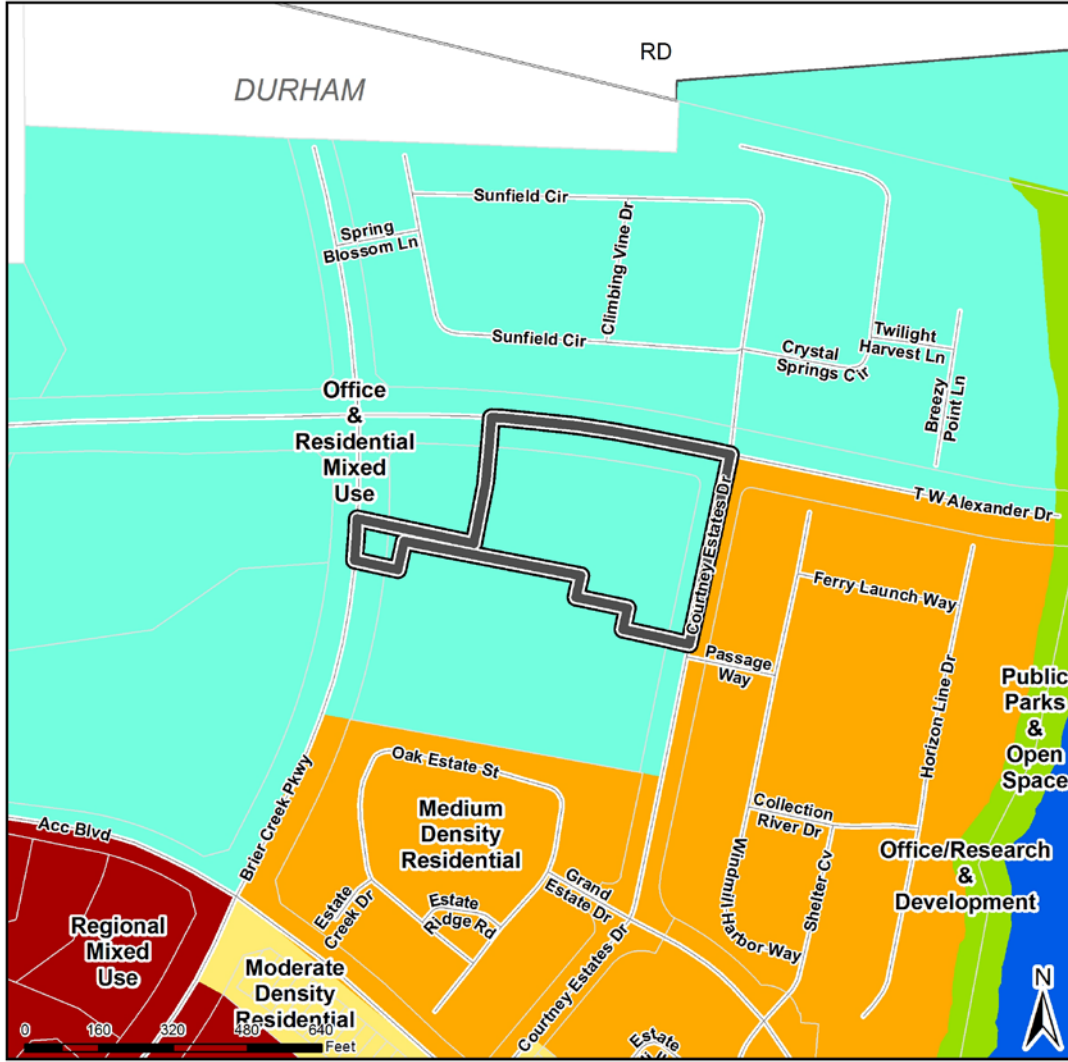
Property	7745 Brier Creek Pkwy
Size	3.11 acres
Existing Zoning	OX-5-CU
Requested Zoning	OX-5-CU



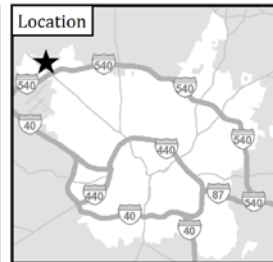
Map by Raleigh Department of City Planning (reckhowh); 4/17/2018

Future Land Use

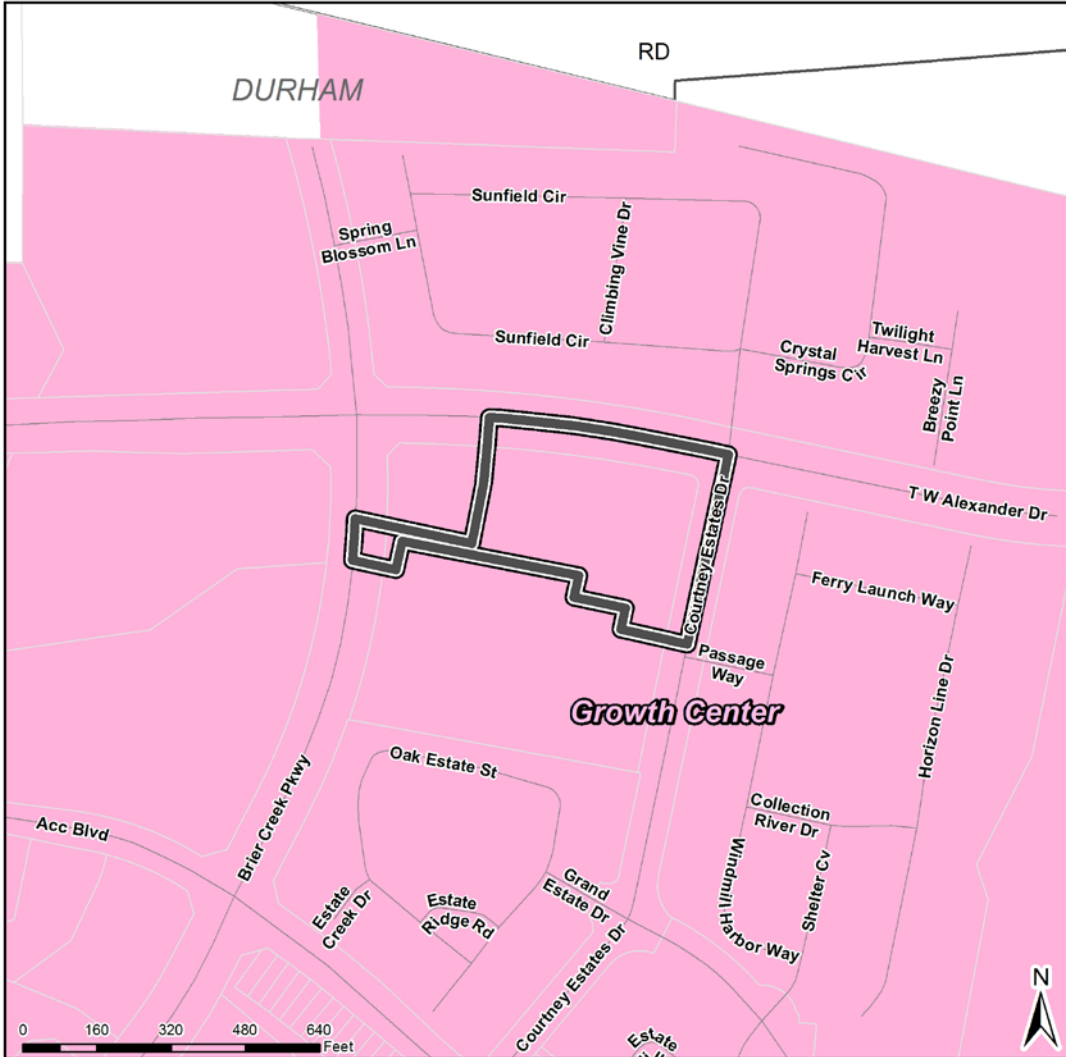
Z-10-2018



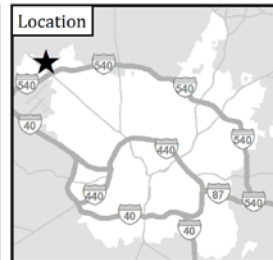
Property	7745 Brier Creek Pkwy
Size	3.11 acres
Existing Zoning	OX-5-CU
Requested Zoning	OX-5-CU



Map by Raleigh Department of City Planning (recknowh): 4/17/2018



Property	7745 Brier Creek Pkwy
Size	3.11 acres
Existing Zoning	OX-5-CU
Requested Zoning	OX-5-CU



Map by Raleigh Department of City Planning (reckhowh); 4/17/2018

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 Economic Prosperity and Equity, Managing Our Growth, and Coordinating Land Use and Transportation vision themes. The request would increase space available for employment uses within walking distance of residential areas and shopping. The rezoning site is accessible from GoRaleigh and GoDurham transit service. All of the streets surrounding the site have been constructed to City standards. The request encourages integrated, compact land use served by multiple modes of transportation.

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

Yes, the Office & Residential Mixed Use designation recommends residential and office uses. The requested Office Mixed Use zoning allows these uses and is the recommended district for this designation.

- 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?

Not applicable. The uses designated on the Future Land Use Map are the primary uses allowed by the proposed district.

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

Yes, streets and public utility infrastructure are present at City standards for the rezoning site. Parks level of service is below average.

Future Land Use

Future Land Use designation: Office & Residential Mixed Use

The rezoning request is:

Consistent with the Future Land Use Map.

Inconsistent

Analysis: The request is to rezone to the Office Mixed Use (OX) district, which allows office and residential uses as called for in the Future Land Use Map designation. The OX district is the recommended district for this designation. The requested height is consistent with the recommendations of Table LU-2, which says that heights of up to 7 stories would be appropriate for Office & Residential Mixed Use in Core areas.

Urban Form

Urban Form designation: City Growth Center

The rezoning request is:

- Not applicable** (no Urban Form designation)
- Consistent** with the Urban Form Map.
- Inconsistent**

Analysis: The proposed zoning encourages an Urban Form that is in keeping with the designation of City Growth Center due to offered conditions which require a build-to and restrict the location of parking. The build-to condition requires 50% of the building width to be between 10 and 50 feet of the street. The parking condition prohibits parking between the building and the street.

These conditions resemble some of the requirements of the Green Frontage, which is recommended by the Urban Form Map designation. The request would be more consistent with the Urban Form Map if it included a frontage or if the build-to percentage from the offered condition related to the parcel width rather than the building width. Relating the build-to to the parcel width reduces the likelihood of large gaps in the parcel frontage that could be occupied by surface parking, which can detract from the urban form by reducing visual appeal, pedestrian comfort, and street activation.

Compatibility

The proposed rezoning is:

- Compatible** with the property and surrounding area.
- Incompatible.**

Analysis: The request would allow office or residential development with a height of up to five stories. This is compatible in intensity and form with the nearby office uses with heights three and four stories and apartment uses with heights of three stories.

Public Benefits of the Proposed Rezoning

The request would allow for a larger amount of housing supply or employment sites in an area that is connected by multiple modes to a mix of other land uses. This would increase potential access to housing or employment for local and regional residents.

Detriments of the Proposed Rezoning

The rezoning would potentially create more vehicle traffic on streets in the area. Approval of the zoning case would change the entitlement of the adjacent properties.

Policy Guidance

The rezoning request is **consistent** with the following Area Plan 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 uses allowed in the proposed zoning district (primarily office and residential uses) are recommended by the Future Land Use Map designation of Office & Residential Mixed Use.

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.

Offered conditions require a build-to and a pedestrian entrance on T. W. Alexander Drive. These provisions increase the pedestrian orientation and street activation of potential developments on the site. The conditions increase the consistency of the request with policies calling for pedestrian-friendly, activated streetscapes.

Policy LU 5.1—Reinforcing the Urban Pattern

New development should be visually integrated with adjacent buildings, and more generally with the surrounding area. Quality design and site planning is required so that new development opportunities within the existing urban fabric of Raleigh are implemented without adverse impacts on local character and appearance.

The build-to requirement offered by zoning condition is consistent with the urban form of other development in Alexander Place. Many buildings in the surrounding area are constructed with one of the wall planes placed within 50 feet of the right-of-way and without parking between the building and the street.

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.

The proposed zoning height of five stories is compatible with nearby three- and four-story developments. The offered conditions affecting building location on the site are consistent with the placement of the neighboring building.

Policy LU 7.6—Pedestrian-Friendly Development

New commercial developments and redeveloped commercial areas should be pedestrian-friendly.

An offered condition requires a building on the site to have a pedestrian entrance facing T. W. Alexander Drive and have 25% of the building façade within 50 feet of the right-of-way. This improves the pedestrian experience by adding to the feeling of an “outdoor room” of pedestrian space contained by buildings.

Policy UD 2.3—Activating the Street

New retail and mixed-use centers should activate the pedestrian environment of the street frontage in addition to internal pedestrian networks and connections, particularly along designated Main Street corridors.

The offered zoning conditions require a pedestrian entrance facing T. W. Alexander Drive and require 25% of the building to be 10 to 50 feet from the right-of-way. These provisions improve the pedestrian experience.

Policy UD 7.3—Design Guidelines

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 the Pedestrian Business or Downtown Overlay Districts, Planned Development Districts, and Conditional Use zoning petitions.

The request includes conditions requiring a build-to similar to the Green Frontage as well as restrictions on the location of parking. These provisions support the goals of the Design Guidelines by activating the sidewalk and creating a more pedestrian scale interface between the building and the street.

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

Policy UD 1.10—Frontage

Coordinate frontage across multiple sites to create cohesive places. Encourage consistency with the designations on the Urban Form Map. Development in centers and along corridors targeted for public investment in transit and walkability should use a compatible urban form.

The request includes conditions that require a pedestrian entrance on T. W. Alexander Place, require a build-to for 25% of the parcel length on T. W. Alexander Place, and

prohibit parking between a building and the right-of-way. These requirements mimic the requirements of a UDO-defined frontage.

However, the Frontages contained in UDO that are recommended by the Urban Form Map all require a build-to of at least 50% of the parcel width for the primary street. Many nearby properties have building wall planes that occupy more than 50% of the parcel width at the street. Changing the build-to requirement to 50% of the parcel width along T. W. Alexander Drive would improve consistency with this policy.

Area Plan Policy Guidance

There is no area plan guidance for the rezoning site.

Impact Analysis

Transportation

Site Location and Context

Location

The Z-10-2018 site is located in northwest Raleigh, near the Durham border. The site is bounded by Brier Creek Parkway on the west, TW Alexander Drive on the north, and Courtney Estates Drive on the east.

Area Plans

The Z-10-2018 site is located northeast of the City's Brier Creek Village Area Plan. The Raleigh Street Plan includes an extension of TW Alexander Drive through the undeveloped land east of the site, connecting to Leesville Road.

Existing and Planned Infrastructure

Streets

The Raleigh Street Plan classifies Brier Creek Parkway as a 6-lane, divided avenue and TW Alexander Drive as a 4-lane, divided avenue. They are both major streets as defined by the Raleigh Street Design Manual. Courtney Estates Drive is a 2-lane divided roadway with on street parking. These streets are all maintained by the City of Raleigh.

In accordance with UDO section 8.3.2, the maximum block perimeter for OX-5 zoning is 2,500 feet. The block perimeter for Z-10-2018, as defined by public rights-of-way for ACC Boulevard, Brier Creek Parkway, TW Alexander Drive, and Courtney Estates Drive is approximately 3,675 feet. There is a pedestrian path bisecting the block in the parcel to the south.

Pedestrian Facilities

There are sidewalks on both sides of Brier Creek Parkway and TW Alexander Drive and only on the east side of the Courtney Estates Driveway.

Bicycle Facilities

Brier Creek Parkway, TW Alexander Drive, and ACC Boulevard are specified for bicycle lanes in the Long-Term Bikeway Plan.

Transit

The Z-10-2018 parcel is served by GoDurham Route 15, which stops approximately 1/3 of a mile from the site, with buses running every 60 minutes during peak travel periods.

Access

Offers of cross access to adjacent parcels shall be made in accordance with the Raleigh UDO section 8.3.5.D. The Z-10-2018 site is bounded by residential development to the

east and south including apartment buildings and townhomes. Both immediately south and west of the parcel are other parcels being developed by the same applicant.

Site access may be provided via the surrounding roads. The subject parcel has a combined road frontage of approximately 900 feet. According the Raleigh Street Design Manual, driveways accessing Brier Creek Parkway or TW Alexander Drive (ROW > 80 Ft) must be spaced 300 feet apart, which allows for one (1) access point on each. Driveways on Courtney Estates Drive shall be at least 200 feet apart, and thus one (1) access to that roadway may also be provided. The Z-10-2018 site would be restricted to 3 access points unless a design exception is granted.

Other Projects in the Area

There is an NCDOT funded project (U-5518) to widen and upgrade US 70 southwest of the site, scheduled for 2025. There is also an interchange conversion project at the intersection of US 70 and TW Alexander Drive (U-5518B) that is funded by NCDOT and scheduled for completion in 2021.

TIA Determination

There was recently a fatal crash at the nearby un-signalized intersection of ACC Boulevard and Courtney Estates Drive involving a pedestrian at the crossing. Additionally, access to the site from either Brier Creek Parkway or TW Alexander Drive would be from a major street as defined by the Raleigh Street Design Manual and may also require a median crossover. For these reasons, a traffic study is required for case Z-10-2018.

The applicant submitted a traffic study that analyzed operation of the intersections surrounding the site under the existing and proposed conditions. The analysis determined that the direction and quantity of proposed site traffic is not anticipated to result in increased delays nor higher accident rates. Thus, the study made no recommendation for mitigation in the study area. City Staff reviewed the study and agrees with this determination.

Impact Identified: None.

Transit

The Z-10-2018 parcel is served by GoDurham Route 15, which stops approximately 1/3 of a mile from the site, with buses running every 60 minutes during peak travel periods.

Impact Identified: None.

Hydrology

<i>Floodplain</i>	None
<i>Drainage Basin</i>	Brier Creek

<i>Stormwater Management</i>	9.2 UDO
<i>Overlay District</i>	none

Impact Identified: No impacts to stormwater are expected as the site will comply with the already approved subdivision stormwater plan, impervious limits, and utilize an existing SCM located on the adjacent parcel.

Public Utilities

	<i>Maximum Demand (current use)</i>	<i>Maximum Demand (current zoning)</i>	<i>Maximum Demand (proposed zoning)</i>
<i>Water</i>	0 gpd	8,750 gpd	29,750 gpd
<i>Waste Water</i>	0 gpd	8,750 gpd	29,750 gpd

1. The proposed rezoning would add approximately 29,750 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.

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 (2.9 miles) and Leesville Park (6.1 miles)
3. There is no nearby greenway trail access. Nearest existing greenway trail access is provided by Hare Snipe Creek Greenway Trail (7.1 miles)
4. Park access level of service in this area is considered to be well below average.
5. This area is considered a high priority for park land acquisition
6. However, there are multiple city-owned undeveloped park properties nearby. The Mt. Herman property is a 44-acre undeveloped site approximately 1.3 miles away,

and is a proposed location for the Northwest Raleigh tennis center and future park improvements. The Erinsbrook Park is a 13-acre undeveloped site approximately 2.9 miles away, and the master plan was approved in 2017.

Impact Identified: None.

Urban Forestry

Tree Conservation Areas have been established for the property as part of S-76-2015. These tree conservation areas were recorded in book of maps 2016 page 1255. The tree conservation areas are located on the property to the south and adjacent to this property.

Impact Identified: None.

Designated 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.

Impacts Summary

Parks level of service is low for the site. Occupants of the site would have low access to public park facilities. No other impacts are identified.

Mitigation of Impacts

Future parks facilities are expected to increase parks level of service. Mitigation through dedication of public recreation areas is not recommended due to the size of the site and the change in entitlement enabled by the proposed zoning. Considering the common ownership of the surrounding block, additional private amenity area would help to mitigate the low level of service.

Conclusion

The rezoning site is located at the southeast corner of the intersection of T. W. Alexander Drive and Brier Creek Parkway. The site is undeveloped except for a surface parking field. The surrounding area is partially developed under the Alexander Place PD and includes multi-family residential, office, and shopping centers. The Future Land Use Map designates the site for Office & Residential Mixed Use and the Urban Form Map shows a City Growth Center for the site.

The existing zoning and the proposed zoning are both OX-5-CU. The purpose of the rezoning petition is to modify the conditions, which include a trip budget that limits office development to about 50,000 square feet. The existing zoning district also includes two neighboring parcels, one of which is developed with an office building. If the request is approved, the site would be removed from this district, and the two parcels remaining in the district would still be subject to the trip budget. The effect of approval would be to indirectly rezone these two parcels by increasing their entitlement by the remaining balance of the trip budget, though they are not part of the rezoning request.

The request is consistent with the Comprehensive Plan and the Future Land Use Map because it would encourage additional development in an area designated for growth and density. The offered conditions support the Urban Form Map designation to a limited degree by requiring a build-to and restricting the location of parking. The request could be made more consistent with the Urban Form policy recommendations by including a frontage or modifying the conditions to more closely replicate the requirements of an urban or hybrid frontage.

Case Timeline

<i>Date</i>	<i>Revision [change to requested district, revised conditions, etc.]</i>	<i>Notes</i>
4/16/2018	Application submitted	
8/3/2018	Revised conditions submitted	

Appendix

Surrounding Area Land Use/ Zoning Summary

	<i>SUBJECT PROPERTY</i>	<i>NORTH</i>	<i>SOUTH</i>	<i>EAST</i>	<i>WEST</i>
Existing Zoning	OX-5-CU	PD (Alexander Place)	OX-5-CU, PD (Alexander Place)	PD (Alexander Place)	OX-7-PL-CU, PD (Alexander Place)
Additional Overlay	None	None	None	None	None
Future Land Use	Office & Residential Mixed Use	Office & Residential Mixed Use	Office & Residential Mixed Use, Medium Density Residential	Medium Density Residential	Office & Residential Mixed Use
Current Land Use	Vacant	Multi-family	Multi-family	Multi-family	Office, Vacant
Urban Form (if applicable)	City Growth Center	City Growth Center	City Growth Center	City Growth Center	City Growth Center

Current vs. Proposed Zoning Summary

	Existing Zoning	Proposed Zoning
Zoning	OX-5-CU	OX-5-CU
Total Acreage	3.11	3.11
Setbacks:		
Front:	10'-50' (build-to)	10'-50' (build-to)
Side:	0' or 6'	0' or 6'
Rear:	0' or 6'	0' or 6'
<i>Residential Density:</i>	29 dua. (90 units)	35 dua. (109 units)
<i>Max. # of Residential Units</i>	90*	109**
<i>Max. Gross Building SF (if applicable)</i>	116,540*	141,300**
<i>Max. Gross Office SF</i>	46,500*	101,000**
<i>Max. Gross Retail SF</i>	4,000***	10,600*
<i>Max. Gross Industrial SF</i>	Not permitted	Not permitted
<i>Potential F.A.R</i>	0.86	1.04

*Trip budget is limiting factor

**Height and parking are limiting factors (envision)

***Limited use standard is limiting factor

Z-10-18 Existing Land Use		Daily Trips (vpd)	AM peak trips (vph)	PM peak trips (vph)
Empty		0	0	0
Z-10-18 Current Zoning Entitlements		Daily Trips (vpd)	AM peak trips (vph)	PM peak trips (vph)
Office Mixed Use		1,823	270	251
Z-10-18 Proposed Zoning Maximums		Daily Trips (vpd)	AM peak trips (vph)	PM peak trips (vph)
Office Mixed Use with Conditions		1,823	270	251
Z-10-18 Trip Volume Change		Daily Trips (vpd)	AM peak trips (vph)	PM peak trips (vph)
(Proposed Maximums minus Current Entitlements)		0	0	0
Z-10-2018 Traffic Study Worksheet				
6.23.4	Trip Generation	Meets TIA Conditions? (Y/N)		
A	Peak Hour Trips \geq 150 veh/hr	No	There is no expected increase in trip volume.	
B	Peak Hour Trips \geq 100 veh/hr if primary access is on a 2-lane street	No	There is no expected increase in trip volume.	
C	More than 100 veh/hr trips in the peak direction	No	There is no expected increase in trip volume.	
D	Daily Trips \geq 3,000 veh/day	No	There is no expected increase in trip volume.	
E	Enrollment increases at public or private schools	No	Not Applicable	
6.23.5	Site Context	Meets TIA Conditions? (Y/N)		
A	Affects a location with a high crash history [Severity Index \geq 8.4 or a fatal crash within the past three years]	Yes	The intersection of ACC and Courtney Estates has a Severity Index of 11.4 and has one fatal or disabling crash in the past three years.	
B	Takes place at a highly congested location [volume-to-capacity ratio \geq 1.0 on both major street approaches]	No		
C	Creates a fourth leg at an existing signalized intersection	No		
D	Exacerbates an already difficult situation such as a RR Crossing, Fire Station Access, School Access, etc.	No		
E	Access is to/from a Major Street as defined by the City's Street Plan Map Major street - avenue with more than 4 lanes or boulevard	Yes	This site will have access from TW Alexander Dr, which is a 4-lane, divided avenue, and Brier Creek Pkwy, which is a 6-lane, divided avenue.	
F	Proposed access is within 1,000 feet of an interchange	No		
G	Involves an existing or proposed median crossover	Yes	Proposed median crossover at site access on TW Alexander Dr.	
H	Involves an active roadway construction project	No		
I	Involves a break in controlled access along a corridor	No		
6.23.6	Miscellaneous Applications	Meets TIA Conditions? (Y/N)		
A	Planned Development Districts	No		
B	In response to Raleigh Planning Commission or Raleigh City Council resolutions	No	None noted as of 7/23/18.	

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			OFFICE USE ONLY Transaction # APR 16 2018 AM 8:45 Rezoning Case # 270-18
Existing Zoning Base District	OX	Height 5	Frontage N/A Overlay(s) None
Proposed Zoning Base District	OX	Height 5	Frontage N/A Overlay(s) _____
<i>Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.</i>			
If the property has been previously rezoned, provide the rezoning case number: Z-22-15			
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:			
540178			

GENERAL INFORMATION			
Date	4/13/18	Date Amended (1)	Date Amended (2)
Property Address 7745 Brier Creek Parkway			
Property PIN 0768693503		Deed Reference (book/page)	
Nearest Intersection Brier Creek Parkway and T.W. Alexander Drive			
Property Size (acres)	3.11	(For PD Applications Only) Total Units	Total Square Feet
Property Owner/Address 7751 Brier Creek HPI, LLC 501 Fairmont Ave., Suite 101 Towson, MD 21286		Phone	Fax
		Email	
Project Contact Person/Address Tobias R. Coleman 150 Fayetteville St., Suite 2300 Raleigh, NC 27601		Phone 919-821-6778	Fax
		Email tcoleman@smithlaw.com	
Owner/Agent Signature		Email JRAILEY@HPI.MD.COM	

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

Exhibit A

Rezoning Conditions – 7745 Brier Creek Parkway – OX-5-CU to OX-5-CU

For purposes of these conditions, PIN 0768693503 (7745 Brier Creek Parkway) is referred to as the "Property."

(1) The following principal uses shall be prohibited on the Property:

Telecommunications Tower (>250 feet).

(2) For the purpose of obtaining building permits, the total Daily, total AM peak and total PM peak hour trips generated by development on the property shall be no more than the trip volume equivalent to 154,000 square feet of General Office use as determined by the ITE Trip Generation Manual (latest edition).

(3) The initial building or buildings constructed on the Property shall meet the following "build-to" requirements, as that term is defined in Section 1.5.6.A of the UDO, along T.W. Alexander Drive: (a) if a detached house, attached house, general, mixed use or civic building type, the minimum build-to along T.W. Alexander Drive shall be 10 feet and the maximum build-to along T.W. Alexander Drive shall be 50 feet, with the build-to commencing fifty (50) feet from the point on the Property adjacent to the intersection of the rights of way of T.W. Alexander Drive and Courtney Estates Drive and extending to the western boundary of the Property; and (b) the minimum building width in the build-to area along T.W. Alexander Drive shall be 25%. Any building or buildings constructed within the build-to area along T.W. Alexander Drive shall have

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.

7751 BRIER CREEK HPI, LLC

By: _____

a street facing entrance and shall provide for direct pedestrian access from the public sidewalk along T.W. Alexander Drive to the street facing entrance of the building or buildings.

(4) There shall be no parking between the right-of-way for T.W. Alexander Drive and any buildings constructed within the build-to area along T.W. Alexander Drive defined in condition #3.

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.

7751 BRIER CREEK HPI, LLC

By: _____

REZONING APPLICATION ADDENDUM #1	
Comprehensive Plan Analysis	OFFICE USE ONLY
The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.	Transaction # Rezoning Case #
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 property is designated "Office & Residential Mixed Use" on the Future Land Use Map and was rezoned to 1. OX in 2015. This category provides that OX is the closest corresponding zoning district. The rezoning request, which only seeks to revise the zoning conditions, is consistent with the future land use map.	
Under the Comprehensive Plan, this property qualifies as a "General" condition in the Office & Residential 2. designation, and therefore a maximum of five stories is appropriate for office uses. The rezoning request would retain the existing 5-story limit on the property, and therefore is consistent with the Comprehensive Plan	
The rezoning request is consistent with Comprehensive Plan policies LU 1.2, 1.3, 2.2, 2.5, 2.6, 5.1, 6.1, 8.11, 3. and 9.1, UD 2.1, and ED 3.1, 3.12, and 7.12. The property is also located in an Economic Development Priority Area as shown on Map ED-1.	
The property is located in the core area of a City Growth Center, and therefore is in an area where significant infill development is 4. anticipated. This designation supports a hybrid approach to frontage, especially when taking into account the surrounding built environment. The proposed rezoning is consistent with Urban Form Map guidance and the existing zoning conditions related to frontage.	
PUBLIC BENEFITS	
Provide brief statements regarding the public benefits derived as a result of the rezoning request.	
The proposed rezoning will facilitate a development that provides office space to accommodate Raleigh's growing technology industries. The 1. development will be located immediately adjacent to Infosys's existing Raleigh office. Infosys's current office has capacity to house about 500 workers. Infosys has received incentives from Raleigh and Wake County to create 2,000 jobs by 2021, and will need additional office space for those additional workers.	
The proposed rezoning will facilitate a development that provides office space in close proximity to 2. residential uses and a regional shopping destination. This can reduce the amount of vehicle miles traveled.	
The requested rezoning is consistent with the Future Land Use Map, and helps achieve the vision 3. of the Comprehensive Plan.	
4.	

REZONING APPLICATION ADDENDUM #2	
Impact on Historic Resources	OFFICE USE ONLY
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.	Transaction # Rezoning Case #
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.	
None.	
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 City Growth C Click [here](#) to view the Urban Form Map.

1.	<p><i>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.</i></p> <p>Response: Property is in walking distance of residential uses and located near the Brier Creek shopping area.</p>
2.	<p><i>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.</i></p> <p>Response: The Property proposed for rezoning is not adjacent to a lower density neighborhood.</p>
3.	<p><i>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.</i></p> <p>Response: The Property is well-served by Brier Creek Parkway and T.W. Alexander Drive.</p>
4.	<p><i>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.</i></p> <p>Response: Street connectivity is present with respect to the Property.</p>
5.	<p><i>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.</i></p> <p>Response: The Property is bounded by public streets on three sides.</p>
6.	<p><i>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.</i></p> <p>Response: A zoning condition addresses parking between buildings and the public streets.</p>
7.	<p><i>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.</i></p> <p>Response: A zoning condition addresses building location and "build-to" requirements.</p>
8.	<p><i>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.</i></p> <p>Response: See response to No. 7 above.</p>
9.	<p><i>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.</i></p> <p>Response: Outdoor amenity areas will be provided consistent with the UDO.</p>
10.	<p><i>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.</i></p> <p>Response: Outdoor amenity areas will be provided consistent with the UDO.</p>
11.	<p><i>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.</i></p> <p>Response: Outdoor amenity areas will be provided consistent with the UDO.</p>
12.	<p><i>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</i></p> <p>Response: Outdoor amenity areas will be provided consistent with the UDO.</p>
13.	<p><i>New public spaces should provide seating opportunities.</i></p> <p>Response: Outdoor amenity areas will be provided consistent with the UDO.</p>
14.	<p><i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i></p> <p>Response: A zoning condition addresses parking between buildings and the public streets.</p>

15.	<p><i>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.</i></p> <p>Response: Parking will not dominate the frontage.</p>
16.	<p><i>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.</i></p> <p>Response: A parking structure is anticipated to be located on an adjacent parcel.</p>
17.	<p><i>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.</i></p> <p>Response: The property is within walking distance of a transit stop.</p>
18.	<p><i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i></p> <p>Response: A zoning condition addresses pedestrian access to the building from the sidewalk.</p>
19.	<p><i>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.</i></p> <p>Response: Streams nearby or on the proeprty will be properly buffered to minimize impact.</p>
20.	<p><i>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.</i></p> <p>Response: There is an existing sidewalk on the property, new sidewalks (if necessary) will be provided consistent with the UDO</p>
21.	<p><i>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.</i></p> <p>Response: There is an existing sidewalk on the property, new sidewalks (if necessary) will be provided consistent with the UDO</p>
22.	<p><i>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.</i></p> <p>Response: Street trees and landscaping will be provided consistent with the UDO.</p>
23.	<p><i>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.</i></p> <p>Response: A zoning condition addresses building location and "build-to" requirements.</p>
24.	<p><i>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.</i></p> <p>Response: The building will comply with applicable UDO standards.</p>
25.	<p><i>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.</i></p> <p>Response: The building will comply with applicable UDO standards.</p>
26.	<p><i>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</i></p> <p>Response: There is an existing sidewalk on the property, new sidewalks (if necessary) will be provided consistent with the UDO</p>

REZONING APPLICATION SUBMITTAL REQUIREMENTS ("Rezoning Checklist")					
TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY 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"/>			
2. Rezoning application review fee (see Fee Schedule for rate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
3. Completed application; Include electronic version via cd or flash drive	<input type="checkbox"/>	<input type="checkbox"/>			
4. Two sets of stamped envelopes addressed to all property owners within 100 feet of property to be rezoned	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Neighborhood Meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Trip Generation Study	<input type="checkbox"/>	<input type="checkbox"/>			
8. Traffic Impact Analysis	<input type="checkbox"/>	<input type="checkbox"/>			
9. Completed and signed zoning conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
10. Completed Comprehensive Plan Consistency Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
11. Completed Response to the Urban Design Guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
12. For applications filed by a third party, proof of actual notice to the property owner	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
13. Master Plan (for properties requesting Planned Development or Campus District)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

MASTER PLAN SUBMITTAL REQUIREMENTS

TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – Master Plan	YES	N/A	YES	NO	N/A
1. I have referenced the 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 type="checkbox"/>			
2. Total number of units and square feet	<input type="checkbox"/>	<input type="checkbox"/>			
3. 12 sets of plans	<input type="checkbox"/>	<input type="checkbox"/>			
4. Completed application; Include electronic version via cd or flash drive	<input type="checkbox"/>	<input type="checkbox"/>			
5. Vicinity Map	<input type="checkbox"/>	<input type="checkbox"/>			
6. Existing Conditions Map	<input type="checkbox"/>	<input type="checkbox"/>			
7. Street and Block Layout Plan	<input type="checkbox"/>	<input type="checkbox"/>			
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input type="checkbox"/>			
9. Description of Modification to Standards	<input type="checkbox"/>	<input type="checkbox"/>			
10. Development Plan (location of building types)	<input type="checkbox"/>	<input type="checkbox"/>			
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input type="checkbox"/>			
12. Parking Plan	<input type="checkbox"/>	<input type="checkbox"/>			
13. Open Space Plan	<input type="checkbox"/>	<input type="checkbox"/>			
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input type="checkbox"/>			
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input type="checkbox"/>			
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input type="checkbox"/>			
17. Phasing Plan	<input type="checkbox"/>	<input type="checkbox"/>			
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input type="checkbox"/>			
19. Common Signage Plan	<input type="checkbox"/>	<input type="checkbox"/>			

PROPOSED REZONING

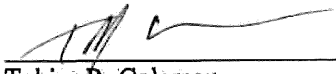
3.11 Acres – 7745 Brier Creek Parkway

REPORT OF February 7, 2018 NEIGHBORHOOD MEETING

In accordance with Section 10.2.4 of the Unified Development Ordinance, a neighborhood meeting was noticed with respect to this proposed rezoning case for 6 p.m. on Wednesday, February 7, 2018 in the lobby the building at 7751 Brier Creek Parkway in Raleigh. Attached as Exhibit 1 is a list of those persons and organizations contacted about the meeting. Those persons and organizations were mailed a letter of invitation concerning the meeting, a copy of which is attached as Exhibit 2. The letters were mailed by the City of Raleigh on January 26, 2018 via first class U.S. Mail.

Representatives of 7751 Brier Creek HPI, LLC and the undersigned were present for the meeting at the designated time and place and remained for one-half hour. None of the invitees chose to attend the meeting. Accordingly, the meeting was not held.

This the 13th day of April, 2018.



Tobias R. Coleman
Attorney for Petitioner

Owner
ALEXANDER GROUP LLC
KENT BOB
BRITT PROPERTY INVESTMENTS LLC
BRIER CREEK 7780 LLC
MATHIEW PROPERTIES LLC
CAMBRIDGE VILLAGE PROPERTIES, LLC
CAMBRIDGE VILLAGE PROPERTIES, LLC
NAGLE, CARL
EQUITY TRUST COMPANY CUSTODIAN PBO PERRY B KOHNE IRA
SCOTT & MIKE ENTERPRISES LLC
WHITE OAK WOMENS PAVILION LLC
GOZZO PROPERTIES BRIER CREEK PARKWAY LLC
D & O HOLDINGS LLC
ESRA LLC
TDWC LLC
HAYNES LLC
HAYNES LLC
ALTA HOLDINGS LLC
VAN ENTERPRISES BRIER CREEK LLC
QUAKER HOLDING COMPANY, LLC
COMMUNITY-RESOURCE-MANAGEMENT LLC
COCKN PROPERTIES, LLC
ZENLAND VENTURES, LLC
ZENLAND VENTURES, LLC
DENSTAR LLC
TRIANGLE APARTMENT ASSN INC
ZENLAND VENTURES, LLC
JACOME, FREDDY G
WEBSTER WILKINS LLC
DENSTAR LLC
DENSTAR LLC
BRIER CREEK INDEPENDENT LIVING LLC
7751 BRIER CREEK HP1, LLC
COURTNEY NC LLC
ALEXANDER CROSSINGS LLC
7751 BRIER CREEK HP1, LLC
7751 BRIER CREEK HP1, LLC
STATE EMPLOYEES' CREDIT UNION
2052 LLC

Mail Address
8310 BANDFORD WAY
7780 BRIER CREEK PKWY STE 100
6 MAYFLOWER CT
7780 BRIER CREEK PKWY STE 200
12309 RICHMOND RUN DR
110 MACKENAN DR STE 200
110 MACKENAN DR STE 200
5021 LAUREL RUN
FACTOR500 INC
7780 222 BRIER CREEK PKWY
7780 BRIER CREEK PKWY STE 230
PO BOX 98084
7780 BRIER CREEK PKWY STE 320
7780 BRIER CREEK PKWY STE 325
ATTN: DR. BARRETT GUNTER
294 SEAWATCH WAY
294 SEAWATCH WAY
6005 CANADERO DR
7920 ACC BLVD STE 100
7920 ACC BLVD STE 110
108 JENNINGS LN
300 CARPATHIAN WAY
312 MARBLE GLOW CT
8310 BANDFORD WAY
7920 ACC BLVD STE 220
312 MARBLE GLOW CT
108 JENNINGS LN
9208 CONCORD HILL CT
8310 BANDFORD WAY
8310 BANDFORD WAY
6736 FALLS OF THE NEUSE RD
501 FARMOUNT AVE STE 101
ATTN: CHRISTINE BRENK VP FINANCE
1251 AVE OF AMERICAS
501 FARMOUNT AVE STE 101
501 FARMOUNT AVE STE 101
119 N SALISBURY ST
5601 VIRGINIA BEACH BLVD

Mail Address
RALEIGH NC 27615-2752
RALEIGH NC 27617-7850
DURHAM NC 27703-8195
RALEIGH NC 27617-7869
RALEIGH NC 27614-6413
CARY NC 27511-7901
CARY NC 27511-7901
WINSTON SALEM NC 27106-8004
7780 BRIER CREEK PKWY STE 215
RALEIGH NC 27617
RALEIGH NC 27617-7850
RALEIGH NC 27624-8084
RALEIGH NC 27617-7857
RALEIGH NC 27617-7857
209 S CARVER ST
KURE BEACH NC 28449-4808
KURE BEACH NC 28449-4808
RALEIGH NC 27612-1802
RALEIGH NC 27617-8744
RALEIGH NC 27617-8744
DURHAM NC 27713-2313
RALEIGH NC 27615-1615
CARY NC 27519-0805
RALEIGH NC 27615-2752
RALEIGH NC 27617-8744
CARY NC 27519-0805
DURHAM NC 27713-2313
RALEIGH NC 27613-5487
RALEIGH NC 27615-2752
RALEIGH NC 27615-2752
SUITE 220
TOWSON MD 21286-5462
2222 CORINTH AVE
35TH FL
TOWSON MD 21286-5462
TOWSON MD 21286-5462
RALEIGH NC 27603-1759
VIRGINIA BEACH VA 23462-5630

Mail Address
RALEIGH NC 27615
LOS ANGELES CA 90064-1602
NEW YORK NY 10020

**SMITH, ANDERSON, BLOUNT,
DORSETT, MITCHELL & JERNIGAN, L.L.P.**

LAWYERS

OFFICES
Wells Fargo Capitol Center
150 Fayetteville Street, Suite 2300
Raleigh, North Carolina 27601

TOBY R. COLEMAN
DIRECT DIAL: (919) 821-6778
E-Mail: tcoleman@smithlaw.com

MAILING ADDRESS
P.O. Box 2611
Raleigh, North Carolina
27602-2611

TELEPHONE: (919) 821-1220
FACSIMILE: (919) 821-6800

January 26, 2018

Re: Notice of meeting to discuss potential rezoning of land located in the southeast quadrant of the intersection of Brier Creek Parkway and T.W. Alexander Drive, with addresses of 7745 Brier Creek Parkway, 7741 Brier Creek Parkway, and 7751 Brier Creek Parkway, Wake County Parcel Identification Numbers 0768-69-3503, 0768-59-9691, and 0768-69-1244 (the "Property")

Dear Neighboring Property Owners:

We represent 7751 Brier Creek HPI, LLC and are writing to invite you to a Neighborhood Meeting to discuss a potential rezoning of the Property.

Currently, the Property is zoned Office Mixed Use district with a height limit of five (5) stories (OX-5-CU). The Property is also subject to certain zoning conditions that limit the size of a potential office building on the lot located at 7745 Brier Creek Parkway to approximately 47,000 square feet. The developer is considering rezoning some or all of the Property to permit the construction of a new office building of about 154,000 gross square feet on the 7745 Brier Creek Parkway lot.

Under the potential rezoning (OX-5-CU), the base district will remain Office Mixed Use, height will remain limited to five (5) stories and all of the zoning conditions relating to frontage will remain in place. These existing zoning conditions will regulate the placement of the new building with respect to road rights-of-way and control the design of the space between the building and those rights-of-way. No change is planned to the existing building located at 7751 Brier Creek Parkway. The potential new building at 7745 Brier Creek Parkway would be of the same quality and character as the building at 7751 Brier Creek Parkway.

We have scheduled a meeting with surrounding property owners to discuss the potential rezoning on Wednesday, February 7, 2018 at 6 p.m. The meeting will be held in the lobby of the building at 7751 Brier Creek Parkway, Raleigh, NC 27617.

The City of Raleigh requires a neighborhood meeting involving the owners of property within 500 feet of the site prior to the filing of a rezoning application. After the meeting, we will prepare a report for the Raleigh Planning department regarding the items discussed at the meeting.

Please do not hesitate to call me if you have questions. More information is also available from the Raleigh Department of City Planning at 919-996-2626 (rezoning@raleighnc.gov; web address: www.raleighnc.gov).

Sincerely,


Toby R. Coleman