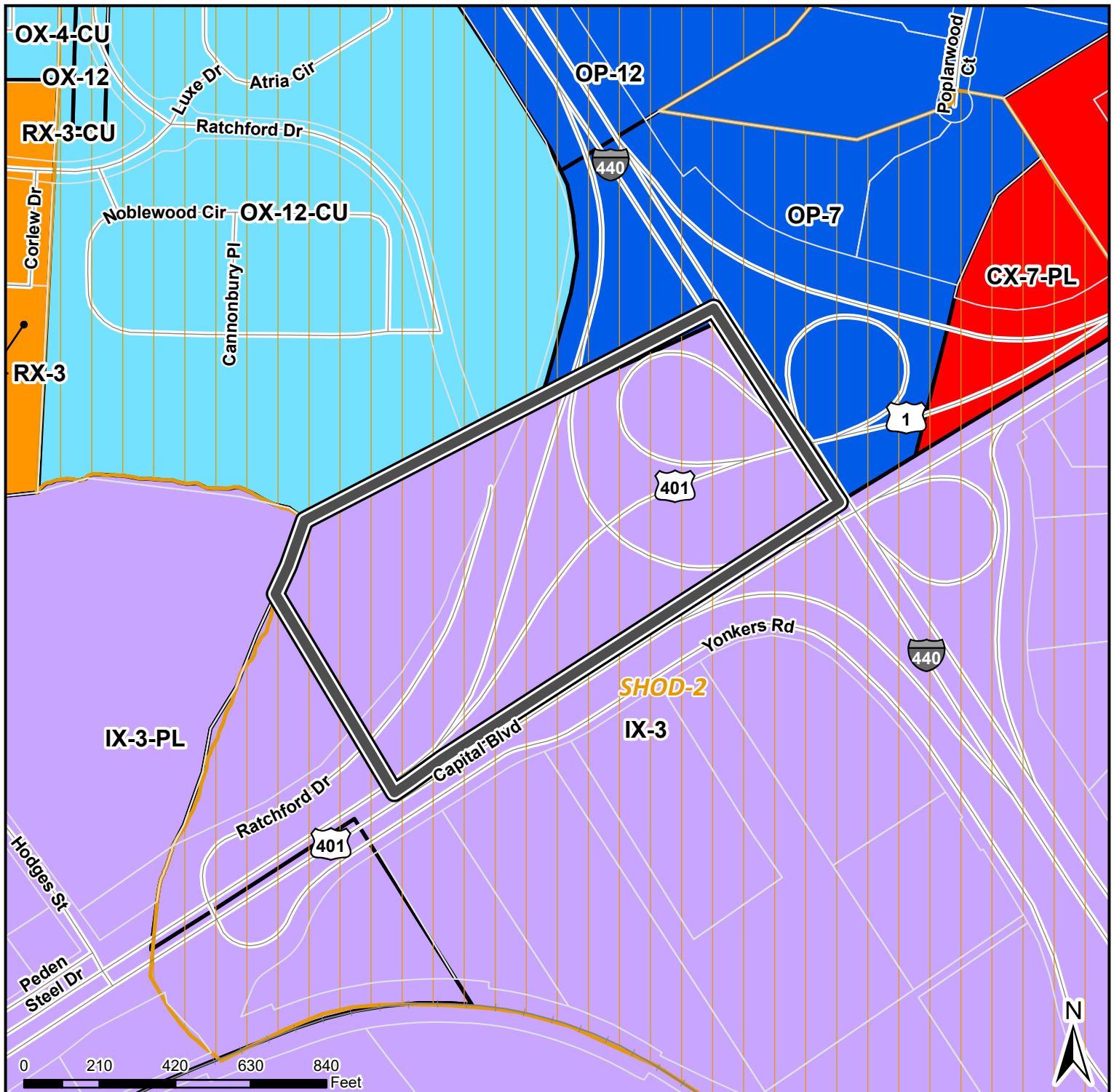
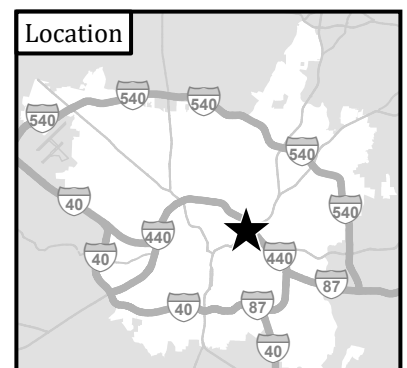


Existing Zoning

Z-10-2022



Property	2501 Ratchford Dr
Size	5.94 acres
Existing Zoning	IX-3
Requested Zoning	CX-20-CU





Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 18 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request				
Rezoning Type	General Use	Conditional Use	Master Plan	Office Use Only Rezoning case #
	Text change to zoning conditions			
Existing zoning base district: IX	Height: 3	Frontage: None	Overlay(s): SHOD-2	
Proposed zoning base district: CX	Height: 20	Frontage: None	Overlay(s): None	
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information			
Date:	Date amended (1):	Date amended (2):	
Property address: 2501 Ratchford Drive			
Property PIN: 1715-51-8413			
Deed reference (book/page): Book 18771, Page 2079; Lot 1 on plat recorded in Book of Maps 1992, Page 1406			
Nearest intersection: Ratchford Drive & Capital Boulevard		Property size (acres): 5.94 acres	
For planned development applications only	Total units: N/A		Total square footage: N/A
	Total parcels: N/A		Total buildings: N/A
Property owner name and address: 2501 Ratchford Drive, L.P., 3700 Glenwood Ave, Suite 430, Raleigh, NC 27612			
Property owner email:			
Property owner phone:			
Applicant name and address: Michael Birch, Longleaf Law Partners			
Applicant email: mbirch@longleaflp.com			
Applicant phone: 919.645.4317			
Signed by: <i>R. Gordon Grubb</i>			
Applicant signature(s): <i>R. Gordon Grubb</i>			
Additional email(s):			

RECEIVED

By Carmen Kuan at 1:57 pm, Jan 25, 2022

Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning: IX-3 w/SHOD-2	Proposed zoning: CX-20-CU	

Narrative of Zoning Conditions Offered

1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the CX district shall be prohibited: (i) Adult establishment; (ii) Detention center, jail, prison.
2. For each building located along Ratchford Drive and within 100 feet of the Ratchford Drive right-of-way, at least one primary entrance facing Ratchford Drive shall be provided. A primary entrance that is located within 150 feet from the Ratchford Drive right-of-way and on a building facade that is oriented less than 90 degrees relative to the Ratchford Drive right-of-way shall be considered "street-facing" for the purpose of this condition.
3. Direct pedestrian access shall be provided from the public sidewalk along Ratchford Drive to the primary entrance(s) required by Condition 2 of this ordinance.
4. A maximum of two bays of on-site surface parking is permitted between the Ratchford Drive right-of-way and the closest building along Ratchford Drive.

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature: _____

R. Gordon Grubb

Printed Name(s): R. Gordon Grubb

RECEIVED*By Carmen Kuan at 1:57 pm, Jan 25, 2022*

Rezoning Application Addendum #1	
Comprehensive Plan Analysis	Office Use Only Rezoning case # _____
The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.	
Statement of Consistency	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	

Rezoning Application Addendum #2

Impact on Historic Resources

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.

Office Use Only
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.

Public Mitigation

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

Design Guidelines

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

- a) The property to be rezoned is within a "City Growth Center", "Mixed-Use Center", or "Transit Station Areas", OR;
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Policy UD 7.3:

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

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

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

Policy DT 7.18:

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

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

Urban Form Designation:

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

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

Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – General Use or Conditional Use Rezoning:	Yes	N/A	Yes	No	N/A
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh					
2. Pre-application conference					
3. Neighborhood meeting notice and report					
4. Rezoning application review fee (see Development Fee Guide for rates).					
5. Completed application submitted through Permit and Development Portal					
6. Completed Comprehensive Plan consistency analysis					
7. Completed response to the urban design or downtown design guidelines					
8. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties with 500 feet of area to be rezoned					
9. Trip generation study					
10. Traffic impact analysis					
For properties requesting a Conditional Use District:	Yes	N/A	Yes	No	N/A
11. Completed zoning conditions, signed by property owner(s)					
If applicable, see page 18:	Yes	N/A	Yes	No	N/A
12. Proof of Power of Attorney or Owner Affidavit					
For properties requesting a Planned Development or Campus District:	Yes	N/A	Yes	No	N/A
13. Master plan (see Master Plan submittal requirements)					
For properties requesting a text change to zoning conditions:	Yes	N/A	Yes	No	N/A
14. Redline copy of zoning conditions with proposed changes					
15. Proposed conditions signed by property owner(s)					

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

Urban Design Guidelines Addendum

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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", "Mixed-Use Center", or "Transit Station Areas", OR;
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

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Urban Form Designation:

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

1

All mixed-use developments should generally provide retail (such as eating establishments, food stores, and banks), and other uses such as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian-friendly form.

Response:

2

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.

Response:

3

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 street. Preferred and discouraged street networks.

Response:

4

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 Street Plan. Streets should connect adjacent developments.

Response:

5	New development should be composed 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.
	Response:
6	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.
	Response:
7	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.
	Response:
8	If the site is located at a street intersection, the main building of a complex or main part of a single building should be placed at the corner. Parking, loading, or service should not be located at an intersection.
	Response:
9	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.
	Response:
10	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.
	Response:
11	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.
	Response:
12	A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor “room” that is comfortable to users.
	Response:

13	New public spaces should provide seating opportunities.
	Response:
14	Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.
	Response:
15	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.
	Response:
16	Parking structures are clearly an important and necessary element of the overall urban infrastructure, but, given their utilitarian elements, can have 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.
	Response:
17	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.
	Response:
18	Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.
	Response:
19	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.
	Response:
20	All development should incorporate high-quality, productive landscapes that serve multiple functions. Such functions include noise mitigation and absorption; capturing and cleaning of particulate matter; collection and filtering of stormwater; and reduction of the urban heat island effect. Strategies include green walls, trellises, carefully planted trees, green infrastructure, and green roofs.
	Response:

21	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.
	Response:
22	Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and other areas where walkability is a focus should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising, and outdoor seating.
	Response:
23	Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees that complement the face of the buildings and that shade the sidewalk. Residential streets should provide for an appropriate tree 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 ¼" caliper and should be consistent with the city's landscaping, lighting, and street sight distance requirements.
	Response:
24	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.
	Response:
25	The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances should be designed to convey their prominence on the fronting facade.
	Response:
26	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.
	Response:
27	The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.
	Response:

Downtown Urban Design Guidelines

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

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

Policy DT 7.18:

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

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

1	Fayetteville Street should be free of service elements, including loading docks, mechanical equipment, and driveways.
	Response:
2	Loading or service entrances should be embedded within the block where possible. If embedding the loading dock is not possible, the loading dock should be located to the side or rear of a building. The width should be minimized and doors or gates should shield the loading docks from view. Roll-down gates should be decorative if facing the public realm.
	Response:
3	Surface and structured parking should be landscaped, emphasizing interior tree canopies in surface lots, formal borders, and street trees to reinforce the streetwall.
	Response:
4	Mechanical equipment, satellite or microwave dishes, elevator penthouses, and other utilitarian equipment should be screened from view by a structure that complements the design of the building through the use of similar materials, colors, finishes, and architectural details. Views from buildings above should also be considered when designing rooftop mechanical equipment.
	Response:
5	The widths of all curb cuts at parking deck entrances should be minimized. Design techniques should be used (such as lane splits within the deck to encourage consolidated single exit or entrance lanes at the street side, and/or columns between lanes to reduce the perceived size of the openings), while maintaining adequate ingress and egress capacity to provide efficient operations and meet air quality conformity.
	Response:
6	Building entries should be emphasized with architectural features, changes in roofline, different massing, or unique materials.
	Response:

7	The primary pedestrian building entrances should be located along the store front. For buildings that front on three streets, the primary pedestrian entrances should be located on the axial street or the corner if the building is located at an intersection.
	Response:
8	Building entries should be at grade.
	Response:
9	The level of architectural detail should be most intense at street level, within view of pedestrians on the sidewalk.
	Response:
10	The use of solid roll-down security gates is discouraged.
	Response:
11	Façades should be broken into distinct 20-30 foot modules or bays from side to side to prevent a monolithic edge to the street.
	Response:
12	Large unarticulated walls are discouraged and should have a window or functional public access at least every 10 feet.
	Response:
13	The articulation of the façade should be designed to appear more vertical than horizontal.
	Response:
14	Entries that provide access to a building's upper floors should be located along a street to promote street life. They should be designed as separate entries and distinguished from ground level spaces with different architectural details, materials, colors, lighting, signage, and/or paving so that it is clear which entries are public and which are private.
	Response:
15	Recessed entries are encouraged. They should be no wider than one-third of the width of the storefront or 20 feet, whichever is less. Recessed entries should be a minimum of 4 feet deep, except where necessary to meet fire code.
	Response:

16	A minimum of 2/3 of the first story façade should be windows. Of the total amount of glass on the first-floor façade, a minimum of 85 percent must be transparent. Tinted or reflective glass is discouraged. First-story windows should be located a maximum of three (3) feet above the adjacent sidewalk.
	Response:
17	Windows should be used to display products and services and maximize visibility into storefronts. Windows should not be obscured with elements that prevent pedestrians from seeing inside.
	Response:
18	The first-story, floor-to-floor height of any new building on Fayetteville Street should be a minimum of twenty (20) feet.
	Response:
19	If ceilings must be lowered below the height of ground level windows, provide an interior, full-height, three (3) foot minimum deep space immediately adjacent to the window before the drop in the ceiling.
	Response:
20	The use of deep awnings and canopies on the first story is recommended to help mitigate wind, reduce glare, and shade ground level spaces.
	Response:
21	Arcades, colonnades, and galleries are discouraged within the public right-of-way.
	Response:
22	Stairs and stoops in the public right-of-way are discouraged along Fayetteville Street in order to make entries more accessible.
	Response:
23	An outdoor ground plane that abuts or is adjacent to the public right-of-way should be paved with terrazzo, concrete pavers, concrete, stone, brick, tile, or another high-quality hardscape material. Asphalt and loose paving materials such as gravel are discouraged. The paving design and materials should complement the building or storefront architecture.
	Response:

24	In larger courtyard style spaces visible from the public right-of-way, use groundcovers, shrubs, and flowers to accent and fill blank areas with interest. Minimize the use of bare mulch and rocks. Areas of bare earth are discouraged.
	Response:
25	Walls of buildings should parallel the orientation of the street grid.
	Response:
26	Towers or high-rise buildings should have three zones: a streetwall or base zone, a tower transition zone, and a tower top zone. Cornices should be considered to separate base zone from tower transition zone.
	Response:
27	Distance between towers on different blocks should be a minimum of 100 feet to ensure access to light and air.
	Response:
28	Public art, performance facilities, and/or civic monuments should be an integral part of any building plan.
	Response:
29	Fences, railings, and walls are discouraged except to screen surface parking lots and unimproved lots, to protect pedestrians from grade changes, and to delineate a private courtyard. Fences are preferred over walls except where designed to hold grade.
	Response:
30	Fences should be a minimum of 36 inches and a maximum of 42 inches tall and a minimum of 70 percent open. Railings should be 42 inches tall. Solid walls should be a minimum of 18 inches and a maximum of 32 inches tall.
	Response:
31	Fences, railings, and walls should be designed to complement the adjacent architecture through the use of similar materials, colors, finishes, and architectural details.
	Response:

32	Designs should be contextual to adjacent buildings, including their cornice lines and horizontal banding.
	Response:
33	Innovative design and unusual lighting of the exterior of the building is important to emphasize the monumentality of government buildings.
	Response:
34	The principal building entrance should be easily identified by building features and landscape elements; additional public entrances should be provided at every street face.
	Response:
35	Building materials should be of stone, brick, or similar durable, high quality materials. Building form, articulation, and materials should respect and be sympathetic to the major governmental and institutional buildings in the area.
	Response:
36	Preferred materials (other than glass) include metal, brick, stone, concrete, plaster, and wood trim; discouraged materials include vinyl siding, pressed wood siding, and exterior insulated finishing systems (EIFS).
	Response:
37	Materials covering original architectural features of historic or architecturally significant buildings are discouraged.
	Response:
38	A minimum of 35 percent of each upper story should be windows.
	Response:
39	Building corners that face an intersection should strive for a distinctive form and high level of articulation.
	Response:
40	Buildings may step back further at intersections in order to articulate the corners.
	Response:

41	Buildings downtown and in Pedestrian Business Overlays should have stepbacks and articulated facades to mitigate wind effects and increase light and air. Buildings should step back 10 to 15 feet at the 60-foot point above the ground on a wide street and 15 feet on a narrow street. A wide street is 75 feet in width or more.
	Response:
42	Flat roof buildings should have decorative parapets with elements, such as detailed cornices, corbeling, applied medallions, or other similar architectural treatments.
	Response:
43	Signage should be compatible in scale, style, and composition with the building or storefront design as a whole.
	Response:
44	Diverse graphic solutions are encouraged to help create the sense of uniqueness and discovery found in an urban, mixed-use environment.
	Response:
45	All mechanical and electrical mechanisms should be concealed.
	Response:
46	Signs should not obscure a building's important architectural features, particularly in the case of historic buildings.
	Response:
47	Signs should be constructed with durable materials and quality manufacturing.
	Response:
48	Sign bands above transom and on awnings are preferred signage locations.
	Response:
49	Only the business name, street address, building name, and logo should be on an awning or canopy. The lettering should not exceed 40 percent of the awning area.
	Response:

50	Illuminated signs should avoid the colors red, yellow, and green when adjacent to a signal controlled vehicular intersection.
	Response:
51	Allowed sign types: channel letter signs, silhouette signs (reverse channel), individualized letter signs, projecting signs, canopy/marquee signs, logo signs, awning signs, and interior window signs.
	Response:
52	Discouraged sign types: signs constructed of paper, cardboard, styrofoam-type materials, formed plastic, injected molded plastic, or other such materials that do not provide a sense of permanence or quality; signs attached with suction cups or tape; signs constructed of luminous vacuum-formed plastic letters; signs with smoke-emitting components. Changeable copy signs are prohibited.
	Response:

REZONING OF PROPERTY CONSISTING OF +/- 5.94 ACRES,
LOCATED NEAR THE INTERSECTION OF RATCHFORD DRIVE AND CAPITAL
BOULEVEARD, JUST SOUTH OF THE CAPITAL BOULEVARD/INTERSTATE 440
INTERCHANGE, IN THE CITY OF RALEIGH

REPORT OF NEIGHBORHOOD MEETING WITH ADJACENT PROPERTY OWNERS AND
TENANTS ON
December 20, 2021

Pursuant to applicable provisions of the Unified Development Ordinance, a neighborhood meeting was held with respect to a potential rezoning with adjacent property owners and tenants on Monday, December 20, 2021, at 5:00 p.m. The property considered for this potential rezoning totals approximately 5.94 acres, and is located near the intersection of Ratchford Drive and Capital Boulevard, just south of the Capital Boulevard/Interstate 440 interchange, in the City of Raleigh, having Wake County Parcel Identification Numbers 1715-51-8413. This meeting was held virtually on Zoom with an option to call in by telephone. All owners and tenants 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 list of the individuals who attended the meeting is attached hereto as **Exhibit C**. A summary of the items discussed at the meeting is attached hereto as **Exhibit D**.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owners & Tenants
From: Michael Birch, Longleaf Law Partners
Date: December 8, 2021
Re: Neighborhood Meeting for Rezoning of 2501 Ratchford Drive

You are invited to attend a virtual meeting to discuss the proposed rezoning of property located at 2501 Ratchford Drive, Raleigh, NC 27604. We have scheduled an informational meeting with surrounding neighbors on Monday, December 20, 2021 at 5:00 PM until 7:00 PM. Due to the COVID-19 Pandemic, this meeting will be held virtually. You can participate online or by telephone. To participate, visit:

To Join with Video:

<https://zoom.us/join>
Meeting ID: 895 5088 9254
Password: 256898

To Join by Telephone:

+1 646 558 8656
Meeting ID: 895 5088 9254
Password: 256898

The purpose of this meeting is to discuss the proposed rezoning of 2501 Ratchford Drive, with property identification number 1715-51-8413. The property totals approximately 5.94 acres in size, and is on the north side of Ratchford Drive, near the intersection of Ratchford Drive and Capital Boulevard, just south of the Capital Boulevard/Interstate 440 interchange.

The property is currently zoned Industrial Mixed Use with a 3-story height limit, and with the Special Highway Overlay District-2 (IX-3 w/ SHOD-2). The proposed zoning designation is Commercial Mixed Use with a 20-story height limit and conditions, without an overlay district (CX-20-CU).

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

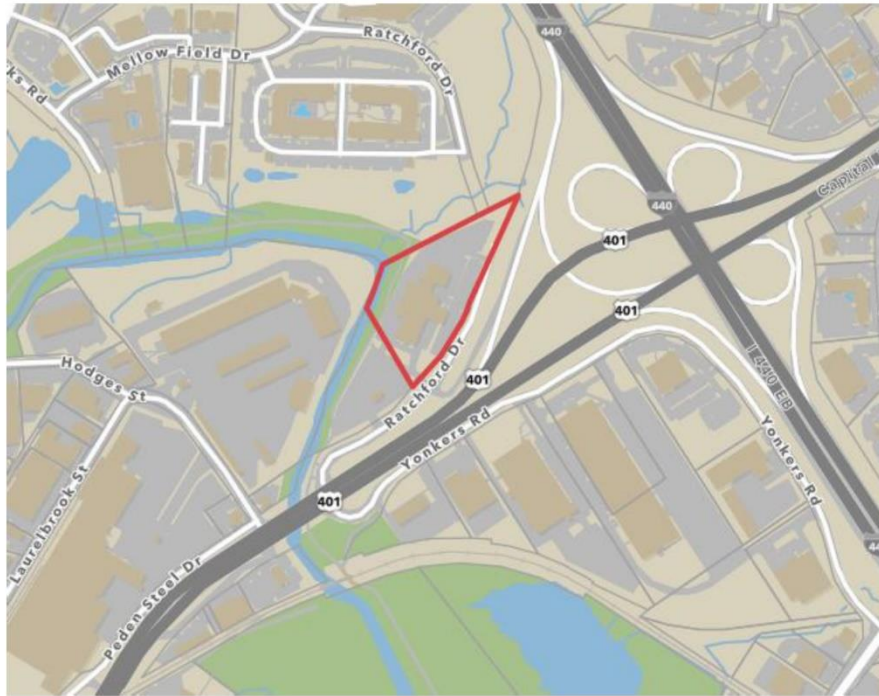
Please do not hesitate to contact me directly if you have any questions or wish to provide comments before or after the meeting. I can be reached at 919.645.4317 and mbirch@longleaflp.com.

For more information about the rezoning, you may visit www.raleighnc.gov and search for "Rezoning Process", or contact Carmen Kuan, Raleigh Planning & Development Department, at 919.996.2235 or carmen.kuan@raleighnc.gov.

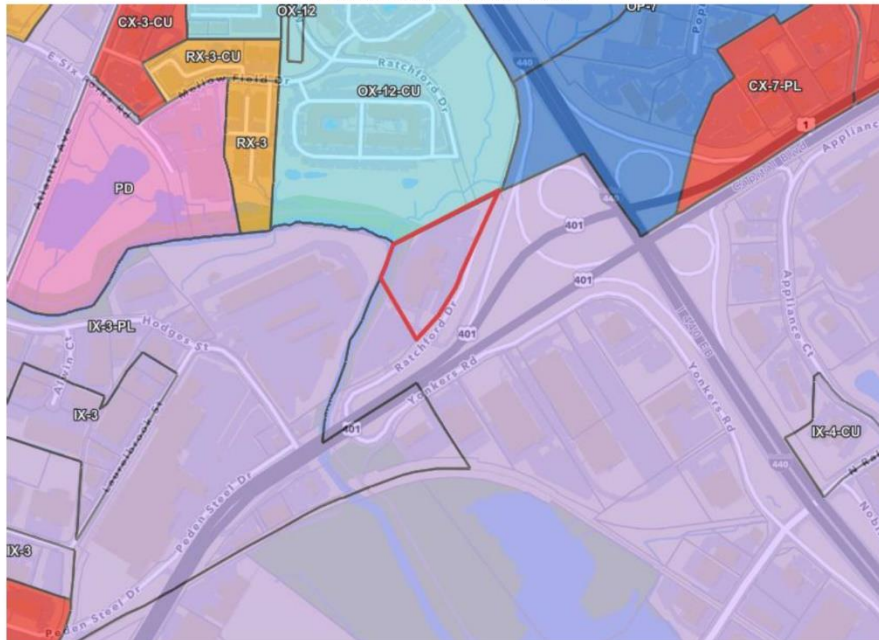
Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. A draft of the proposed Rezoning Application

CURRENT PROPERTY MAP



CURRENT ZONING MAP



Rezoning Application and Checklist

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Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: <u>IX</u>		Height: 3	Frontage:
Proposed zoning base district: <u>CX</u>		Height: 20	Frontage:
Overlay(s): SHOD-2		Overlay(s):	
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			
General Information			
Date:		Date amended (1):	
Property address: 2501 Ratchford Drive, Raleigh, NC 27604		Date amended (2):	
Property PIN: 1715-51-8413			
Deed reference (book/page): 18771/2079			
Nearest intersection: Ratchford Drive & Capital Boulevard		Property size (acres): 5.94	
For planned development applications only:		Total units: N/A	Total square footage: N/A
		Total parcels: N/A	Total buildings: N/A
Property owner name and address: 2501 Ratchford Drive LP Limited Partnership - 3700 Glenwood Ave, Suite 430, Raleigh, NC 27612			
Property owner email:			
Property owner phone:			
Applicant name and address: Michael Birch, Longleaf Law Partners, 4509 Creedmoor Road, Suite 302, Raleigh, NC 27612			
Applicant email: mbirch@longleaflp.com			
Applicant phone: 919-645-4317			
Applicant signature(s):			
Additional email(s):			

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: IX-3 w/ SHOD-2	Proposed zoning: CX-20-CU	

Narrative of Zoning Conditions Offered

I. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the CX district shall be prohibited: (i) Adult establishment; (ii) Detention center, jail, prison.

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature: _____

Printed Name: _____

EXHIBIT B – NOTICE LIST

2501 RATCHFORD DRIVE LP LIMITED
PARTNERSHIP
3700 GLENWOOD AVE STE 430
RALEIGH NC 27612-5530

DD MELLOWFIELD II LLC
CORTLAND PARTNERS LLC
3424 PEACHTREE RD NE STE 300
ATLANTA GA 30326-2818

FINLEY, VIRGINIA DOUGHTON
RALEIGH PORTFOLIO NW LLC
2626 GLENWOOD AVE STE 550
RALEIGH NC 27608-1370

MURPHY PROPERTY GROUP LLC
PO BOX 17883
RALEIGH NC 27619-7883

NOBLEWOOD NC PARTNERS LLC
3424 PEACHTREE RD NE
ATLANTA GA 30326-1118

NORTH CAROLINA STATE OF
STATE PROPERTY OFFICE
116 W JONES ST
RALEIGH NC 27603-1335

POSTED NOTICE REQUIRED, 2 signs
1520 ATRIA CIR
RALEIGH NC 27604

POSTED NOTICE REQUIRED, 2 signs
2601 NOBLEWOOD CIR
RALEIGH NC 27604

RESIDENT/TENANT
1401 HODGES ST
RALEIGH NC 27604

RESIDENT/TENANT
2020 YONKERS RD
RALEIGH NC 27604

RESIDENT/TENANT
2010 YONKERS RD
RALEIGH NC 27604

RESIDENT/TENANT
2499 RATCHFORD DR
RALEIGH NC 27604

RESIDENT/TENANT
2000 YONKERS RD
RALEIGH NC 27604

RESIDENT/TENANT
2004 YONKERS RD
RALEIGH NC 27604

RESIDENT/TENANT
2501 RATCHFORD DR
RALEIGH NC 27604

RESIDENT/TENANT
2501 Capital Blvd UNIT 04
RALEIGH NC 27605

RESIDENT/TENANT
2501 Ratchford Dr
RALEIGH NC 27606

RESIDENT/TENANT
2501 Ratchford Dr UNIT 100
RALEIGH NC 27607

RESIDENT/TENANT
2501 Ratchford Dr UNIT 104
RALEIGH NC 27608

RESIDENT/TENANT
2501 Ratchford Dr UNIT 106
RALEIGH NC 27609

RESIDENT/TENANT
2501 Ratchford Dr UNIT 110
RALEIGH NC 27610

RESIDENT/TENANT
2501 Ratchford Dr UNIT 112
RALEIGH NC 27611

RESIDENT/TENANT
2501 Ratchford Dr UNIT 200
RALEIGH NC 27612

RS REALTY LLC
C/O ELECTRO SWITCH CORP
775 PLEASANT ST STE 1
WEYMOUTH MA 02189-2355

YORK FAMILY PROPERTIES
C/O YORK PROPERTIES
2108 CLARK AVE
RALEIGH NC 27605-1606

EXHIBIT C – MEETING ATTENDEES

1. Jennifer Ashton
2. Kaline Shelton
3. Anne Stoddard
4. Bryan Thorne
5. Gordon Grubb
6. Donald Belk
7. David Reynolds

EXHIBIT D – ITEMS DISCUSSED

- 1. No attendees other than client team and City Staff**