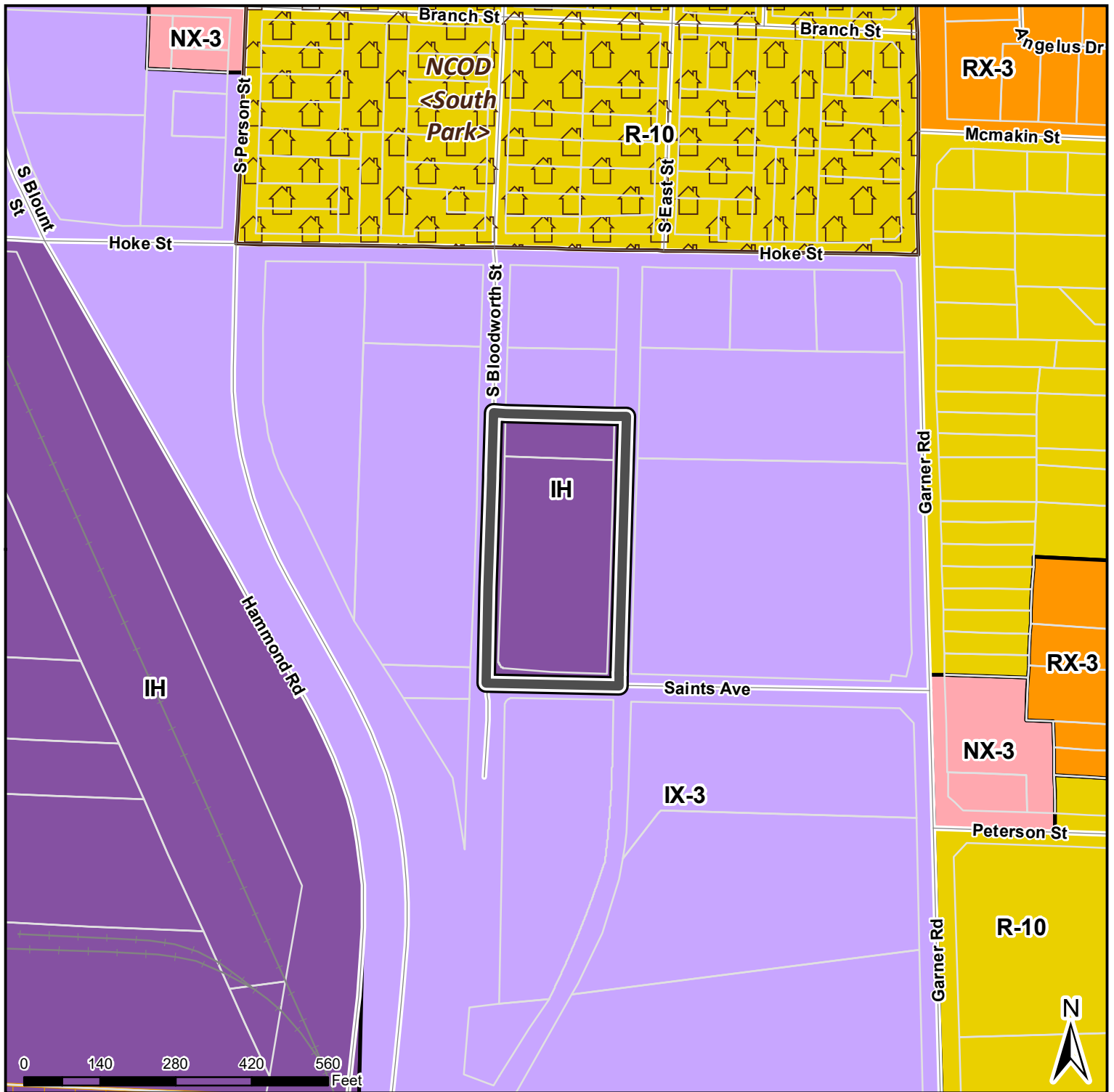
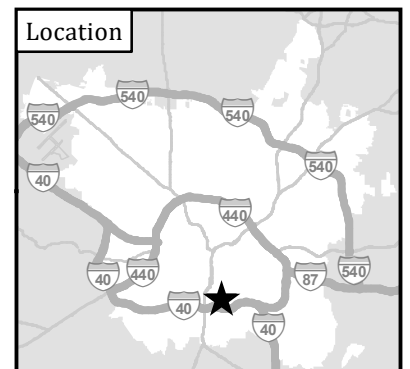


Existing Zoning

Z-10-2019



Property	1415 & 1419 S Bloodworth St
Size	2.18 acres
Existing Zoning	IH
Requested Zoning	IX-5-CU





Raleigh

MEMO

TO: Ruffin L. Hall, City Manager

FROM: Ken Bowers AICP, Director; Sara Ellis, Planner II

DEPARTMENT: City Planning

DATE: October 2, 2019

SUBJECT: City Council agenda item for October 15, 2019 – Z-10-19

On September 3, 2019, City Council authorized the public hearing for the following item:

Z-10-19 1415 & 1419 S. Bloodworth Street, approximately 2.18 acres located at the northeastern corner of S. Bloodworth Street and Saints Avenue, at [1415 & 1419 S. Bloodworth Street](#).

Current zoning: Heavy Industrial (IH)

Requested zoning: Industrial Mixed Use-5 story height limit and conditions (IX-5-CU)

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

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

The **Planning Commission** recommends **approval** in a vote of 7 to 0.

The **South Central CAC** recommends approval in a vote of 7 to 2 (July 26, 2019)

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

Urban Form

Urban Form designation: None

Zoning frontage requested: None

The rezoning request is:

- ☐ **Consistent** with the Urban Form Map.
- ☐ **Inconsistent** with the Urban Form Map
- ☒ **Other (No Urban Form Designation)**

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# 11939

CASE INFORMATION: CASE Z-10-19

Location	South Bloodworth Street at the northeastern corner of S. Bloodworth Street and Saints Avenue. Located approximately one mile north of the I-40 and Hammond Road interchange. Address: 1415 & 1419 South Bloodworth Street PINs: 1703826662, 1703826471 iMaps , Google Maps , Directions from City Hall
Current Zoning	Heavy Industrial (IH)
Requested Zoning	Industrial Mixed Use-5 Stories Conditional Use (IX-5-CU)
Area of Request	2.18 acres
Corporate Limits	The site is located within the Corporate City Limits.
Property Owner	Track Two Properties, LLC
Applicant	Michael Birch Longleaf Law Partners
Citizens Advisory Council (CAC)	South Central, meets the fourth Monday of each month Pam Adderley, Community Relations Analyst, 919-996-5716, pam.adderley@raleighnc.gov
PC Recommendation Deadline	September 26, 2019

SUMMARY OF PROPOSED CONDITIONS

1. Adult establishments and pawn shops are prohibited.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Office & Residential Mixed Use
Urban Form	None
Consistent Policies	Policy H 1.8 Zoning for Housing Policy LU 8.10 Infill Development Policy ED 1.2 Mixed Use Redevelopment
Inconsistent Policies	Policy LU 1.2 Future Land Use Map and Zoning Consistency Policy LU 10.3 Ancillary Retail Uses Policy LU 11.3 Commercial Uses in Industrial Areas

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

Neighborhood Meeting	CAC	Planning Commission	City Council
September 12, 2018, 0 Attendees	6/24/2019 (Southcentral)	05/14/2019	09/03/2019
February 13, 2019, 1 Attendee	08/19/2019 (Central)	06/25/2019	10/15/2019
	08/26/2019 (Southcentral)	08/13/2019	
	Vote: Approval 7 (Y) – 0 (N)	8/27/2019	

PLANNING COMMISSION RECOMMENDATION

- ☒ 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	The rezoning is reasonable and in the public interested because it is consistent with the Comprehensive Plan overall, and will allow more for more industrial uses in the city and a will provide a general benefit to the area.
Change(s) in Circumstances	N/A



ZONING STAFF REPORT – CASE Z-10-19

Conditional Use District

OVERVIEW

The rezoning site consists of two parcels, comprising approximately 2.18 acres located on South Bloodworth Street, just south of the intersection of Hoke and S. Bloodworth Streets. The site is located in southeast Raleigh, approximately half a mile southeast of the intersection of Martin Luther King Jr Boulevard and Garner Road. Proposed zoning conditions prohibit adult establishments and pawn shops. The area immediately surrounding the rezoning site is zoned Industrial Mixed Use with a three-story height limit (IX-3) and transitions to Residential-10 (R-10) east of Garner Road and north of Hoke Street. The area approximately one block west of the site bordering Hammond Road is zoned Heavy Industrial (IH). The subject contains the only two parcels of land with the Heavy Industrial (IH) zoning designation in the immediate area.

The site contains a warehouse on the northernmost parcel, and a parking lot occupying about a quarter of the southern parcel with the remainder of the site undeveloped. The topography on the site is generally flat in the center, sloping downward approaching the southernmost edges. The properties in the blocks immediately surrounding the site contain warehouses, or industrial use warehouses, industrial uses, and vacant lots.

The Heavy Industrial (IH) zoning designation does not permit residential uses and allows a number of uses that are generally incompatible with residential and mixed-use development. The main distinction between the IH and IX zoning districts is the complete prohibition of residential uses in IH, and the high intensity permitted uses which include but are not limited to: metal fabrication, automobile dismantling, detention center, scrap metal processing, lumber yard and other uses that may generate noise, odor, vibration and heavy truck traffic. The IX zoning district permits vehicle sales and rentals as a limited use, and some light manufacturing that may include things such as breweries, repair of scientific equipment and clothing manufacturing, but generally includes uses that have less impact on surrounding mixed use and residential developments.

The Future Land Use Map (FLUM) designation for the area is Office Residential & Mixed Use, which recommends a mixture of residential and office uses where retail may be appropriate so long as it is ancillary to employment and residential uses. The closest corresponding zoning district to this FLUM designation is Office & Residential Mixed Use (OX) with a recommended height limit of three or four stories when located near a neighborhood. The proposed zoning designation is inconsistent with the FLUM due to the

amount of retail entitlement and industrial uses permitted in IX zoning that may be more appropriate in the Business and Commercial Services FLUM designation.

The primary points of inconsistency with the FLUM designation are the retail entitlement associated with IX districts and the range of permitted uses. The case can achieve greater consistency with the FLUM by providing conditions that limit the amount of retail entitlement and limiting uses to that are not considered appropriate in Office & Residential Mixed Use, including; general indoor recreation, general outdoor recreation, golf course, passenger terminal, light industrial, light manufacturing, vehicle services and wholesale trade.

A neighborhood meeting was held for a potential rezoning of this site was held on September 12, 2018 for which the applicant advertised the request to rezone as IX-3. As the request today is for IX-5, the UDO required a second neighborhood meeting be held and the letter be amended to advertise the five-story height limit. This meeting took place on February 13, 2019 prior to the submission of the current rezoning application.

The site is located in an Economic Development Target Area, which is an area where the City encourages economic development such as business growth. The 2030 Comprehensive Plan defines Economic Development Target Areas as areas identified to have 40% or more of census block groups zoned for industrial use or that are considered high poverty or high poverty adjacent. This proposal may provide a wider range of economic development opportunities by permitting the mixed-use building type and additional uses such as retail, office and light industrial uses.

Update for August 13, 2019 Planning Commission Meeting

The Southeast CAC has not yet voted on the request, at their last regularly scheduled meeting on July 24, 2019 the CAC requested the applicant attend the neighboring Central CAC for a courtesy presentation. The next regularly scheduled meeting of the Central CAC is August 18, 2019 and the applicant is on the agenda to present. The Southeast CAC will then take a vote on the case during their regularly schedule August 26, 2019 meeting.

Update for June 25, 2019 Planning Commission Meeting

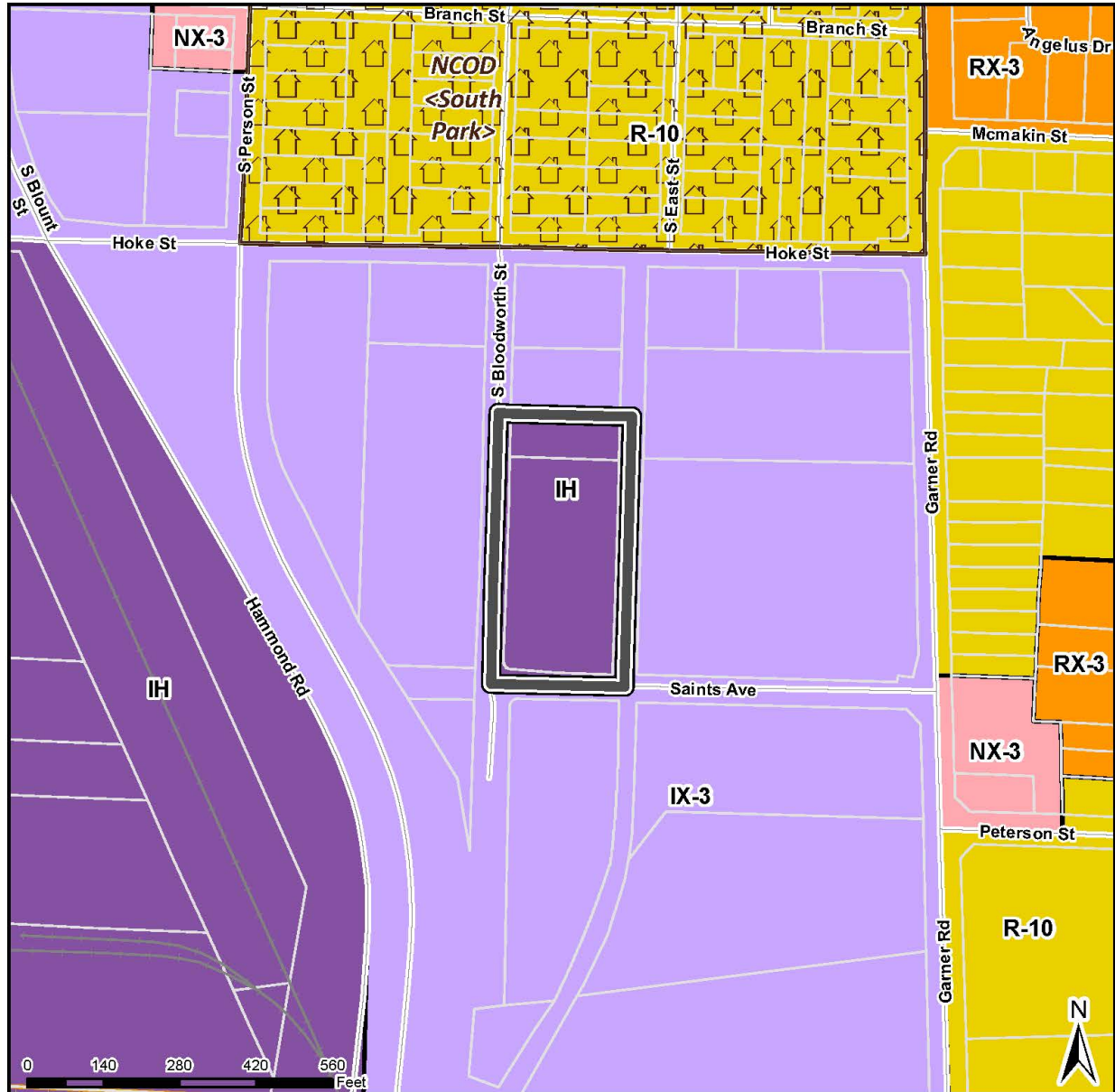
The Southeast CAC has not yet voted on the request and the current deadline for Planning Commission recommendation is August 13, 2019. To allow time for a CAC vote, Planning Commission may wish to request a 45-day extension of the review period. The new deadline for Planning Commission recommendation would be September 26, 2019.

OUTSTANDING ISSUES

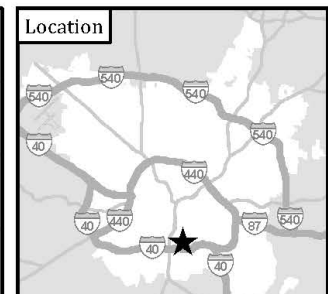
Outstanding Issues	None.	Suggested Mitigation	N/A
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Existing Zoning

Z-10-2019



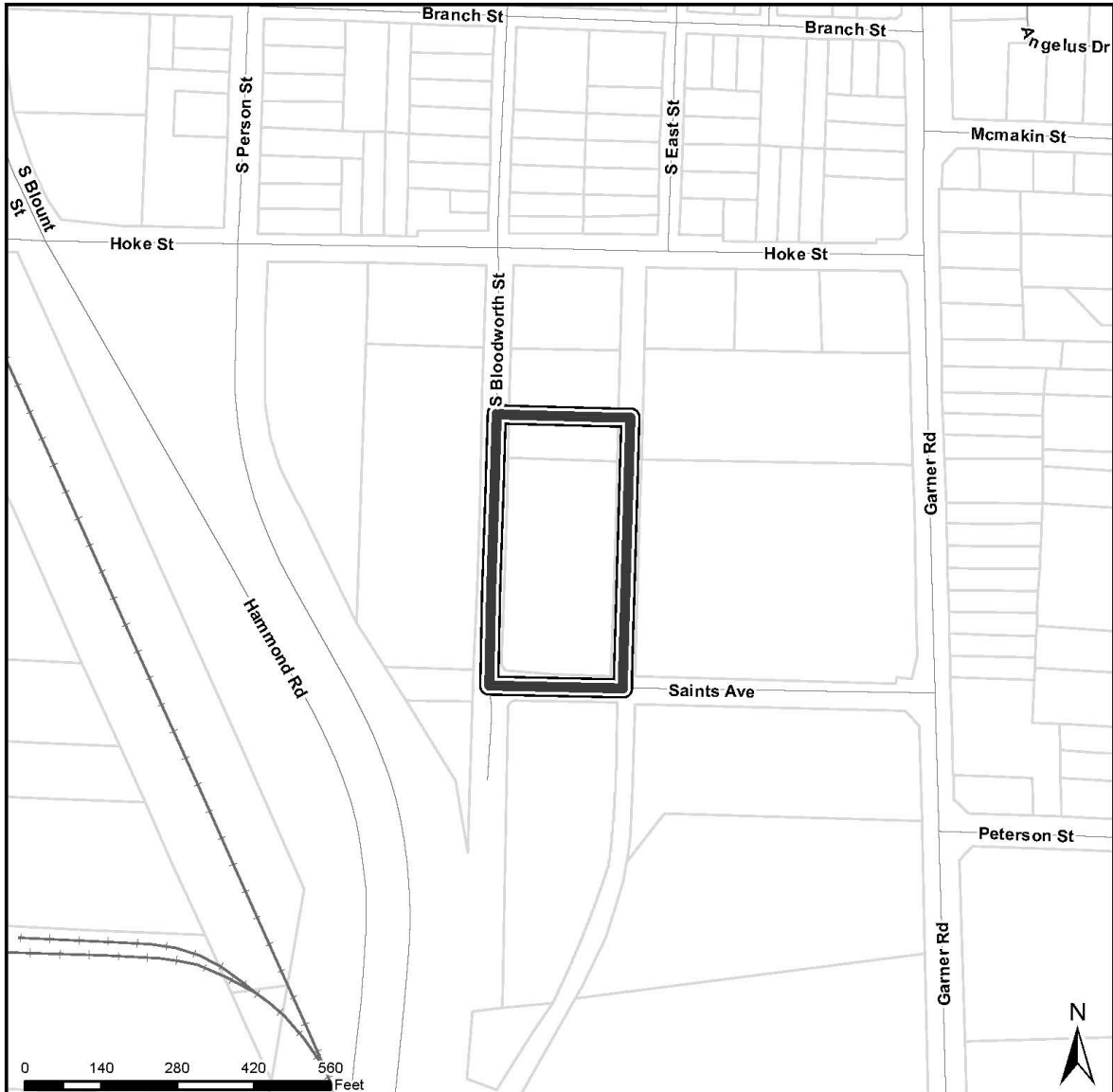
Property	1415 & 1419 S Bloodworth St
Size	2.18 acres
Existing Zoning	IH
Requested Zoning	IX-5-CU



Map by Raleigh Department of City Planning (reckhowh); 3/13/2019

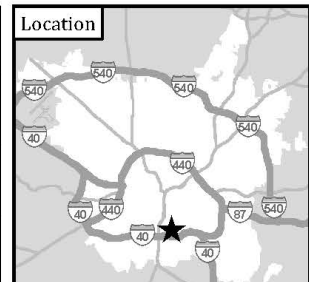
Urban Form

Z-10-2019



Property	1415 & 1419 S Bloodworth St
Size	2.18 acres
Existing Zoning	IH
Requested Zoning	IX-5-CU

Map by Raleigh Department of City Planning (reckhowh): 3/13/2019



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 Expanding Housing Choices vision theme as it would allow residential uses in an area where they are envisioned but not currently permitted. Staff estimates show up to 88 residential units may be permitted on the site should the rezoning be approved.

The proposal is consistent with the Economic Prosperity and Equity vision theme as this theme envisions all of Raleigh's residents prospering from economic expansion. The rezoning site is located in an Economic Development Target Area, which encourages business growth that may be supported through the requested rezoning.

The proposal is consistent with the Managing Our Growth and Coordinating Land Use and Transportation vision themes, as it would allow for a greater mixture of uses than what is permitted today in an urbanized area. The site is located approximately one mile south of downtown and less than one mile from planned transit improvements on Martin Luther King Jr. Boulevard as indicated in the Wake County Transit Plan, which would be supported through dense, mixed use development.

The proposal is not inconsistent with the remaining vision themes.

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

No, the Future Land Use Map designation for the area is Office & Residential Mixed Use which recommends Office Mixed Use as the closest corresponding zoning district. The request for this site is to rezone to Industrial Mixed Use with conditions, which would permit uses that are not recommended in the Office & Residential Mixed Use FLUM designation, particularly a quantity of retail not suggested by the FLUM 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?

Yes, many of the uses permitted under Industrial Mixed-Use zoning could be established in the area without adversely altering the recommended land use and character of the area. The area currently contains primarily warehouse and industrial types of uses, and the properties surrounding the rezoning site are similar uses or undeveloped.

However, the FLUM designation for the area envisions Office and Residential Mixed Use, in order to provide a more gradual transition between general industrial to the

west and residential to the east. A subset of IX uses could accomplish this transition if more intense uses such as commercial vehicle and vehicle repair were prohibited.

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

Yes, the rezoning site is in an urbanized area with sufficient infrastructure to serve development allowed by the proposed rezoning.

Future Land Use

Future Land Use designation: Office & Residential Mixed Use

The rezoning request is

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

☒ **Inconsistent**

The Future Land Use Map designation for the area is Office & Residential Mixed Use which recommends Office Mixed Use as the closest corresponding zoning district. The request for this site is to rezone to Industrial Mixed Use with conditions prohibiting pawnshops and adult establishments. While this use is not consistent with the FLUM, additional conditions limiting the amount of retail and industrial uses permitted on the site could bring it closer to consistency with the FLUM designation.

Urban Form

Urban Form designation: None.

The rezoning request is

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

☐ **Inconsistent**

☒ **Other**

There is no urban form designation for this site.

Compatibility

The proposed rezoning is

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

☐ **Incompatible.**

The proposal is generally compatible with the surrounding development that currently exists, and what is entitled in the area. The site is in a small industrially zoned enclave, and if approved would reduce the number of permitted heavy industrial uses

that may be less compatible than with what is there today. However the proposed height of five stories may be incompatible given the surrounding three story entitlement, and Table LU-2 which recommends a maximum of four stories for residential and or mixed use developments in Office & Residential Mixed Use FLUM designations.

Public Benefits of the Proposed Rezoning

- The request could provide greater housing choice and, by increasing supply, improve housing affordability.
- The request may facilitate infill development in an area where the market demand for industrial uses appears to be decreasing.
- The request may encourage redevelopment of the site that will require sidewalks and street trees.

Detriments of the Proposed Rezoning

- Land for heavy industrial uses will be lost should this rezoning be approved.

Policy Guidance

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

Policy LU 11.4 Rezoning/Development of Industrial Areas

Allow the rezoning and/or redevelopment of industrial land for non-industrial purposes when the land can no longer viably support industrial activities or is located such that industry is not consistent with the Future Land Use Map. Examples include land in the immediate vicinity of planned transit stations.

The subject site is just over two acres in size, the sole remaining area with Heavy Industrial (IH) zoning in the immediate vicinity, which may be an indication of changing market demand for industrial uses within a mile of an urbanized downtown. The site is within a half a mile from Martin Luther King Jr Boulevard, a Frequent Network Corridor on the Wake County Transit Plan, and the proposal to increase residential density and permit the mixed-use building type would support this policy.

Policy H 1.8 Zoning for Housing

Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well supplied with housing will moderate the costs of owning and renting,

lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing.

The request would allow residential development on a site where it is not currently a permitted use. It would permit residential in a mixed-use building that will increase the supply of housing in the area.

Policy ED 1.2 Mixed Use Redevelopment

Promote mixed-use redevelopment strategies as a means of enhancing economic development in commercial corridors and creating transit- and pedestrian-friendly environments.

The request would allow the mixed-use building type in an area where only the general and civic building types are permitted. The site is located within one mile of a planned Frequent Network Corridor as noted on the Wake County Transit Plan, which is identified in the Comprehensive Plan Update as areas to increase density.

The rezoning request is **inconsistent** 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 FLUM designation for the site is Office and Residential Mixed Use, which encourages a mix of residential and office uses. Retail not ancillary to employment and/or residential uses is discouraged so that retail can be more appropriately clustered and concentrated in retail and mixed-use centers at major intersections and planned transit stations. The rezoning request is for IX-5 with conditions, which the FLUM envisions as an appropriate district in the Business and Commercial Services designation. This inconsistency can be mitigated through the offering of conditions limiting retail entitlement and uses to that are not considered appropriate in the Office & Residential Mixed Use FLUM designation.

Additionally, the height designation for the area per Table LU-2 in the Comprehensive Plan recommends a maximum height of four stories for residential or mixed use buildings in the Office & Residential Mixed Use FLUM designation.

Policy LU 10.3 Ancillary Retail Uses

Ancillary retail uses in residential and office developments located in areas designated High Density Residential, Office Residential—Mixed Use and Office/Research and Development should not be larger in size than appropriate to serve primarily the residents, employees, visitors, and patrons of the primary uses in the area; should preferably be located within a mixed-use building; and should be sited to minimize adverse traffic, noise, and visual impacts on adjoining residential areas.

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 rezoning site is located in an area with an Office & Residential Mixed Use FLUM designation, which may have been intended as a gradual buffer between the adjacent moderate density residential neighborhood and the heavy industrial land just west of the site. If approved, request would permit a five story building in an area where the current entitlement within about a mile radius of the site allows a maximum height of three stories.

Area Plan Policy Guidance

There is no relevant area plan policy for this site.

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 Bragg St. Mini Park (0.3 miles) and Junious N. Sorrell Mini Park (0.4 miles).
3. Nearest existing greenway trail access is provided by Little Greenway Trail (0.4 miles).
4. Park access level of service in this area is graded an A letter grade.
5. This area is considered a high priority for park land acquisition.

Impact Identified: None.

Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	300 gpd	21,500 gpd	40,300 gpd
Waste Water	300 gpd	21,500 gpd	40,300 gpd

Impact Identified:

1. The proposed rezoning would add approximately 40,000 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	n/a
Drainage Basin	Walnut
Stormwater Management	UDO 9.2
Overlay District	n/a

Impact Identified: No downstream structural flooding cases identified.

Transit

The site is located less than .25 mi from the nearest transit stop at Bloodworth at East Bragg Street. Transit service in this part of Raleigh is expanding as a result of the 2016 Wake

Transit Plan implementation but it is unlikely that a bus route will ever directly service the site.

Impact Identified: None.

Transportation

Location

The Z-10-19 site is located in south Downtown Raleigh, at the corner of S Bloodworth Street and Saints Ave.

Area Plans

The Z-10-19 site borders the South Park Area Plan, which is north of Hoke Street and West of Garner Road.

The South Park Plan includes an action item for sidewalks along Hoke Street and an action item for improving pedestrian safety at the intersection of Garner Rd and Hoke St by installing sidewalks and clearly marking crosswalks. The Plan indicates that these improvements may be made via Capital Improvement Program implementation. Additional trip generation from this site may increase the demand for pedestrian improvements at that location.

Existing and Planned Infrastructure

Streets

Hoke Street is designated as a 2-lane, undivided avenue in the Raleigh Street Plan. Garner Road is designated as a 2-lane, divided avenue. S Bloodworth Street and Saints Ave are local or neighborhood streets. All four streets are maintained by the City of Raleigh. There is railroad right-of-way directly east of the subject site without existing infrastructure.

In accordance with UDO section 8.3.2, the maximum block perimeter for IX- zoning districts is 4,000-feet. The existing block perimeter for Z-10-19, between Hoke, Garner, Saints, and S Bloodworth is approximately 3,000-feet.

Pedestrian Facilities

There are no existing sidewalks along S Bloodworth Street nor along Saints Ave. Hoke Street is also missing sidewalks.

There have been several pedestrian and bicycle crashes within proximity to the subject site in the past ten years. There were six pedestrian crashes on or close to Hoke Street in the past ten years. There were also three bicycle crashes on or near Garner Road in the past 10 years.

Bicycle Facilities

There is no existing bicycle infrastructure on the streets surrounding the Z-10-19 site. The Long-Term Bikeway Plan calls for neighborhood bikeways on S Bloodworth and Saints in

order to connect the surrounding neighborhoods. It calls for bike lanes on Hoke Street and a separated bikeway on Garner Road.

The Walnut Creek Greenway Trail runs east-west south of the site and can be accessed ¼ mile away on Garner Road or ½ mile away on Peterson Street. The nearest bikeshare station is at this location on Peterson Street by Carnage Middle School and the Norman and Betty Camp Education Center at Walnut Creek Wetland Park.

Refer above for comments on bicycle crash history for the subject area.

Transit

There are transit stops for three different GoRaleigh routes (13, 21, & 22) within 1/4 mile of the subject site. Each offers service every 30 minutes on weekdays.

Access

Access to the subject site will be via S Bloodworth Street and /or Saints Ave.

TIA Determination

Approval of case Z-10-19 may increase trip generation by 98 vehicles in the PM peak hour. Trips generated may increase by 900 vehicles per day. This increase in trip generation does not trigger the requirement for a TIA (greater than 100 peak hour trips on a 2-lane street).

The intersection of Garner Road and Hoke Street currently has a severity index of 13.94, which exceeds the Street Design Manual threshold for requiring a TIA (Severity Index greater than 8.4). This is due to there being a fatal or disabling crash at this location in the past 3 years, though there are few total crashes. Given the low number of total crashes and the lack of sufficient trip generation or other site context triggers, **a TIA is not required for Z-10-19.**

Z-10-19 Existing Land Use Heavy Industrial	Daily	AM	PM
	0	0	0
Z-10-19 Current Zoning Entitlements Heavy Industrial	Daily	AM	PM
	768	90	84
Z-10-19 Proposed Zoning Maximums Industrial Mixed Use	Daily	AM	PM
	1,667	121	182
Z-10-19 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	900	32	98

Impact Identified: None.

Urban Forestry

The combined acreage is greater than 2 acres. If a development plan is submitted for the entire site compliance with UDO 9.1 (Tree Conservation) will need to be shown; however, there may not be any tree conservation required.

Impact Identified: None.

Impacts Summary

Increased water and sewer demand and a small number of additional trips.

Mitigation of Impacts

None requiring additional mitigation beyond that required by code.

CONCLUSION

The request is to rezone approximately 2.18 acres from Heavy Industrial (IH) to Industrial Mixed-Use with a five-story height limit and conditions (IX-5-CU). Proposed zoning conditions prohibit adult establishments and pawn shops. The request would allow the construction of the mixed-use building type, which would permit residential in an area where that use is currently prohibited. The request would result in a net loss in land for heavy manufacturing uses such as metal fabrication, automobile dismantling, detention centers, scrap metal processing, lumber yards and other uses that may generate noise, odor, vibration and heavy truck traffic, and an increase in mixed use development.

The request is **inconsistent** with the Future Land Use Map, but **consistent** with the Comprehensive Plan overall. The inconsistencies may be mitigated through the offering of conditions to limit the retail entitlement on the site, to preserve industrial land and facilitate the concentration of retail on major corridors.

The request is **consistent** with policies related to housing, infill and mixed-use redevelopment and **inconsistent** with policies relating to Future Land Use Map consistency, ancillary retail and commercial uses in industrial areas.

The request would support the Vision Themes of *Expanding Housing Choices, Managing Our Growth, Coordinating Land Use and Transportation and Economic Prosperity*.

The request is consistent overall, as it is generally compatible with the surrounding area and would increase density in an urbanized area that is transitioning away from industrial uses. However, the offering of additional conditions limiting the amount of retail entitlement and limiting the industrial uses permitted on the site could bring the case into consistency with plan policies and closer to consistency with the FLUM.

CASE TIMELINE

Date	Action	Notes
01/15/2019	Application received	Application was incomplete; missing property owner signatures.
03/12/2019	Application resubmitted with signatures	Appropriate signatures received

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	IH	IX-3	IX-3	IX-3	IX-3
Additional Overlay	None	None	None	None	None
Future Land Use	Office & Residential Mixed Use	Office & Residential Mixed Use	Office & Residential Mixed Use	Office & Residential Mixed Use	General Industrial
Current Land Use	Warehouse	Warehouse	Warehouse	Vacant	Warehouse
Urban Form	None	None	None	None	None

CURRENT VS. PROPOSED ZONING SUMMARY

EXISTING ZONING		PROPOSED ZONING
Zoning	IH	IX-5-CU
Total Acreage	2.18	2.18
Setbacks:		
Front	50'	5'
Side	50'	5'
Rear	0'	0'-6'
Residential Density:	--	40.37
Max. # of Residential Units	--	88
Max. Gross Building SF	157,256	350,770
Max. Gross Office SF	67,490	90,708
Max. Gross Retail SF	--	72,409
Max. Gross Industrial SF	187,256	350,770
Potential F.A.R	1.66	3.69

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

Z-10-19 Trips Generated

Z-10-19 Existing Land Use Heavy Industrial	Daily Trips (vpd)	AM Peak Hour Trips (vph)	PM Peak Hour Trips (vph)
	0	0	0
Z-10-19 Current Zoning Entitlements Heavy Industrial	Daily Trips (vpd)	AM Peak Hour Trips (vph)	PM Peak Hour Trips (vph)
	768	90	84
Z-10-19 Proposed Zoning Maximums Industrial Mixed Use	Daily Trips (vpd)	AM Peak Hour Trips (vph)	PM Peak Hour Trips (vph)
	1,667	121	182
Z-10-19 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily Trips (vpd)	AM Peak Hour Trips (vph)	PM Peak Hour Trips (vph)
	900	32	98

AM Peak Hour Peak Direction Trips (vph)	Percent of AM Trips in Peak Direction	PM Peak Direction Trips (vph)	Percent of PM Trips in Peak Direction
27	87%	75	76%

Z-10-19 Traffic Study Worksheet

7.1.3.B Trip Generation	Meets Conditions? (Y/N)	
A Peak Hour Trips ≥ 150 veh/hr	No	The expected increase in PM peak hour trips is 43 vph and in AM peak hour trips is 42 vph
B Peak Hour Trips ≥ 100 veh/hr if primary access is on a 2-lane street	No	
C More than 100 veh/hr trips in the peak direction	No	
D Daily Trips ≥ 3,000 veh/day	No	The expected increase in Daily trips is 392 vph
E Enrollment increases at public or private schools	NA	Not Applicable
7.1.3.C Site Context	Meets Conditions? (Y/N)	
A Affects a location with a high crash history [Severity Index ≥ 8.4 or a fatal crash within the past three years]	Yes	The intersection of Garner and Hoke has a severity index of 13.94. There was a disabling or fatal crash there in the last 3 years. However, there are few total crashes.
B Takes place at a highly congested location [Volume-to-capacity ratio ≥ 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 - boulevard or avenue with 4 or more lanes]	No	
F Proposed access is within 1,000 feet of an interchange	No	
G Involves an existing or proposed median crossover	No	
H Involves an active roadway construction project	No	
I Involves a break in controlled access along a corridor	No	
7.1.3.D Miscellaneous Applications	Meets 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 March 21, 2019

Traffic Study Required: **Yes**

Reason: Waived because the severity index cannot account for the total number of crashes at an intersection.

RECEIVED
JAN 15 2019

CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number	BY: _____	OFFICE USE ONLY
Date Submitted		Transaction # 542818
Existing Zoning IH	Proposed Zoning IX-5-CU	Rezoning Case # Z-10-19
Narrative of Zoning Conditions Offered		
1. The following principal uses listed in the Allowed Principal Use Table (UDO Section 6.1.4) shall be prohibited: Adult establishment; Pawnshop.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
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.

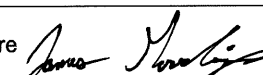
Owner/Agent Signature *James Goodnight* Print Name James Goodnight

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 # 542818 Rezoning Case # 21019 JAN 14 2019 PM 3:19
Existing Zoning Base District	IH	Height	
Proposed Zoning Base District	IX	Height 5	
Frontage Overlay(s) _____ Frontage Overlay(s) _____			
Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:			
542818 (rezoning pre-application)			

GENERAL INFORMATION			
Date	Date Amended (1)	Date Amended (2)	
Property Address 1415 & 1419 South Bloodworth Street			
Property PIN 1703-82-6662 & 1703-82-6471		Deed Reference (book/page) Book 16595, Page 1916	
Nearest Intersection South Bloodworth Street and Saints Avenue			
Property Size (acres) 2.18	(For PD Applications Only) Total Units		Total Square Feet
Property Owner/Address Track Two Properties LLC 2108 Clark Avenue Raleigh, NC 27605		Phone	Fax
		Email	
Project Contact Person/Address Michael Birch, Longleaf Law Partners 2235 Gateway Access Point, Suite 201 Raleigh, NC 27607		Phone 919.645.4317	Fax
		Email mbirch@longleaflp.com	
Owner/Agent Signature 		Email	

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

RECEIVED
MAR 12 2019

WRITTEN CONSENT
OF
THE SOLE MEMBER
OF
FEED SPACE LLC
MEETINGHOUSE PROPERTIES LLC
MONGOOSE PROPERTIES LLC
PAPER CLIP PROPERTIES, LLC
PATTERSON HOLDINGS, LLC
SILVERPLATE PROPERTIES LLC
AND
TRACK TWO PROPERTIES LLC

BY: AK

THE UNDERSIGNED, being the sole member ("Sole Member") of Feed Space LLC; Meetinghouse Properties LLC; Mongoose Properties LLC; Paper Clip Properties, LLC; Patterson Holdings, LLC; Silverplate Properties LLC; and Track Two Properties LLC, each a North Carolina limited liability company ("Company"), acting by written consent without a meeting, does hereby consent to the adoption of the following resolutions, all effective as of the 1st day of March, 2015.

Appointment of Additional Manager

WHEREAS, the Sole Member has determined it to be in the best interests of each Company and the Sole Member to appoint an additional Manager of each Company pursuant to its operating agreement ("Operating Agreement").

NOW, THEREFORE, BE IT RESOLVED, that David B. Keim be, and he hereby is, appointed Manager of each Company, to serve in such capacity until his successor shall be duly elected and qualified, or until his earlier resignation or removal, subject to each Company's Operating Agreement and applicable law;

AND BE IT FURTHER RESOLVED, that the listing of Company Managers substantially in the form attached hereto as Exhibit A be appended to each applicable Operating Agreement for purposes of reflecting the appointment of David B. Keim as an additional Manager of each Company herein.

AND BE IT FURTHER RESOLVED, that any and all such actions heretofore or hereafter taken by David B. Keim relating to and within the terms of these resolutions be, and they hereby are, adopted, affirmed, approved, and ratified in all respects as the act and deed of each Company, as applicable.

General Resolutions

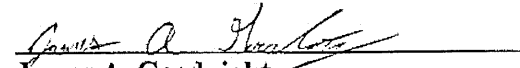
NOW, THEREFORE, BE IT RESOLVED, that the managers and/or officers of each Company ("Personnel") be, and each of them individually hereby is, authorized and empowered to do and perform or cause to be done and performed all such acts, deeds and things, and to make, execute and deliver, or cause to be made, executed and delivered, all such agreements,

undertakings, documents, instruments or certificates in the name of each Company as shall, in the opinion of the Personnel executing the same, be deemed necessary or advisable (such necessity or advisability to be conclusively evidenced by the execution thereof) to effectuate or carry out fully the purpose and interest of the foregoing resolutions; and that any and all such actions heretofore or hereafter taken by the Personnel relating to and within the terms of these resolutions be, and they hereby are, adopted, affirmed, approved, and ratified in all respects as the act and deed of each Company, as applicable.

AND BE IT FURTHER RESOLVED, that an executed copy of this Unanimous Written Consent shall be filed with the minutes of the proceedings of each Company.

IN WITNESS WHEREOF, the undersigned, being the Sole Member of each Company, has executed this Written Consent effective as of the day and year first above written.

THE SOLE MEMBER:


James A. Goodnight

THE UNDERSIGNED, by his signature below, does hereby consent to serve as an additional Manager of each Company in accordance with and subject to the terms of each Company's Operating Agreement, as applicable.

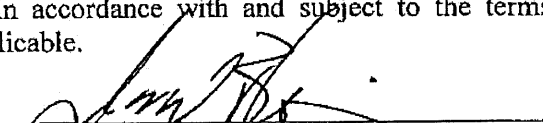

David B. Keim

Exhibit A

Company Managers

March 1, 2015

James A. Goodnight
David B. Keim

REZONING APPLICATION ADDENDUM #1**Comprehensive Plan Analysis****OFFICE USE ONLY****Transaction #****Rezoning Case #**

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.

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 Future Land Use Map designates these properties as "Office and Residential Mixed Use", which encourages a mix of office and residential uses. This category also supports higher impact uses when appropriately located. The proposed IX zoning district permits office and residential uses, consistent with the FLUM guidance. Also, the higher impact uses permitted by the IX district are appropriately located given the properties are surrounded by existing industrial uses and well buffered from residential uses., and many such uses are limited or special uses, consistent with the FLUM guidance.

The rezoning request for a maximum height of five stories is consistent with the Recommended Height Designations Table LU-2, which recommends up to a maximum of five stories for property designated Office & Residential Mixed Use and located in the General area.

The proposed rezoning is consistent with the following Comprehensive Plan policies: LU 1.3 "Conditional Use District Consistency"; LU 5.2 "Managing Commercial Development Impacts"; LU 8.2 "Neighborhood Revitalization"; LU 8.3 "Conserving, Enhancing, and Revitalizing Neighborhoods"; LU 8.11 "Development of Vacant Sites"; LU 8.12 "Infill Compatibility"; LU 11.4 "Rezoning/Development of Industrial Areas"; LU 11.5 "Mitigating Industrial Land Use Impacts".

The proposed rezoning is compatible with the surrounding area and the zoning of surrounding property. The properties are located within a large area zoned IX and IH and developed with industrial uses. The proposed rezoning to IX is more compatible with the surrounding area than the current IH zoning district because the rezoning removes the more intense, heavy industrial uses currently permitted on the properties.

PUBLIC BENEFITS

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

The rezoning request benefits the public by prohibiting the more intense, heavy industrial uses allowed under current zoning, and the allowable uses permitted by the proposed IX district k the properties from IH to IX-3 will allow for uses that are more compatible with the adjacent South Park neighborhood.

The rezoning request benefits the public by maintaining light, less-intense industrial uses in an appropriate location, thereby preserving the opportunity for maker space, small-scale production and other employment opportunities in close proximity to residential neighborhoods.

3.

4.

REZONING APPLICATION ADDENDUM #2	
<p align="center">Impact on Historic Resources</p> <p>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.</p>	<p align="center">OFFICE USE ONLY</p> <p align="center">Transaction #</p> <p align="center">Rezoning Case #</p>
<p align="center">INVENTORY OF HISTORIC RESOURCES</p> <p>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.</p> <p>There are no known historic resources located on the property.</p>	
<p align="center">PROPOSED MITIGATION</p> <p>Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.</p> <p>Not applicable.</p>	

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: N/A

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:</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:</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:</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:</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:</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:</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:</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:</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:</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:</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:</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:</p>

13.	<i>New public spaces should provide seating opportunities.</i> Response:
14.	<i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i> Response:
15.	<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> Response:
16.	<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> Response:
17.	<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> Response:
18.	<i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i> Response:
19.	<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> Response:

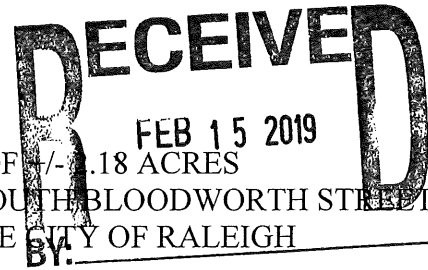
20.	<p><i>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</i></p> <p>Response:</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:</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:</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:</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:</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:</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:</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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
2. Rezoning application review fee (see <u>Fee Schedule</u> for rate)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
3. Completed application; Include electronic version via cd or flash drive	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. Two sets of stamped envelopes addressed to all property owners within 500 feet of property to be rezoned	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
5. Pre-Application Conference	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
6. Neighborhood Meeting notice and report	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
7. Trip Generation Study	<input type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/>
8. Traffic Impact Analysis	<input type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/>
9. Completed and signed zoning conditions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
10. Completed Comprehensive Plan Consistency Analysis	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
11. Completed Response to the Urban Design Guidelines	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
12. For applications filed by a third party, proof of actual notice to the property owner	<input type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/>
13. Master Plan (for properties requesting Planned Development or Campus District)	<input type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/>

REZONING OF PROPERTY CONSISTING OF +/- 2.18 ACRES
LOCATED IN THE NORTHEAST QUADRANT OF THE SOUTH BLOODWORTH STREET
AND SAINTS AVENUE INTERSECTION, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
SEPTEMBER 12, 2018

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Wednesday, September 12, 2018 at 6:30 p.m. The property considered for this potential rezoning totals approximately 2.18 acres, and is located in the northeast quadrant of the South Bloodworth Street and Saints Avenue intersection, in the City of Raleigh, having Wake County Parcel Identification Numbers 1703-82-6662 and 1703-82-6471. This meeting was held at the Top Greene Community Center, located at 401 Martin Luther King Jr. Boulevard, Raleigh, NC 27601. All owners of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.



REZONING OF PROPERTY CONSISTING OF +/- 2.18 ACRES
LOCATED IN THE NORTHEAST QUADRANT OF THE SOUTH BLOODWORTH STREET
AND SAINTS AVENUE INTERSECTION, IN THE CITY OF RALEIGH
BY: _____

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
FEBRUARY 13, 2019

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Wednesday, February 13, 2019 at 6:30 p.m. The property considered for this potential rezoning totals approximately 2.18 acres, and is located in the northeast quadrant of the South Bloodworth Street and Saints Avenue intersection, in the City of Raleigh, having Wake County Parcel Identification Numbers 1703-82-6662 and 1703-82-6471. This meeting was held at the Top Greene Community Center, located at 401 Martin Luther King Jr. Boulevard, Raleigh, NC 27601. All owners of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



Michael Birch
Email: mbirch@longleafllp.com
Direct: (919) 645-4317

2235 Gateway Avenue North, Ste 201
Raleigh, NC 27607
Tel: (919) 645-4300
Fax: (919) 645-6502
longleafllp.com

To: Neighboring Property Owner
From: Michael Birch
Date: February 1, 2019
Re: Neighborhood Meeting for Potential Rezoning of 1415 and 1419 South Bloodworth Street

We are counsel for the owner of those two parcels of land totaling 2.18 acres located in the northeast quadrant of the intersection of South Bloodworth Street and Saints Avenue, with addresses of 1415 and 1419 South Bloodworth Street and Parcel Identification Numbers 1703-82-6662 1703-82-6471 (the "Property"). The Property is currently zoned Heavy Industrial ("IH"), and the owner is considering rezoning the Property to Industrial Mixed Use with a maximum height of five stories ("IX-5").

You are invited to attend a meeting to discuss the potential rezoning. We have scheduled a meeting with surrounding property owners on Wednesday, February 13, 2019 at 6:30 p.m. This meeting will be held in the banquet room at the John P. "Top" Greene Community Center located at 401 Martin Luther King Jr. Boulevard, Raleigh, NC 27601.

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

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.645.4317 and mbirch@longleafllp.com. Also, for more information about rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at 919.996.2180 or rezoning@raleighnc.gov.

EXHIBIT B – NOTICE LIST

1703826471
TRACK TWO PROPERTIES LLC
2108 CLARK AVE
RALEIGH NC 27605-1606

1703728285
NC RAILROAD COMPANY
2809 HIGHWOODS BLVD STE 100
RALEIGH NC 27604-1000

1703816975
1513 S BLOODWORTH, LLC
PO BOX 33343
RALEIGH NC 27636-3343

1703822707
CNY PROPERTY GROUP LLC
300 HOKE ST
RALEIGH NC 27601-2637

1703824048
NORTH CAROLINA STATE OF
STATE PROPERTY OFFICE
116 W JONES ST
RALEIGH NC 27603-1300

1703824127
CNY PROPERTY GROUP, LLC
300 HOKE ST
RALEIGH NC 27601-2637

1703824511
CNY PROPERTY GROUP LLC
300 HOKE ST
RALEIGH NC 27601-2637

1703824817
FRANKLIN BAKING CO INC
PO BOX 228
GOLDSBORO NC 27533-0228

1703826662
TRACK TWO PROPERTIES LLC
2108 CLARK AVE
RALEIGH NC 27605-1606

1703826751
TRACK TWO PROPERTIES LLC
2108 CLARK AVE
RALEIGH NC 27605-1606

1703826856
TRACK TWO PROPERTIES LLC
2108 CLARK AVE
RALEIGH NC 27605-1606

1703828886
HOKE STREET PH REDEVELOPMENT LLC
513 BRANCH ST
RALEIGH NC 27601-2709

1703831082
DUKES PROPERTIES & CONSTRUCTION,
LLC
3803 JUNCTION BLVD
RALEIGH NC 27603-5264

1703831086
HOSS HOLDINGS LLC
108 KINGSMILL RD
CARY NC 27511-7240

1703832077
DUKES PROPERTIES & CONSTRUCTION,
LLC
3803 JUNCTION BLVD
RALEIGH NC 27603-5264

1703833028
JONES, FREDRICK
311 HOKE ST
RALEIGH NC 27601-2636

1703833150
CORBIN, MISCHELLE J
315 HOKE ST
RALEIGH NC 27601-2636

1703834024
CORBIN, MISCHELLE J
315 HOKE ST
RALEIGH NC 27601-2636

1703834096
HARRIS, MARY N TRUSTEE
2209 E FLORIDA ST
GREENSBORO NC 27401-4038

1703834155
EDGER, ELLA MORGAN ABRON, TERESA E
5202 TALLOWTREE DR
RALEIGH NC 27613-4548

1703834160
HERNDON, BLONNIE W
4701 SANDY BAY CIR
RALEIGH NC 27603-9464

1703836021
DRENNAN, COURTNEY E
1321 S BLOODWORTH ST
RALEIGH NC 27601-2615

1703836035
VARNEDOE, MARION DAVID IV HARBIN,
BRITTINI HANNA
1319 S BLOODWORTH ST
RALEIGH NC 27601-2615

1703836049
HALEY, LOLA HEIRS
1303 S BLOODWORTH ST
RALEIGH NC 27601-2615

1703836134
HALEY, LOLA HEIRS
1303 S BLOODWORTH ST
RALEIGH NC 27601-2615

1703837065
SUGGS, COLLIN ROBERT
1312 S EAST ST
RALEIGH NC 27601-2720

1703837071
DUNGAN, DWANE E JR DUNGAN,
MEREDITH LEIGHANN
1314 S EAST ST
RALEIGH NC 27601-2720

1703837079
BURSTALL LLC
2300 BYRD ST
RALEIGH NC 27608-1412

1703837174
SMITH, CARRIE J SMITH, NICHOLAS
1308 S EAST ST
RALEIGH NC 27601-2720

1703839013
COUSLEY, ADAM COUSLEY, HEIDI
1325 S EAST ST
RALEIGH NC 27601-2719

1703839049
AHRENSEN, TYLER AHRENSEN,
SHARIFA
1313 S EAST ST
RALEIGH NC 27601-2719

1703839082
PRETTY, REGINALD F PRETTY, FURNEY L
1229 RADCLIFF DR
SANFORD NC 27330-9425

1703839184
RAY, JESSE RAY, JANIE JR
6618 POOLE RD
RALEIGH NC 27610-4594

1703910739
PRINCESS PROPERTIES OF NC LLC
1300 BUCK JONES RD
RALEIGH NC 27606-3329

1703920045
APROPOS HOLDINGS LLC
C/O R CURT OLSON
1115 LAURENS WAY
KNIGHTDALE NC 27545-9240

1703920335
MOUNT PEACE BAPTIST CHURCH
1601 MARTIN LUTHER KING JR BLVD
RALEIGH NC 27610-3467

1703920658
HOKE STREET PH REDEVELOPMENT LLC
513 BRANCH ST
RALEIGH NC 27601-2709

1703920846
HOKE STREET PH REDEVELOPMENT LLC
513 BRANCH ST
RALEIGH NC 27601-2709

1703922815
MOORE, CHRISTOPHER MOORE, LINDSEY
ERIN
1400 GARNER RD
RALEIGH NC 27610-3918

1703930037
EDWARDS, P H EDWARDS, E R
PO BOX 30488
RALEIGH NC 27622-0488

1703930077
VICTOR, RHONDA DORIAN
13633 87TH ST N
WEST PALM BEACH FL 33412-2604

1703931018
VICTOR, RHONDA
13633 87TH ST N
WEST PALM BEACH FL 33412-2604

1703931075
RR&E PROPERTIES LLC
118 THORNEWOOD DR
CARY NC 27518-9733

EXHIBIT C – ITEMS DISCUSSED

1. J. Peters

EXHIBIT D – MEETING ATTENDEES

1. What types of uses were previously located along S Bloodworth Street?
2. The potential impacts to traffic in the neighborhood
3. What types of uses are proposed for the redevelopment?
4. Will there be residential units on the properties?
5. Environmental clean up from the previous uses on the site
6. The timeline for this rezoning petition and the rezoning process generally

EXHIBIT B – NOTICE LIST

1703828471
TRACK TWO PROPERTIES LLC
2108 CLARK AVE
RALEIGH NC 27605-1808

1703728285
NC RAILROAD COMPANY
2809 HIGHWOODS BLVD STE 100
RALEIGH NC 27604-1000

1703816975
1513 S BLOODWORTH, LLC
PO BOX 33343
RALEIGH NC 27636-3343

1703822707
CNY PROPERTY GROUP LLC
300 HOKE ST
RALEIGH NC 27601-2837

1703824045
NORTH CAROLINA STATE OF
STATE PROPERTY OFFICE
116 W JONES ST
RALEIGH NC 27603-1300

1703824127
CNY PROPERTY GROUP, LLC
300 HOKE ST
RALEIGH NC 27601-2837

1703824511
CNY PROPERTY GROUP LLC
300 HOKE ST
RALEIGH NC 27601-2837

1703824817
FRANKLIN BAKING CO INC
PO BOX 228
GOLDSBORO NC 27533-0228

1703826682
TRACK TWO PROPERTIES LLC
2108 CLARK AVE
RALEIGH NC 27605-1808

1703826751
TRACK TWO PROPERTIES LLC
2108 CLARK AVE
RALEIGH NC 27605-1808

1703826855
TRACK TWO PROPERTIES LLC
2108 CLARK AVE
RALEIGH NC 27605-1808

1703828888
HOKE STREET PH REDEVELOPMENT LLC
513 BRANCH ST
RALEIGH NC 27601-2709

1703831082
DUKES PROPERTIES & CONSTRUCTION,
LLC
3803 JUNCTION BLVD
RALEIGH NC 27603-5284

1703831096
HOSS HOLDINGS LLC
108 KINGSMILL RD
CARY NC 27511-7240

1703832077
DUKES PROPERTIES & CONSTRUCTION,
LLC
3803 JUNCTION BLVD
RALEIGH NC 27603-5284

1703833028
JONES, FREDRICK
311 HOKE ST
RALEIGH NC 27601-2836

1703833150
CORBIN, MISCHELLE J
315 HOKE ST
RALEIGH NC 27601-2836

1703834024
CORBIN, MISCHELLE J
315 HOKE ST
RALEIGH NC 27601-2836

1703834026
HARRIS, MARY N TRUSTEE
2202 E FLORIDA ST
GREENSBORO NC 27401-4038

1703834155
EDGER, ELLA MORGAN ABRON, TERESA E
5202 TALLOWTREE DR
RALEIGH NC 27613-4548

1703834160
HERNDON, BLONNIE W
4701 SANDY BAY CIR
RALEIGH NC 27603-9484

1703836021
DRENNAN, COURTNEY E
1321 S BLOODWORTH ST
RALEIGH NC 27601-2815

1703836035
VARNEDOE, MARION DAVID IV HARBIN,
BRITTINI HANNA
1319 S BLOODWORTH ST
RALEIGH NC 27601-2815

1703836049
HALEY, LOLA HEIRS
1303 S BLOODWORTH ST
RALEIGH NC 27601-2815

1703836134
HALEY, LOLA HEIRS
1303 S BLOODWORTH ST
RALEIGH NC 27601-2815

1703837055
SUGGS, COLLIN ROBERT
1312 S EAST ST
RALEIGH NC 27601-2720

1703837071
DUNGAN, DWANE E JR DUNGAN,
MEREDITH LEIGHANN
1314 S EAST ST
RALEIGH NC 27601-2720

1703839709
BURSTALL LLC
2300 BYRD ST
RALEIGH NC 27608-1412

1703837174
SMITH, CARRIE J SMITH, NICHOLAS
1308 S EAST ST
RALEIGH NC 27601-2720

1703839013
COUSLEY, ADAM COUSLEY, HEIDI
1325 S EAST ST
RALEIGH NC 27601-2719

EXHIBIT C – ITEMS DISCUSSED

1. None

AGENDA ITEM (D) 4: Z-10-19 – 1415 & 1419 South Bloodworth Street

This site is located South Bloodworth Street at the northeastern corner of S. Bloodworth Street and Saints Avenue and is located approximately one mile north of the I-40 and Hammond Road interchange.

This is a request to rezone property Industrial Mixed Use-5 Stories Conditional Use ((IX-5-CU).

Planner Ellis gave a brief overview of the case stating the CAC did vote on last evening in favor of the case.

There was discussion regarding policies as it relates to uses and the existing versus proposed uses.

Ms. Ellis spoke regarding the retail use and mixed-use zoning and envisioned future land use policy for the area.

Michael Birch representing the applicant spoke regarding the purpose of the rezoning; how the area is transitioning from heavy industrial and the reason for the height.

There was discussion of whether there are any uses that would be detrimental to the area and uses that could be conditioned and whether they were more intensive.

Mr. Geary suggested the applicant condition out the more intense heavy industrial uses commercial vehicles from conditions.

Mr. Tomasulo made a motion to approve. Ms. Winters seconded the motion. The vote was unanimous, 6-0.