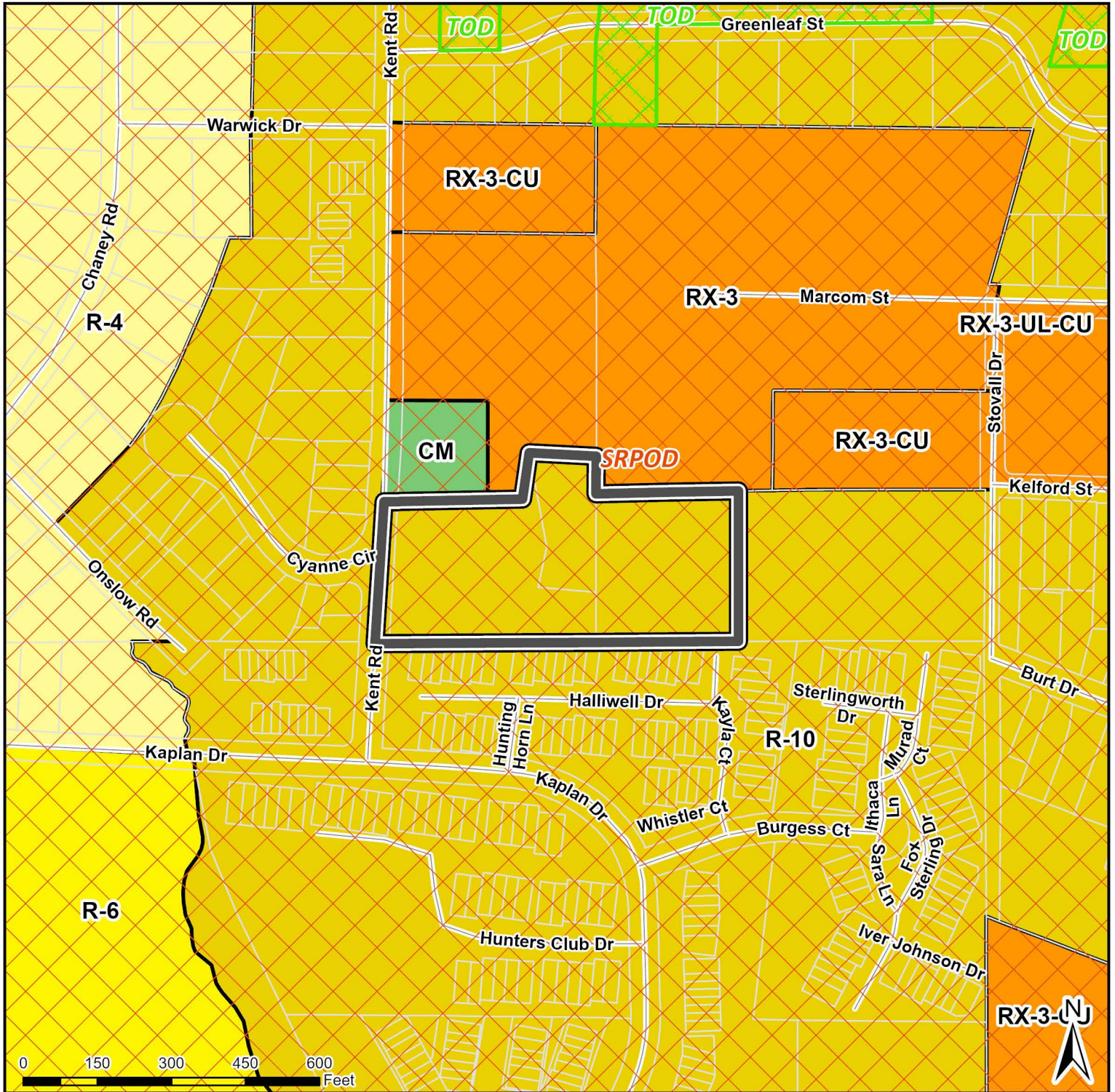
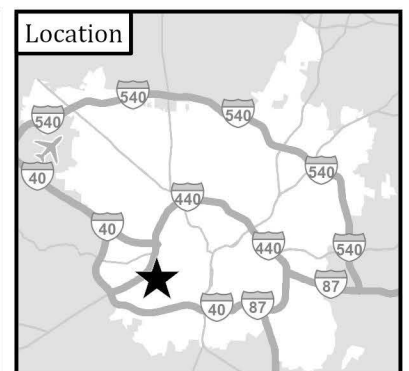


Existing Zoning

Z-11-2023



Property	1327 & 1329 Kent Rd; 1508 Stovall Dr (portion)
Size	4.86 acres
Existing Zoning	R-10 w/SRPOD
Requested Zoning	RX-3-PL-CU w/SRPOD



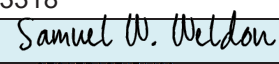


Rezoning Application and Checklist

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

Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 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	X Conditional Use	Master Plan	Office Use Only Rezoning case #
	Text change to zoning conditions			
Existing zoning base district: R-10	Height:	Frontage:	Overlay(s): SRPOD	
Proposed zoning base district: RX	Height: 3	Frontage: PL	Overlay(s): SRPOD	
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 1329 Kent Road; 1327 Kent Road; a portion of 1508 Stovall Drive		
Property PIN: 0793180200; 0793181370; 0793186220		
Deed reference (book/page): (019032/01929); (018719/00735); (018719/00729)		
Nearest intersection: Gyanne Circle and Kent Road		Property size (acres): 4.86
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Attachment A		
Property owner email: Attachment A		
Property owner phone: Attachment A		
Applicant name and address: Blue Ridge Atlantic Development, LLC 160 Mine Lake Ct Ste 200 Raleigh, NC 27615		
Applicant email: mstuart@morningstarlawgroup.com		
Applicant phone: 919-890-3318		
Signed by: 		
Applicant signature(s): <small>CE6AEBA2F171430...</small>		
Additional email(s):		

RECEIVED

By Robert Tate at 12:56 pm, Feb 22, 2023

Attachment A

Owner Name	Address	Email	Phone
A SQUARED LLC	1410 HILLSBOROUGH ST RALEIGH NC 27605- 1829	joe@thealerciagroup.com	919-868-3972
NEIGHBORHOOD REDEVELOPMENT GROUP LLC	1 KILMAYNE DR STE 100 CARY NC 27511-7719	joe@thealerciagroup.com	919-868-3972

Attachment B

SITUATED IN THE CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT AN EXISTING IRON PIPE ON SOUTHEAST CORNER OF THE LOT SHOWN IN BOOK OF MAPS 1990, PAGE 883 OF THE WAKE COUNTY REGISTER OF DEEDS AND HAVING NORTH CAROLINA GRID COORDINATES OF N=738,050.29' AND E=2,091,225.05'; THENCE FROM THE POINT OF BEGINNING, NORTH 00° 09' 29" EAST FOR A DISTANCE OF 100.03 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 00° 07' 23" EAST FOR A DISTANCE OF 200.03 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 89° 53' 55" EAST FOR A DISTANCE OF 288.06 FEET TO A COMPUTED POINT; THENCE SOUTH 00° 03' 22" EAST FOR A DISTANCE OF 299.97 FEET TO COMPUTED POINT; THENCE SOUTH 89° 54' 08" WEST FOR A DISTANCE OF 99.34 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 89° 52' 14" WEST FOR A DISTANCE OF 189.72 FEET TO AN EXISTING IRON PIPE, SAID PIPE BEING THE POINT AND PLACE OF BEGINNING, AND CONTAINING 86,559 S.F. OR 1.9871 AC.

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning: R-10(SRPOD)	Proposed zoning: RX-3-PL(SRPOD)	

Narrative of Zoning Conditions Offered

1. Rental fees for dwelling units on the property shall be affordable for households earning an average of 60% of the area median income or less for a period of no less than 30 years from the date of issuance of a certificate of occupancy on the property. The rent and income limits will follow the Affordable Housing Standards determined annually by the City of Raleigh Housing & Neighborhoods Department. An Affordable Housing Deed Restriction in a form approved by the City shall be filed and recorded in the property's chain of title by the property owner in the Wake County Register of Deeds prior to the project receiving a certificate of occupancy.
2. A City bikeshare station with no fewer than 8 docks, which shall be installed by the property owner, shall be built on a location on the property or adjacent right-of-way subject to approval of an encroachment agreement for such work by the City of Raleigh.

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

Property Owner(s) Signature: DocuSigned by:
Joseph Alercia DocuSigned by:
Samuel W. Weldon

Printed Name(s): Joseph Alercia Samuel W. Weldon

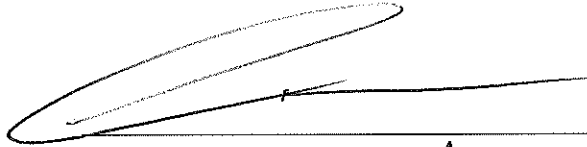


OWNER'S AFFIDAVIT

STATE OF North Carolina)
)
COUNTY OF Wake)

Joseph Alarcia behalf of A Squared LLC ("Owner"), the Owner of the premises located at 1329 Kent Road, Raleigh, North Carolina and having PIN 0793180200 (the "Property"), hereby acknowledges and agrees that Blue Ridge Atlantic Development, LLC ("Applicant"), as represented by Morningstar Law Group, intends to file a petition for rezoning of the Property with the City of Raleigh, and that Applicant, as represented by Morningstar Law Group, Mack Paul, Molly Stuart, or Keenan Conder, is authorized by Owner to undertake and prosecute such rezoning. Affiant acknowledges on behalf of Owner that zoning conditions must be signed, approved, and consented to by Owner.

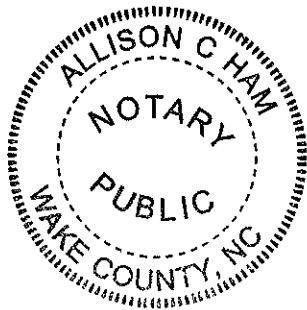
AFFIANT:



Name: Joseph Alarcia

State of North Carolina
County of Wake

Subscribed and sworn to (or affirmed) before me on this 15th day of February, 2023, by Joseph Alarcia, personally known to me or proved to me on the basis of satisfactory evidence to be the person who appeared before me.



Allison C Ham
(Notary Public)

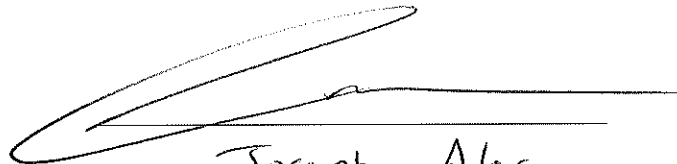
Allison C Ham
my Commission Expires: 9/27/2027

OWNER'S AFFIDAVIT

STATE OF North Carolina)
)
COUNTY OF Wake)

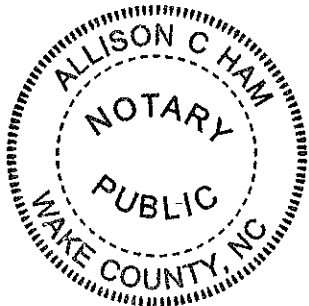
Joseph Alarcin on behalf of Neighborhood Redevelopment Group, LLC ("Owner"), the Owner of the premises located at 1327 Kent Road and 1508 Stovall Drive, Raleigh, North Carolina and having PINs 0793181370 and 0793186220 (the "Property"), hereby acknowledges and agrees that Blue Ridge Atlantic Development, LLC ("Applicant"), as represented by Morningstar Law Group, intends to file a petition for rezoning of all or part of the Property with the City of Raleigh, and that Applicant, as represented by Morningstar Law Group, Mack Paul, Molly Stuart, and Keenan Conder, is authorized by Owner to undertake and prosecute such rezoning. Affiant acknowledges on behalf of Owner that zoning conditions must be signed, approved, and consented to by Owner.

AFFIANT:


Name: Joseph Alarcin

State of North Carolina
County of Wake

Subscribed and sworn to (or affirmed) before me on this 15th day of February, 2023, by Joseph Alarcin, personally known to me or proved to me on the basis of satisfactory evidence to be the person who appeared before me.



Allison C Ham
(Notary Public)
Allison C Ham
My Commission Expires: 9/27/2027

Rezoning Application Addendum #1

<p>Comprehensive Plan Analysis</p> <p>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.</p>	<p>Office Use Only</p> <p>Rezoning case #</p> <p>_____</p>
---	---

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 calls for Moderate Scale Residential at this location. According to the Comprehensive Plan, "[i]n areas [designated Moderate Scale Residential] served by high levels of transit, RX-3... may be appropriate." Here, this area is within a frequent transit area and is close to a bus rapid transit corridor. This area is therefore well-served by high levels of transit and, consequently, RX-3 zoning is appropriate here.

The request is additionally consistent with several Comprehensive Plan policies, including Policy H 1.1 (Mixed-income Neighborhoods); Policy H 1.2 (Geographic Dispersal of Affordable Units); Policy H 1.5 (Scattered Site Infill); Policy H 1.9 (Housing Diversity); Policy H 2.17 (Equitable Housing around Transit); Policy H 2.13 (Transit Accessibility).

Public Benefits

Provide brief statements explaining how the rezoning request is reasonable and in the public interest.

The need for affordable housing in the city is well-known, and the focus of many different City of Raleigh efforts to ensure housing for those in need amid rising housing costs. The potential to provide affordable residences in a frequent transit area and close to both a bus rapid transit corridor and a significant employment center, North Carolina State University, represents a step toward fulfilling several of the city's goals, including providing dispersed and diverse housing for a wide range of income levels, and encouraging utilization of public transit.

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.

N/A

Public Mitigation

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

N/A

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: Frequent Transit Area

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Pre-application conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Rezoning application review fee (see Development Fee Guide for rates).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design or downtown design guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Conditional Use District:	Yes	N/A	Yes	No	N/A
11. Completed zoning conditions, signed by property owner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If applicable, see page 18:	Yes	N/A	Yes	No	N/A
12. Proof of Power of Attorney or Owner Affidavit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Planned Development or Campus District:	Yes	N/A	Yes	No	N/A
13. Master plan (see Master Plan submittal requirements)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Master Plan (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – Master Plan:	Yes	N/A	Yes	No	N/A
1. I have referenced this Master Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Total number of units and square feet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. 12 sets of plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Completed application submitted through Permit and Development Portal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Vicinity Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Existing Conditions Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Street and Block Layout Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Development Plan (location of building types)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Parking Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Open Space Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Tree Conservation Plan (if site is two acres or more)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Phasing Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Common Signage Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Who Can Initiate a Zoning Request?

If requesting to down-zone property, the rezoning application must be signed by all the property owners whose property is subject to the downzoning. Downzoning is defined as a zoning ordinance that affects an area of land in one of the following ways:

1. By decreasing the development density of the land to be less dense than was allowed under its previous usage.
2. By reducing the permitted uses of the land that are specified in a zoning ordinance or land development regulation to fewer uses than were allowed under its previous usage.

If requesting to rezone property to a conditional district, the rezoning application must be signed by all owners of the property to be included in the district. For purposes of the application only (not the zoning conditions), the City will accept signatures on behalf of the property owner from the following:

1. The property owner;
2. An attorney acting on behalf of the property owner with an executed power of attorney; or
3. A person authorized to act on behalf of the property owner with an executed owner's affidavit.

An owner's affidavit must be made under oath, properly notarized and, at a minimum, include the following information:

- The property owner's name and, if applicable, the property owner's title and organization name.
- The address, PIN and Deed Book/Page Number of the property.
- A statement that the person listed as the property owner is the legal owner of the property described.
- The name of the person authorized to act on behalf of the property owner as the applicant. If applicable, the authorized person's title and organization name.
- A statement that the property owner, as legal owner of the described property, hereby gives authorization and permission to the authorized person, to submit to the City of Raleigh an application to rezone the described property.
- A statement that the property owner understands and acknowledges that zoning conditions must be signed, approved and consented to by the property owner.
- The property owner's signature and the date the property owner signed the affidavit.

If requesting to rezone property to a general use district that is not a down-zoning, the rezoning application may be signed, for the purpose of initiating the request, by property owners or third-party applicants.



olly M. Stuart, Partner
421 Fayetteville Street, Suite 530
Raleigh, North Carolina 27601
919-890-3318
mstuart@morningstarlawgroup.com
www.morningstarlawgroup.com

February 3, 2023

Re: Neighborhood Meeting regarding Rezoning of 1329 Kent Road; 1327 Kent Road; a portion of 1508 Stovall Drive (collectively, the "Property")

Dear Neighbors:

You are invited to attend a neighborhood meeting on Wednesday, **February 16, 2023, from 7 pm to 8 pm.** The meeting will be held at Method Community Center, 514 Method Rd, Raleigh NC 27607.

The purpose of this meeting is to discuss a potential rezoning of the Property, located at 1329 Kent Road, 1327 Kent Road, and a portion of 1508 Stovall Drive. This Property is currently zoned Residential-10 with a Special Residential Parking Overlay District (R-10 w/SRPOD) and is proposed to be rezoned to Residential Mixed Use – 3 stories with a Special Residential Parking Overlay District (RX-3 w/SRPOD). The purpose of the zoning request is to permit affordable residential development of the site. Our goal is to gather comments through your participation in this neighborhood meeting or, alternatively, through your written comments to the City of Raleigh Planning Department. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed. Any other person attending the meeting can submit written comments about the meeting or the request in general, but to be included in the Planning Commission agenda packet written comments must be received at least 10 days prior to the date of the Planning Commission meeting where the case is being considered.

Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners within 500 feet of the area requested for rezoning.

Information about the rezoning process is available online; visit www.raleighnc.gov and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

Sarah Shaughnessy
Raleigh Planning & Development
(919) 996-2234
Sarah.Shaughnessy@raleighnc.gov

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Molly Stuart", is written below the typed name.

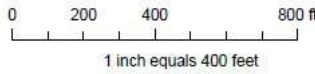
Neighborhood Meeting Agenda

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

Aerial

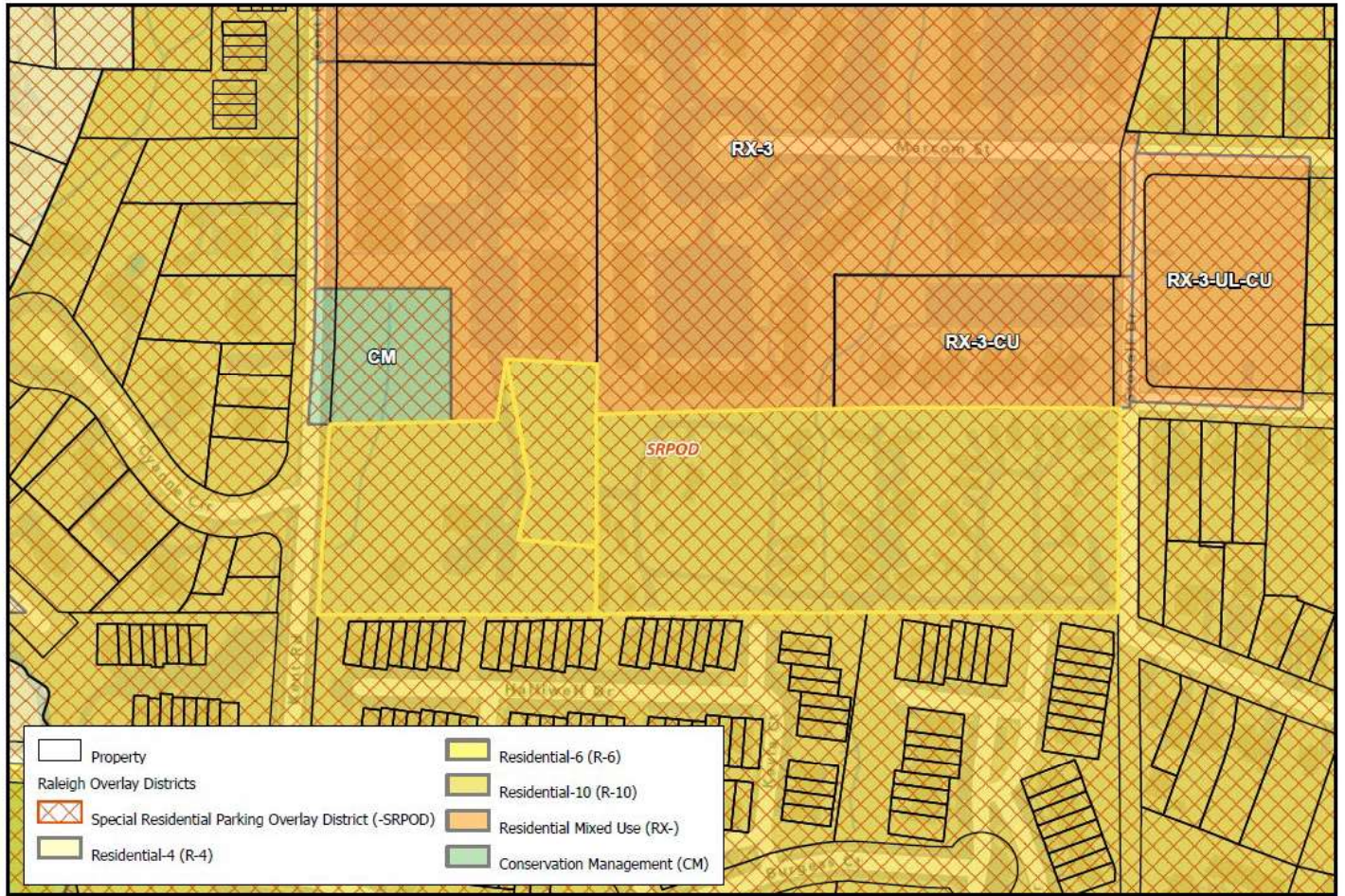


Kent Road/Stovall Drive



Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

Zoning





Rezoning Application and Checklist

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

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

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: R	Height:	Frontage:	Overlay(s): SRPOD
Proposed zoning base district: R	Height: 3	Frontage:	Overlay(s): SRPOD
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 1329 Kent Road; 1327 Kent Road; a portion of 1508 Stovall Drive		
Property PIN: 0793180200; 0793181370; 0793186220		
Deed reference (book/page): (019032/01929); (018719/00735); (018719/00729)		
Nearest intersection: Gyanne Circle and Kent Road		Property size (acres): 4.86
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: A SQUARED LLC 1410 HILLSBOROUGH ST RALEIGH NC 27605-1829; NEIGHBORHOOD REDEVELOPMENT GROUP LLC 51 KILMAYNE DR STE 100 CARY NC 27511-7719		
Property owner email:		
Property owner phone:		
Applicant name and address: Blue Ridge Atlantic Development, LLC 160 Mine Lake Ct Ste 200 Raleigh, NC 27615		
Applicant email: mstuart@momingstarlawgroup.com		
Applicant phone: 919-890-3318		
Applicant signature(s):		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: R-10	Proposed zoning: RX-3	

Narrative of Zoning Conditions Offered
<p>1. Rental fees for dwelling units on the property shall be affordable for households earning an average of 60% of the area median income or less for a period of no less than 30 years from the date of issuance of a certificate of occupancy on the property. The rent and income limits will follow the Affordable Housing Standards determined annually by the City of Raleigh Housing & Neighborhoods Department. An Affordable Housing Deed Restriction in a form approved by the City shall be filed and recorded in the property's chain of title by the property owner in the Wake County Register of Deeds prior to the project receiving a certificate of occupancy.</p>

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: _____

SUMMARY OF ISSUES

A neighborhood meeting was held on 2/16/2023 (date) to discuss a potential rezoning located at 1329 Kent Road; 1327 Kent Road; a portion of 1508 Stovall Drive (property address). The neighborhood Meeting was held at Method Community Center (location). There were approximately 30 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Affordable housing was discussed in detail
The request, RX-3-CU-PL (SHPROD)
The rezoning process
Whether there is enough space on this lot to provide sufficient parking for the development
Whether this development will increase traffic in the immediate vicinity
Whether this development will improve flooding in the area
How this affordable housing development will affect property values
How the RX district will change what is allowable on the site

Attendance Roster

Name	Address
Adriana Ortiz	1701 Murad Ct, Raleigh, NC, 27606
Fiona Farrell	4320 Hunter's Club Dr. NC 27606
Jeremiah Cooksey	4314 Hunter's Club Dr NC 27606
Tarena Farrell	4346 Hunter's Club Dr NC 27606
Lou Ann Buck	4344 Halliwell Dr 27606
INA ROBAEZE	317 MERRIE RD 27606
Frank & Marcia Bennett	521 MERRIE RD 27606
Tina & Joe Hartman	5001 Kaplan Dr, RA. 27606
Adrian Corkey	1707 Mayla Ct.
Kevin Steele	4316 Hunter's Club Drive NC
Sarah P. Mason	1210 Chaney Rd. 27606
Barbara Scott	1321 Chaney Rd 27606
Brandon Corkey	4320 Hunter's Club 27606
JOSHUA GILL	4413 SPIEDIE CT
Brihany Lums	City of Raleigh
Samuel Turner	4204 Sterlingbryn Drive
Mike Shuy	3814 Burt Dr.
John Graber	4905 Kaplan Dr RA 27606
Ken & Mary Triplitt	1212 OHANEY Ln 27606
Crash Gregg	402 Glenwood 27603
TEREMIAA COLLINS	4320 4316 4312 HUNTERS CLUB DR
JOHN SCHAEFER	8005 WAVENON CT, RALEIGH 27615