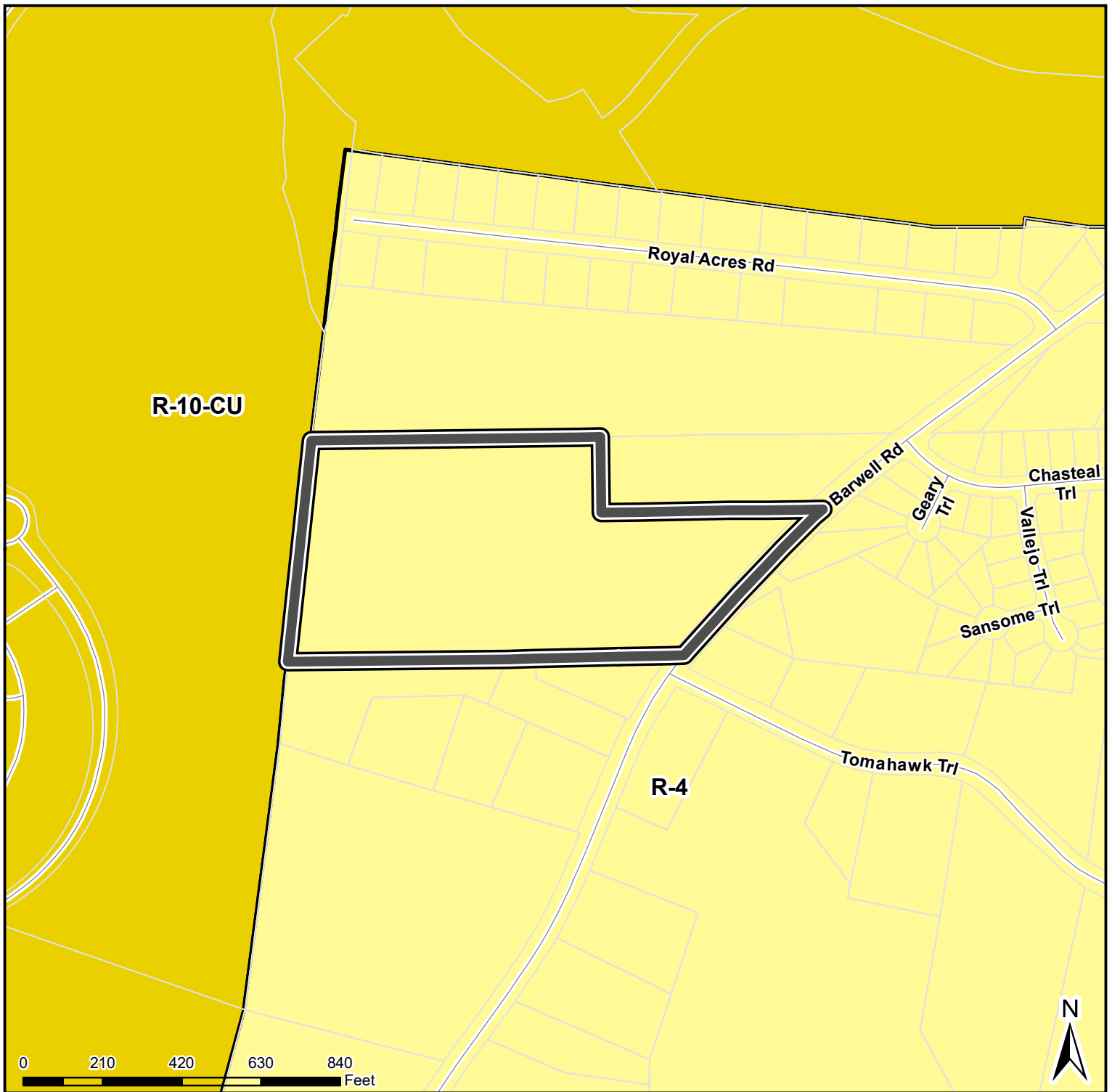
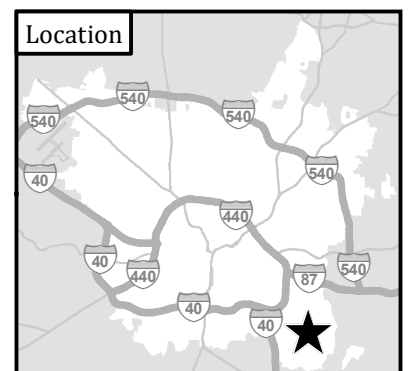


Existing Zoning

Z-12-2021



Property	3500 Barwell Rd
Size	13.79 acres
Existing Zoning	R-4
Requested Zoning	RX-3-CU





Raleigh

MEMO

TO: Marchell Adams-David, City Manager
THRU: Ken Bowers, AICP, Deputy Director
FROM: Matthew Klem, Senior Planner
DEPARTMENT: Planning and Development
DATE: June 1, 2021

SUBJECT: City Council agenda item for June 15, 2021 – Z-12-21

On June 1, 2021, City Council authorized the public hearing for the following item:

Z-12-21 Barwell Road, approximately 13.79 acres located at 3500 Barwell Road are requested by marlow and Moye LLC to be rezoned.

Signed zoning conditions provided on March 16, 2021, limit residential density to 12 units per acre and permit only those residential uses allowed in the R-10 district.

Current zoning: Residential-4 (R-4)

Requested zoning: Residential Mixed Use-3 stories-Conditional Use (RX-3-CU)

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

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

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

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

Municipal Building
222 West Hargett Street
Raleigh, North Carolina 27601

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

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



RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 13022

CASE INFORMATION: Z-12-21 BARWELL ROAD

Location	Approximately half a mile north of the Rock Quarry Road and Barwell Road intersection. Address: 3500 Barwell Road PINs: 1732236388 iMaps , Google Maps , Directions from City Hall
Current Zoning	R-4
Requested Zoning	RX-3-CU
Area of Request	13.79 acres
Corporate Limits	The subject site is not currently within the corporate limits of the city. It is adjacent to the corporate limits along its western boundary.
Property Owner	MARLOWE & MOYE LLC
Applicant	MARLOWE & MOYE LLC
Council District	District C – Corey Branch
PC Recommendation Deadline	August 9, 2021

SUMMARY OF PROPOSED CONDITIONS

1. Residential density shall not exceed 12 units per acre.
2. Only residential uses permitted in the R-10 district shall be allowed on the property.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Moderate Density Residential
Urban Form	N/A
Consistent Policies	LU 1.2 Future Land Use Map and Zoning Consistency LU 1.3 Conditional Use District Consistency LU 2.2 Compact Development LU 8.1 Housing Variety H 1.8 Zoning for Housing
Inconsistent Policies	None identified

FUTURE LAND USE MAP CONSISTENCY

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

COMPREHENSIVE PLAN CONSISTENCY

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

PUBLIC MEETINGS

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
February 15, 2021 1 attendee	April 27, 2021 10 attendees	May 11, 2021 May 25, 2021	June 1, 2021 June 15, 2021

PLANNING COMMISSION RECOMMENDATION

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

Reasonableness and Public Interest	The rezoning request will increase access to housing for a broader range of household incomes compared to existing zoning and could create more housing opportunities for families with lower incomes. Also, increasing the supply of housing in this area is likely to slow the rate of housing cost increase.
Change(s) in Circumstances	N/A
Amendments to the Comprehensive Plan	N/A
Recommendation	Approval
Motion and Vote	Motion: Bennett; Second: O'Haver; In favor: Bennett, Fox, Mann, McIntosh, Miller, O'Haver, Rains and Winters
Reason for Opposed Vote(s)	N/A

ATTACHMENTS

1. Staff report
2. Rezoning Application

3. Original conditions

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



5/25/21

Ken A. Bowers, AICP
Planning and Development Deputy Director

Date:

Staff Coordinator: Matthew Klem: (919) 996-4637; Matthew.Klem@raleighnc.gov



ZONING STAFF REPORT Z-12-21 BARWELL ROAD

Conditional/ Use District

OVERVIEW

The request is to rezone 13.79 acres from Residential-4 (R-4) to Residential Mixed Use – 3 stories – Conditional Use (RX-3-CU). Proposed zoning conditions limit residential density to 12 units per acre and restricts future development to only those residential uses permitted in the Residential-10 (R-10) district. This means all non-residential uses are prohibited. The requested zoning district would permit the apartment and townhouse building types which are currently prohibited.

The rezoning site is a single, partially wooded vacant parcel. The site is sloped from east to west, with an average grade of 5% from Barwell Road to the intermittent stream at the western edge of the property.

Adjacent to the north is a vacant wooded site of 14 acres and a church on a 3-acre parcel. Adjacent to the south are three parcels, one wooded and vacant of nearly 2 acres, the other two developed with single detached homes on parcels of roughly one acre. Adjacent to the west is the site of Old Town, a development of several hundred acres of mixed-density residential and mixed-use development. East of the site, across Barwell Road are several more detached houses and the entrance to a residential subdivision of more than 2,200 mostly detached homes with two pockets of townhouses totaling 144 units.

Zoning in the immediate area is predominantly Residential-10 and Residential-4, though there are clusters of Residential Mixed Use and Neighborhood Mixed Use zoned areas along the Rock Quarry Road corridor to the south.

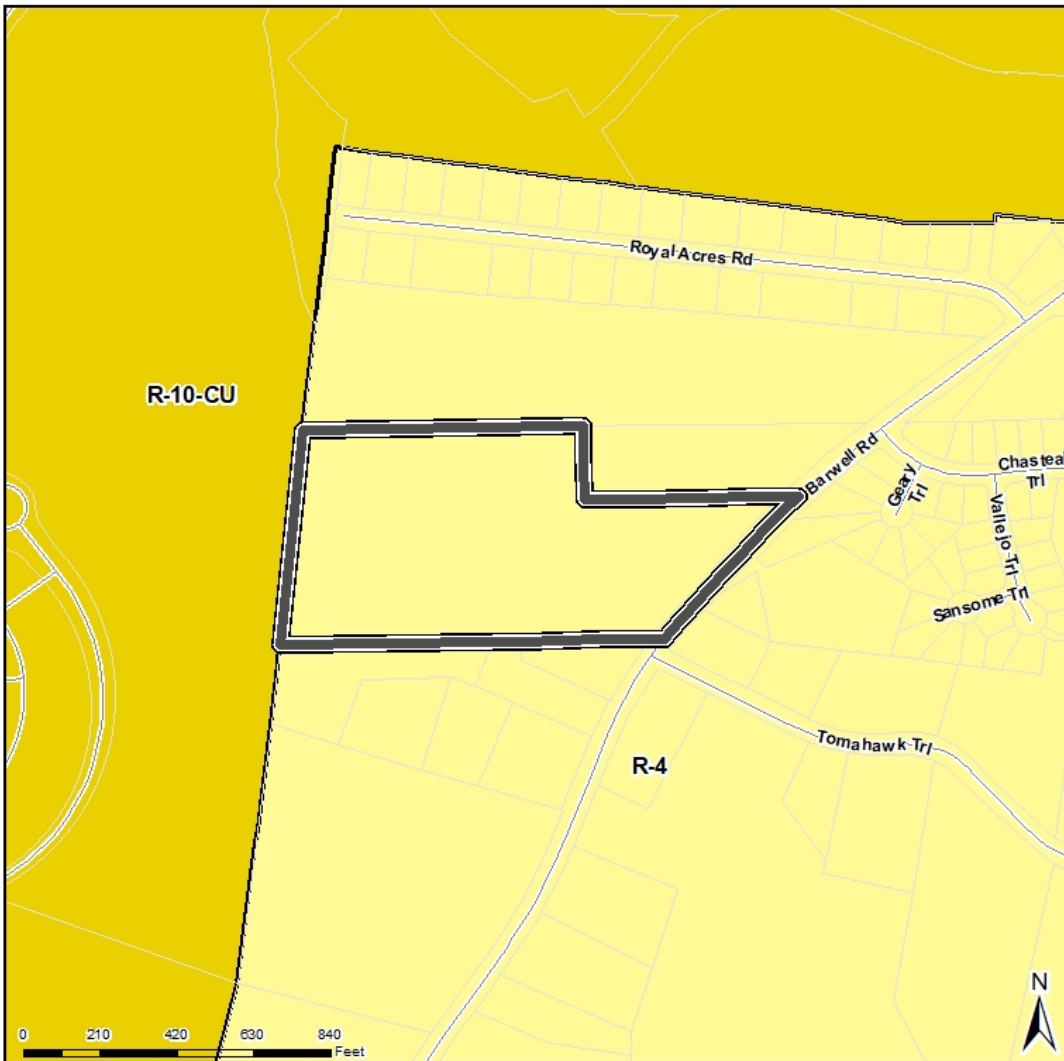
The Future Land Use map designates the subject site as Moderate Density Residential and identifies the intermittent stream on the subject site as Public Parks and Open Space. Most of the contiguous properties on the west side of Barwell Road are similarly designated as Moderate Density Residential. Across Barwell Road to the east, there are several hundred acres of land designated as Low Density Residential.

OUTSTANDING ISSUES

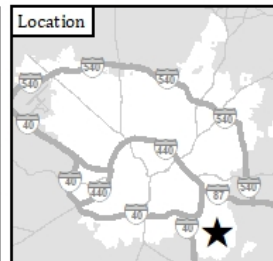
Outstanding Issues		Suggested Mitigation	
	1. N/A		1. N/A.

Existing Zoning

Z-12-2021



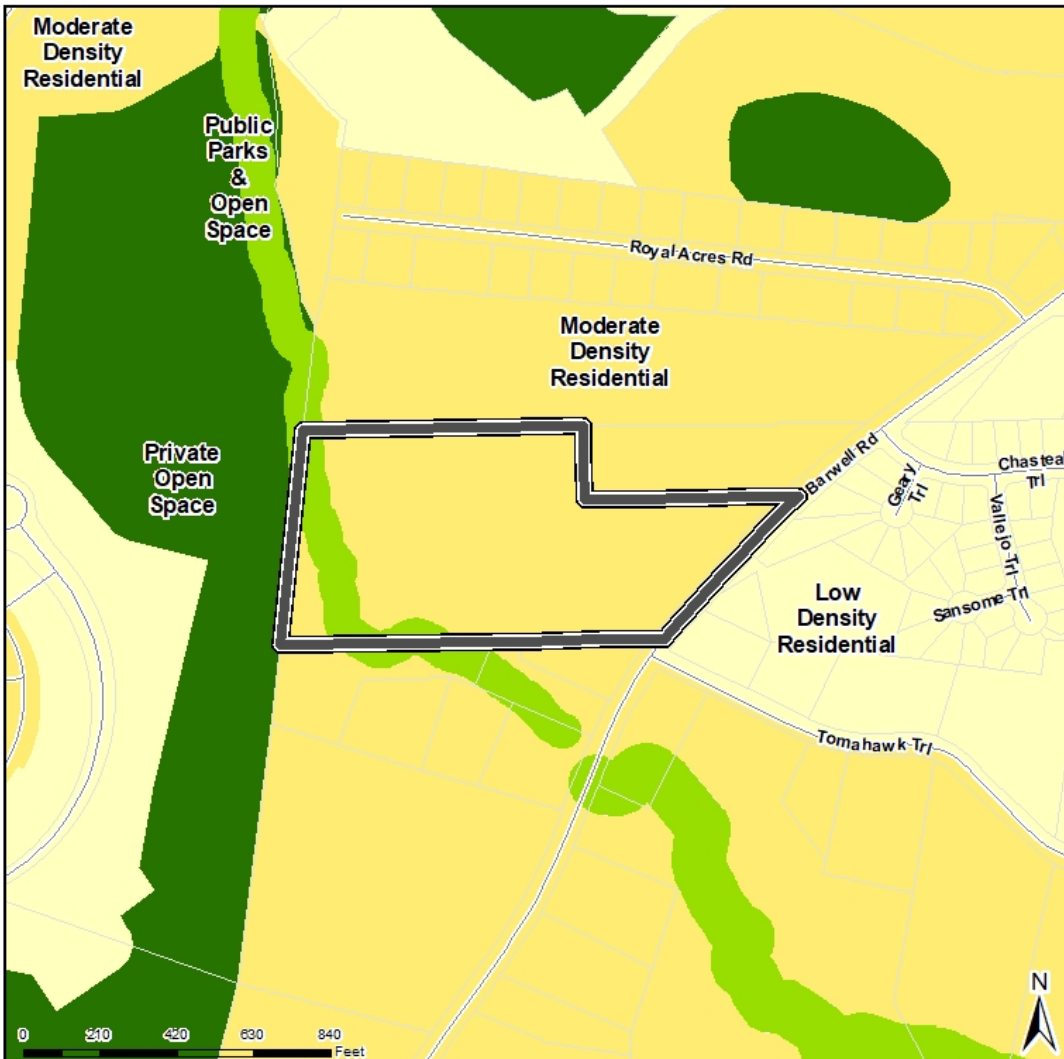
Property	3500 Barwell Rd
Size	13.79 acres
Existing Zoning	R-4
Requested Zoning	RX-3-CU



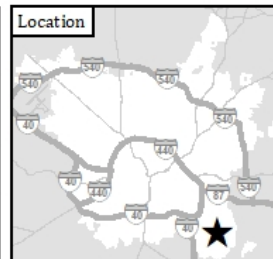
Map by Raleigh Department of City Planning (mansa@): 3/22/2021

Future Land Use

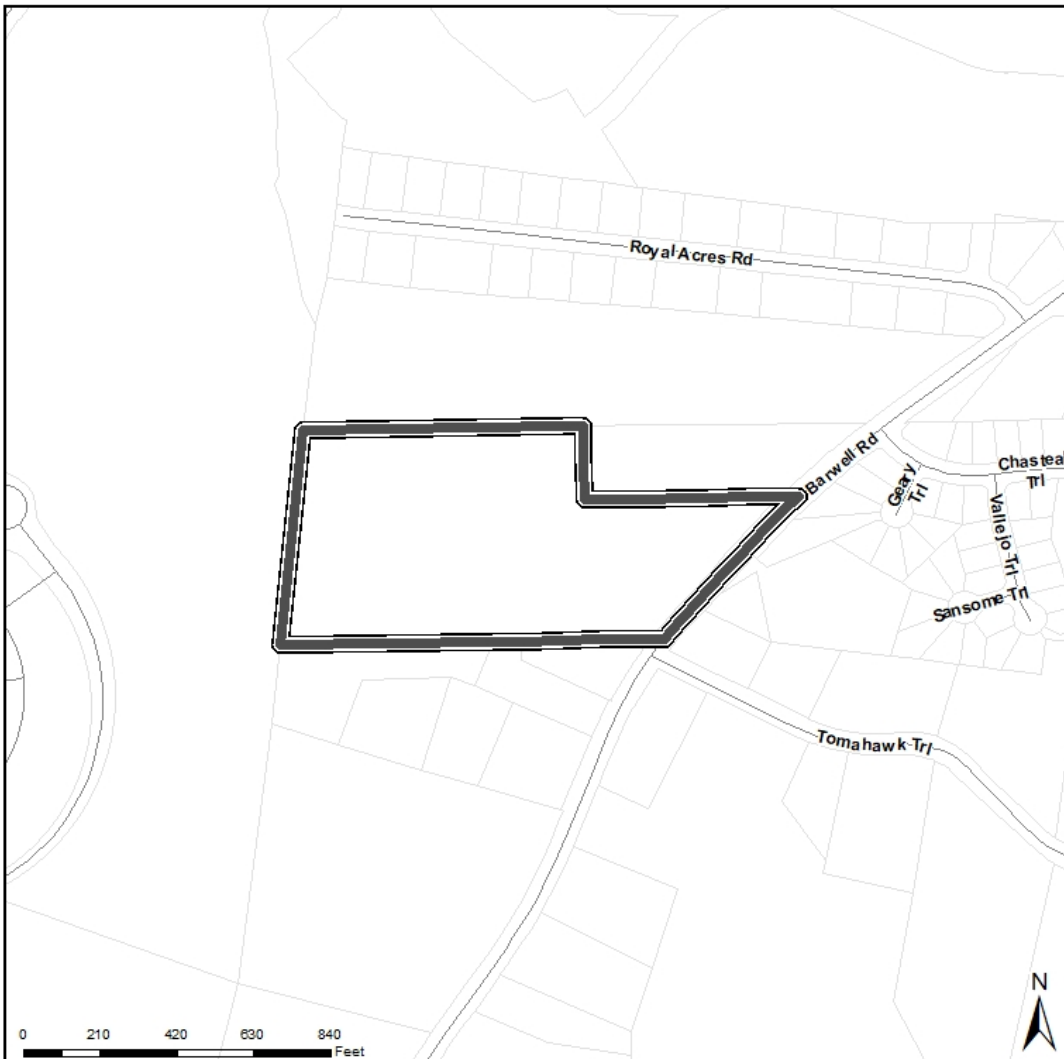
Z-12-2021



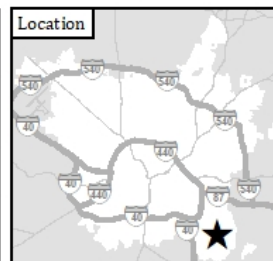
Property	3500 Barwell Rd
Size	13.79 acres
Existing Zoning	R-4
Requested Zoning	RX-3-CU



Map by Raleigh Department of City Planning (mansa@): 3/22/2021



Property	3500 Barwell Rd
Size	13.79 acres
Existing Zoning	R-4
Requested Zoning	RX-3-CU



Map by Raleigh Department of City Planning (mansa@): 3/22/2021

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?

The request is consistent with the themes Expanding Housing Choice and Growing Successful Neighborhoods and Communities. Together these themes encourage building more housing and diversifying housing types. Permitting the construction of apartment buildings and townhomes will diversify the available housing stock in the area which is dominated by the detached housing type.

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

Yes, the zoning district requested in the petition limits density to 12 units per acre and permits housing types beyond detached housing which is consistent with the Moderate Density Residential Future Land Use Map 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?

N/A

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

Yes, community facilities and streets are available and are anticipated to serve development under the requested zoning at acceptable city standards.

Future Land Use

Future Land Use designation: Moderate Density Residential

The rezoning request is

Consistent with the Future Land Use Map.

Inconsistent

Yes, the zoning district requested in the petition limits density to 12 units per acre and permits housing types beyond detached housing which is consistent with the Moderate Density Residential Future Land Use Map designation

Urban Form

Urban Form designation: N/A

The rezoning request is

- Consistent** with the Urban Form Map.
- Inconsistent**
- Other**

Compatibility

The proposed rezoning is

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

Yes, the requested zoning district is limited to residential uses and has a building height of three stories which is compatible with all surrounding development which is also limited to three-story residential uses.

Public Benefits of the Proposed Rezoning

- The requested zoning district will add to the potential housing supply in the city which is sorely needed as housing production is consistently outpaced by population growth.
- The requested zoning district will permit townhouses and apartment buildings in an area dominated by detached housing.
- The cost to own or rent homes in the apartment building type or townhouse building type is generally lower compared to detached housing.
- Adding these building types to the area will provide opportunities to families who may not be able to afford the relative higher cost of detached housing.

Detriments of the Proposed Rezoning

- There are no anticipated public detriments to allowing townhouse and apartment development on the subject site.

Policy Guidance

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

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.

LU 1.3 Conditional Use District Consistency

All conditions proposed as part of a conditional use district (CUD) should be consistent with the Comprehensive Plan.

- The rezoning request limits residential density to 12 units per acre and permits apartment buildings and townhouses. This is consistent with the Future Land Use Map designation of Moderate Density Residential which recommends up to 14 units per acre.

LU 2.2 Compact Development

New development and redevelopment should use a more compact land use pattern to support the efficient provision of public services, improve the performance of transportation networks, preserve open space, and reduce the negative impacts of low intensity and non-contiguous development.

- Development under the proposed zoning would produce a more compact development pattern than the existing Residential-4 zoning.

LU 8.1 Housing Variety

Accommodate growth in newly developing or redeveloping areas of the city through mixed-use neighborhoods with a variety of housing types.

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. In areas characterized by detached houses, accommodations should be made for additional housing types while maintaining a form and scale similar to existing housing.

- The requested zoning will permit the townhouse and apartment building type which are prohibited under the existing zoning and add to the potential supply by increasing permitted density from 4 units per acre to 12 units per acre.

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

There are no inconsistent policies associated with increasing residential density and permitting apartment and townhouse development on the subject site.

EQUITY AND CLIMATE CHANGE ANALYSIS

Transportation Cost and Energy Analysis

	City Average	Site	Notes
Transit Score	30	25	Slightly lower than the city average. The site is served by Route 18 Poole-Barwell which has a 60 minute frequency.
Walk Score	30	4	Almost all errands require a car.
Bike Score	41	17	There is minimal bike infrastructure in the area.
HUD Low Transportation Cost Index	[N/A, index is expressed as a percentile.]	59	Transportation costs are impacted by access to public transportation and the density of homes, services, and jobs in the area.
HUD Jobs Proximity Index	[N/A, index is expressed as a percentile.]	42	The higher the index value, the better the access to employment opportunities for residents in a neighborhood.

Source: [Walk Score](#) is a publicly available service that measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. The higher the Transit Score or Walk Score, the greater the percentage of trips that will be made on transit or by walking, and the smaller the carbon footprint. HUD index scores are percentiles indicating how well the subject tract performs compared to all other census tracts in the United States. A higher percentile for Low Transportation Cost or Jobs Proximity indicates a lower the cost of transportation and higher access to jobs in the nearby area, respectively.

Housing Energy Analysis

Housing Type	Average Annual Energy Use (million BTU)	Permitted in this project?
Detached House	82.7	Yes
Townhouse	56.5	Yes
Small Apartment (2-4 units)	42.1	Yes
Larger Apartment	34.0	Yes

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

Housing Supply and Affordability

Does the proposal add or subtract from the housing supply?	Yes	The rezoning request will increase the permitted number of residential units from 55 to 165.
Is naturally occurring affordable housing present on the site?	Unlikely	The subject site is not currently developed with housing.
Does it include any subsidized units?	No	The rezoning does not specify subsidized units.
Does it permit a variety of housing types beyond detached houses?	Yes	All residential building types are permitted in the requested zoning.
If not a mixed-use district, does it permit smaller lots than the average? *	Yes	The rezoning permits lot sizes smaller than the city average.
Is it within walking distance of transit?	Yes	The subject site is located on Route 18 Poole-Barwell. A stop is located directly across the street.

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

Demographic Indicators from EJSCREEN*

Indicator	Site Area	Raleigh
Demographic Index** (%)	64	36
People of Color Population (%)	87	46
Low Income Population (%)	41	30
Linguistically Isolated Population (%)	2	3
Population with Less Than High School Education (%)	12	9
Population under Age 5 (%)	9	6
Population over Age 64 (%)	5	11
% change in median rent 2015 to 2018	28	20.3

*Environmental Justice Screening and Mapping Tool from the Environmental Protection Agency (<https://www.epa.gov/ejscreen>)

**The Demographic Index represents the average of the percentage of people who are low income and the percentage of people who are minorities

Health and Environmental Analysis

What is the life expectancy in this zip code tract? Is it higher or lower than the City average?	Unavailable	N/A
Are there known industrial uses or industrial zoning districts within 1,000 feet?	No	N/A
Are there hazardous waste facilities are located within 1,000 feet?	No	N/A
Are there known environmental hazards, such as flood-prone areas, that may directly impact the site?	No	N/A
Is this area considered a food desert by the USDA?	Yes	The closest grocery store is approximately 1.2 miles away. At this distance, regular trips to the grocery store is likely to require automobile ownership.

Land Use History

When the property was annexed into the City or originally developed, was government sanctioned racial segregation in housing prevalent?*	N/A	The subject site is not within the city's corporate limits and does not appear to have ever been developed.
Has the area around the site ever been the subject of an urban renewal program?*	No	N/A
Has the property or nearby properties ever been subject to restrictive covenants that excluded racial groups?*	No	N/A
Are there known restrictive covenants on the property or nearby properties that restrict development beyond what the UDO otherwise requires?*	No	N/A

**The response to this question is not exhaustive, and additional information may be produced by further research. Absence of information in this report is not conclusive evidence that no such information exists.*

Analysis Questions

1. Does the rezoning increase the site's potential to provide more equitable access to housing, employment, and transportation options? Does the rezoning retain or increase options for housing and transportation choices that reduce carbon emissions?

Response: Yes, the rezoning request will increase access to housing for a broader range of household incomes compared to existing zoning. This is accomplished by permitting townhouses and apartment buildings which are typically more affordable than detached housing. The requested rezoning will also permit smaller pieces of property to be subdivided if developed with detached housing. This will also permit a development pattern accessible to more families with lower incomes by allowing smaller pieces of property to be created because smaller pieces of property are generally less expensive than larger pieces of property. Townhouses and apartment buildings are more energy efficient than detached houses because individual homes inside of those building types share walls and insulate each other which reduces heat exchange with outdoor air temperature. Detached houses do not have the same reduced heat exchange per unit because they do not share walls with other units. While the rezoning will permit housing types that are relatively more affordable than what can be developed under existing zoning, the job index and transportation cost index suggest that transportation costs will be higher here than in more urbanized areas which will offset some of the housing affordability benefit.

2. Is the rezoning in an area where existing residents would benefit from access to lower cost housing, greater access to employment opportunities, and/or a wider variety of transportation modes? Do those benefits include reductions in energy costs or carbon emissions?

Response: The low income population in the census tract is 41%. Housing developed under the proposed zoning is more likely to produce units that are more affordable to low income families.

3. Have housing costs in this area increased in the last few years? If so, are housing costs increasing faster than the city average?

Response: Housing costs increase by 28% from 2015 to 2018, faster than the city average of 20%. Permitting the apartment and townhouse building types will add more units to the area that are typically more affordable than what is currently permitted. Increasing the supply of housing in this area is also likely to slow the rate of housing cost increase.

4. Are there historical incidences of racial or ethnic discrimination specific to this area that have deprived Black, Indigenous, and People of Color (BIPOC) of access to economic opportunity, public services, or housing? If so, does the rezoning request improve any current conditions that were caused, associated with, or exacerbated by historical discrimination?

Response: The subject site is generally located in Southeast Raleigh which is historically where Raleigh's black residents were racially segregated. While government sanctioned racial segregation is now illegal, the impacts of segregation are still evident in this area based on the demographic indicators in the previous sections. The census tract where the rezoning site is located has a higher population of people of color, a higher low income population, and lower levels of education. The rezoning request will permit housing types that are more affordable than what can be built on the site under existing zoning. This will create more opportunities for families with lower incomes to have a place to live.

5. Do residents of the area have disproportionately low life expectancy, low access to health insurance, low access to healthy lifestyle choices, or high exposure to environmental hazards and/or toxins? If so, does the rezoning create any opportunities to improve these conditions?

Response: The property is within a USDA food desert. The closest grocery store is roughly one-mile from the subject site. There are no known environmental or industrial hazards near the subject site.

IMPACT ANALYSIS

Impact Identified:

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

This site contains the Walnut Creek Trib B Greenway Corridor. At the time of a subdivision or site plan, this corridor will require the dedication of a 50-foot wide greenway easement, measured from waterbody top of bank, along the entire length of the water body within the property boundary (UDO Sec. 8.6.1.B).

Nearest existing park access is provided by Barwell Rd. Park (0.7 miles) and Walnut Creek Athletic Park (4.2 miles).

Nearest existing greenway trail access is provided by Walnut Creek Greenway Trail (1.4 miles).

Current park access level of service in this area is graded a C letter grade.

Impact Identified: None

Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	0 gpd	13,750 gpd	41,250 gpd
Waste Water	0 gpd	13,750 gpd	41,250 gpd

Impact Identified: None

Stormwater

Floodplain	N/A
Drainage Basin	Walnut

Stormwater Management	Lot subject to UDO Chapter 9 for Stormwater Management.
Overlay District	N/A

Impact Identified: No downstream issues identified.

Transportation and Transit

Site Location and Context

Location

The Z-12-21 site is located in southeast Raleigh. It is on Barwell Road, near its intersection with Rock Quarry Road.

Area Plans

The Z-12-21 site is not located within any existing or active are or corridor plans. It is about one mile north-northeast of the Rock Quarry – Battle Bridge area plan.

Existing and Planned Infrastructure

Streets

Barwell Road is designated as a two-lane divided avenue in Map T-1 of the Comprehensive Plan (Street Plan). It is maintained by NCDOT. The City of Raleigh has a project to improve of Barwell Road south of Berkeley Lake Road in design. Improvements will include curb and gutter, sidewalks, shared-use path, and a traffic signal at Rock Quarry Road.

In accordance with UDO section 8.3.2, the maximum block perimeter for RX-3 zoning districts is 3,000 feet, and the maximum length for a dead-end street is 400 feet. The current block perimeter for this site is over 30,000 feet due to Walnut Creek and a large amount of undeveloped land in the block. Proposed subdivisions and a planned street will greatly improve block perimeter.

Pedestrian Facilities

There are few sidewalks in the vicinity of this site. The Barwell Road Improvement project will construct sidewalks on Rock Quarry Road. Subdivisions and tier three site plans require the addition of sidewalks on all public street frontages.

Bicycle Facilities and Greenways

There are no existing bikeways near the subject property. A shared-use path is included on Barwell Road as a part of the Barwell Road Improvement project.

Transit

GoRaleigh Route 18 serves Barwell Road; current stops are about ¼ mile from the Z-12-21 site. GoRaleigh Route 17 serves Rock Quarry Road; service is about ½ mile from the Z-12-21 site. Both have hourly service.

Access

Access to the subject site is via Barwell Road.

Other Projects in the Area

The City of Raleigh and NCDOT have a project to improve and widen Rock Quarry Road to a consistent five lane cross section between Sunnybrook Road and Olde Birch Drive. This project is U-6093 in the Capital Area Metropolitan Transportation Planning Organization (CAMPO) Transportation Improvement Program (TIP). It is expected to be built by NCDOT along with the current design-build project to widen I-40 between Garner and I-440 (project I-5111), which is currently under construction. A specific schedule for design and construction is not known at this time.

The City of Raleigh plans to improve Barwell Road and Pearl Road from Advantis Drive to Berkeley Lake Road. Improvements include a center turn lane, sidewalks, a shared-use-path, and a traffic signal at Rock Quarry Road. The project will realign Pearl Road so that it meets Rock Quarry Road opposite Barwell Road. The project is currently in right-of-way acquisition and permitting. Construction is planned to start in the winter of 2021-2022.

TIA Determination

Based on the Envision results, approval of case Z-12-21 would increase the amount of projected vehicular peak hour trips to and from the site as indicated in the table below. The proposed rezoning from R-4 to RX-3-CU is projected to generate 40 new trips in the AM peak hour and 42 new trips in the PM peak hour. These values do not trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual.

Z-12-21 Existing Land Use	Daily	AM	PM
	0	0	0
Z-12-21 Current Zoning Entitlements	Daily	AM	PM
	519	41	54
Z-12-21 Proposed Zoning Maximums	Daily	AM	PM
	1,246	81	97
Z-12-21 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	727	40	42

Impact Identified: An estimated additional 727 vehicle trips could be generated by development of the subject site under the proposed zoning. Barwell Road currently serves an estimated 12,500 daily vehicle trips. The increase represents a 5.8% increase in daily vehicle trips and is not anticipated to negatively impact the performance of the local street infrastructure.

Urban Forestry

Proposed rezoning does not impact Urban Forestry related UDO requirements.

Impact Identified: None

Impacts Summary

There are no major impacts identified with development of the subject site under the proposed zoning.

Mitigation of Impacts

There are no mitigations associated with development of the subject site under the proposed zoning.

CONCLUSION

The rezoning request will increase the permitted residential entitlement of the subject site from 55 units to 165 units and permit the apartment and townhouse building types. The request is consistent with the 2030 Comprehensive Plan and Future Land Use Map because the level of residential entitlement proposed is within the recommended range of the Moderate Density Residential designation and advances plan policies related to increasing the supply of housing and diversifying housing types.

CASE TIMELINE

Date	Action	Notes
2/15/2021		Neighborhood meeting, 1 attendee
4/27/2021		2 nd Neighborhood meeting, 10 attendees
5/11/2021	Defer to later meeting	Planning Commission, consent agenda
5/25/2021		Planning Commission, new business
6/1/2021	Public Hearing scheduled	
6/15/2021	Public Hearing to occur	

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	R-4	R-4	R-4	R-4	R-10
Additional Overlay	-	-	-	-	-
Future Land Use	Moderate Density Residential	Moderate Density Residential	Moderate Density Residential	Low Density Residential	Private Open Space
Current Land Use	Vacant	Residential	Residential	Residential	Residential
Urban Form	-	-	-	-	-

CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	R-4	RX-3-CU
Total Acreage	13.79	13.79
Setbacks:		
Front	20'	10'
Side	15'	5'
Rear	30'	20'
Residential Density:	4 units per acre	12 units per acre
Max. # of Residential Units	55	165
Max. Gross Building SF	82,410	198,555
Max. Gross Office SF	-	-
Max. Gross Retail SF	-	-
Max. Gross Industrial SF	-	-
Potential F.A.R	0.14	0.33

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

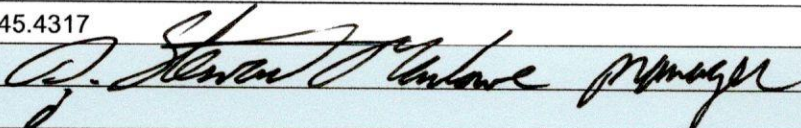
Rezoning Application and Checklist

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-4		Height:	Frontage:
Proposed zoning base district: RX		Height: 3	Frontage:
			Overlay(s): N/A
			Overlay(s): N/A
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: 3500 Barwell Road		
Property PIN: 1732-23-6388		
Deed reference (book/page): 18268 / 2654		
Nearest intersection: Rock Quarry Rd. and Barwell Rd.		Property size (acres): 13.79
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Marlowe & Moye, LLC		
Property owner email: dsmarlowe@aol.com; hmoyeiii@gmail.com		
Property owner phone:		
Applicant name and address: Michael Birch, 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: R-4	Proposed zoning: RX-3	

Narrative of Zoning Conditions Offered
<p>1. Residential density shall not exceed 12 units per acre.</p> <p>2. Only those Residential Uses that are Permitted, Limited, or Special Uses in the R-10 district, as listed in UDO Section 6.1.4., shall be allowed on the property.</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: *D. Stewart Marlowe*

Printed Name: D. Stewart Marlowe

RECEIVED
MAR 16 2021
BY: *JM*

Rezoning Application Addendum #1

Comprehensive Plan Analysis

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.

OFFICE USE ONLY

Rezoning case #

Statement of Consistency

Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.

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.

[Empty space for listing historic resources and their impacts]

Proposed Mitigation

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

[Empty space for providing mitigation statements]

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:

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

1	<p>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.</p> <p>Response:</p>
2	<p>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.</p> <p>Response:</p>
3	<p>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.</p> <p>Response:</p>
4	<p>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.</p> <p>Response:</p>
5	<p>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.</p> <p>Response:</p>
6	<p>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.</p> <p>Response:</p>

7	<p>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.</p> <p>Response:</p>
8	<p>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.</p> <p>Response:</p>
9	<p>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.</p> <p>Response:</p>
10	<p>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.</p> <p>Response:</p>
11	<p>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.</p> <p>Response:</p>
12	<p>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</p> <p>Response:</p>
13	<p>New public spaces should provide seating opportunities.</p> <p>Response:</p>

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

21	<p>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.</p> <p>Response:</p>
22	<p>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.</p> <p>Response:</p>
23	<p>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.</p> <p>Response:</p>
24	<p>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.</p> <p>Response:</p>
25	<p>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.</p> <p>Response:</p>
26	<p>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</p> <p>Response:</p>

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 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 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:					
11. Completed zoning conditions, signed by property owner(s).					
If applicable, see page 11:					
12. Proof of Power of Attorney or Owner Affidavit.					
For properties requesting a Planned Development or Campus District:					
13. Master plan (see Master Plan submittal requirements).					
For properties requesting a text change to zoning conditions:					
14. Redline copy of zoning conditions with proposed changes.					
15. Proposed conditions signed by property owner(s).					

REZONING OF PROPERTY CONSISTING OF +/- 13.79 ACRES,
LOCATED WEST OF BARWELL ROAD, NORTH OF ROCK QUARRY ROAD,
IN THE CITY OF RALEIGH'S EXTRATERRITORIAL JURISDICTION

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
FEBRUARY 15, 2021

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Monday, February 15, at 5:00 p.m. The property considered for this potential rezoning totals approximately 13.79 acres, and is located west of Barwell Road, north of Rock Quarry Road, in the City of Raleigh's extraterritorial jurisdiction, having Wake County Parcel Identification Number 1732-23-6388. 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 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



To: Neighboring Property Owner
From: Michael Birch, Longleaf Law Partners
Date: February 4, 2021
Re: Neighborhood Meeting for Rezoning of 3500 Barwell Rd

You are invited to attend a neighborhood meeting on Monday, February 15, 2021 from 5:00 PM to 7:00 PM. The purpose of the meeting is to discuss the proposed rezoning of property located at 3500 Barwell Road (PIN 1732-23-6388). During this meeting, we will provide details about the rezoning request and receive questions and comments.

The entire 13.79-acre parcel is currently zoned R-4. The proposed zoning for the property is Residential Mixed Use, with a 3-story height limit and zoning conditions (RX-3-CU). The purpose of the rezoning is to facilitate a residential development.

Due to the COVID-19 Pandemic, this neighborhood meeting will be held virtually. You can participate online via Zoom or by telephone by using these directions:

To Join with Video:	To Join by Telephone:
https://zoom.us/join	+1 646 558 8656
Meeting ID: 857 6895 4181	Meeting ID: 857 6895 4181
Password: 693329	Password: 693329

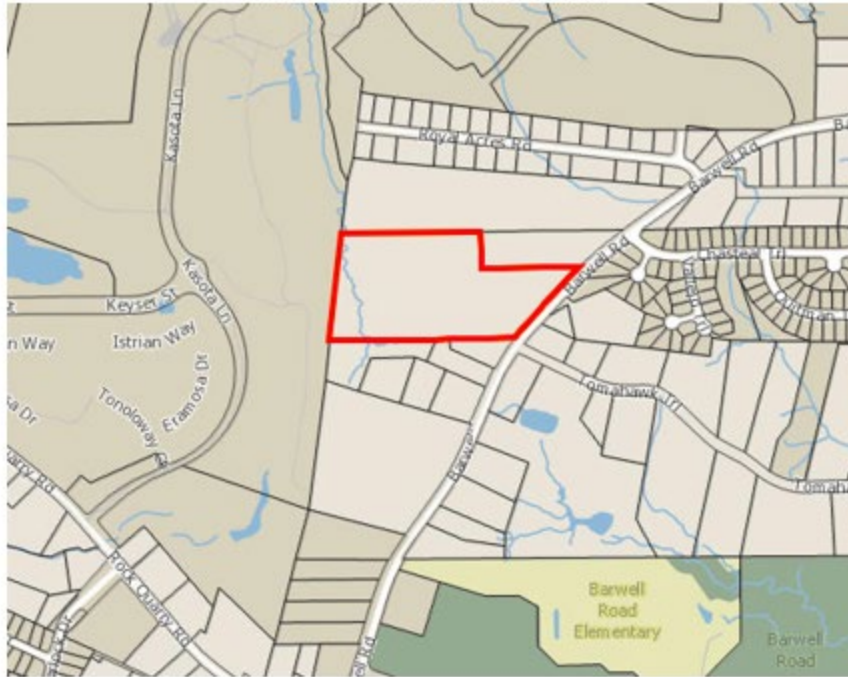
The City of Raleigh requires a neighborhood meeting involving the owners and residents of property within 500 feet of the properties prior to filing a rezoning application. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

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@longleaflp.com. Also, for more information about rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at 919.996.2682 or JP.Mansolf@raleighnc.gov.

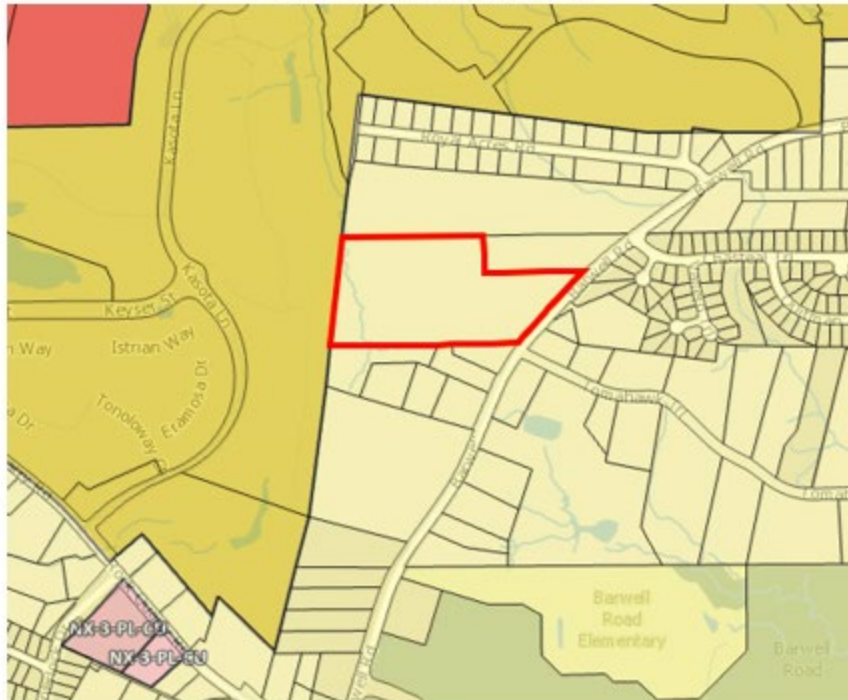
Attached to this invitation are the following materials:

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

CURRENT PROPERTY MAP



CURRENT ZONING MAP



Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-998-2500



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-4	Height:	Frontage:	Overlay(s): N/A
Proposed zoning base district: RX	Height: 3	Frontage:	Overlay(s): N/A
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: 3500 Barwell Road		
Property PIN: 1732-23-6388		
Deed reference (book/page): 18268 / 2654		
Nearest intersection: Rock Quarry Road and Barwell Road		Property size (acres): 13.79
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Marlowe & Moye, LLC		
Property owner email: dsmarlowe@aol.com		
Property owner phone:		
Applicant name and address: Michael Birch, 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 #: <input type="text"/>	Date submitted: <input type="text"/>	OFFICE USE ONLY Rezoning case # <input type="text"/>
Existing zoning: R-4	Proposed zoning: RX-3	

Narrative of Zoning Conditions Offered
<p>1. Only those Residential Uses that are Permitted, Limited, or Special Uses in the RX- zoning district shall be allowed on the property.</p>

EXHIBIT B – NOTICE LIST

SHARMA, ONKAR SHARMA, JYOTI 1212 PRABHUPADA DR HILLSBOROUGH NC 27278-7361	CONREX ML PORTFOLIO 2019-01 OPERATING COMPANY, LLC 1505 KING STREET EXT STE 100 CHARLESTON SC 29405-9442	AQUA NORTH CAROLINA INC 202 MACKENAN DR CARY NC 27511-6447
DREW, SHERRY D 3202 GEARY TRL RALEIGH NC 27610-6456	GARCIA, RENE CHAVEZ HERNANDEZ, CRISTINA 3204 VALLEJO TRL RALEIGH NC 27610-4393	BOYCE, BARBARA ANNETTE 3206 GEARY TRL RALEIGH NC 27610-6456
NGUYEN, DAO THI MINH 3207 GEARY TRL RALEIGH NC 27610-6457	FRAUSTO, MARIA 3210 GEARY TRL RALEIGH NC 27610-6456	ALMONTE, ALEXANDER T BETANCES, YINETTE C 3211 GEARY TRL RALEIGH NC 27610-6457
BAIJAN, DAWOOD S BAIJAN, WEAM J 3214 GEARY TRL RALEIGH NC 27610-6456	RESIDENT/TENANT 3218 GEARY TRL RALEIGH NC 27610	SCARBOROUGH, CAMARON R SCARBOROUGH, KIMBERLY Y 3219 GEARY TRL RALEIGH NC 27610-6457
WALNUT CREEK CONGREGATION OF JEHOVAH'S WITNESSES, 3420 BARWELL RD RALEIGH NC 27610-6002	VILLA, ANTONIO VILLA, LAURA PATRICIA 3521 BARWELL RD RALEIGH NC 27610-6003	BOYD, LOUIS BOYD, ANGELENE 3600 BARWELL RD RALEIGH NC 27610-6006
CRISTOBAL, DOMINGO V 3601 BARWELL RD RALEIGH NC 27610-6005	RESIDENT/TENANT 3604 BARWELL RD RALEIGH NC 27610	SIERRA, JUAN BATISTA, MARIA G 3620 BARWELL RD RALEIGH NC 27610-6006
RESIDENT/TENANT 3716 BARWELL RD RALEIGH NC 27610-4994	LITTLEJOHN, GRACE HEIRS 4122 16TH ST NW WASHINGTON DC 20011-7004	ELLISON, LISA Y 5000 ROYAL ACRES RD RALEIGH NC 27610-5412
MCGEE, JASON 5004 ROYAL ACRES RD RALEIGH NC 27610-5412	STALLINGS, HELEN G 5016 ROYAL ACRES RD RALEIGH NC 27610-5412	MCCULLERS, CONSTANCE 5020 ROYAL ACRES RD RALEIGH NC 27610-5412
RESIDENT/TENANT 5024 ROYAL ACRES RD RALEIGH NC 27610	KING, MICHAEL 5028 ROYAL ACRES RD RALEIGH NC 27610-5412	RESIDENT/TENANT 5100 ROYAL ACRES RD RALEIGH NC 27610
STINES, JEFFREY M STINES, ERIN T 5100 SANSOME TRL RALEIGH NC 27610-6450	PERRY, JERMONE 5101 SANSOME TRL RALEIGH NC 27610-6451	GUZMAN, LEONEL MARTINEZ ROSALES, YESENIA CONTRERAS 5101 TOMAHAWK TRL RALEIGH NC 27610-6012

WYATT, RIK F WYATT, VICKI SELLERS 5104 TOMAHAWK TRL RALEIGH NC 27610-6013	GILCHRIST, MARCIA S GILCHRIST, BARRY L 5105 CHASTEAL TRL RALEIGH NC 27610-6421	TABON, CHARLENE 5105 SANSOME TRL RALEIGH NC 27610-6451
RESIDENT/TENANT 5105 TOMAHAWK TRL RALEIGH NC 27610	HORN, LINDA 5106 CHASTEAL TRL RALEIGH NC 27610-6422	WIGGINS, TAHIRA 5109 CHASTEAL TRL RALEIGH NC 27610-6421
JACKSON, DERRICK L JACKSON, LAKICHA S 5109 SANSOME TRL RALEIGH NC 27610-6451	CASTRO, NANCY FLORES, LEOPOLDO 5110 CHASTEAL TRL RALEIGH NC 27610-6422	DURHAM, GAIL T 5304 TOMAHAWK TRL RALEIGH NC 27610-4994
OLDE TOWNE WEH LP 56 HUNTER ST APEX NC 27502-2324	OLDE TOWNE WEH LP 56 HUNTER ST APEX NC 27502-2324	JERRY GOWER CONSTRUCTION CO INC 7324 SIEMENS RD WENDELL NC 27591-8315
JERRY GOWER CONSTRUCTION CO INC 7324 SIEMENS RD WENDELL NC 27591-8315	MARLOWE & MOYE LLC PO BOX 20667 RALEIGH NC 27619-0667	LI, YUNLONG LI, XIAOJUAN PO BOX 33335 RALEIGH NC 27636-3335
AMH NC PROPERTIES, LP PROPERTY TAX DEPT 30601 AGOURA RD STE 200PT AGOURA HILLS CA 91301-2150	GOODSON, BETTY GOODSON, CHESTER TIMOTHY COBB 5543 HALSEY TRCE SW ATLANTA GA 30349-8753	

EXHIBIT C – ITEMS DISCUSSED

1. The reason for rezoning the property
2. The anticipated zoning and entitlement timeline

EXHIBIT D – MEETING ATTENDEES

1. Worth Mills
2. Don Belk
3. Stewart Marlowe
4. Angelene Boyd

REZONING OF PROPERTY CONSISTING OF +/- 13.79 ACRES,
LOCATED WEST OF BARWELL ROAD, NORTH OF ROCK QUARRY ROAD, IN THE
CITY OF RALEIGH'S EXTRATERRITORIAL JURISDICTION

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
APRIL 27, 2021

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Tuesday, April 27, at 5:00 p.m. The property considered for this potential rezoning totals approximately 13.79 acres, and is located west of Barwell Road, north of Rock Quarry Road, in the City of Raleigh's extraterritorial jurisdiction, having Wake County Parcel Identification Numbers 1732-23-6388. This meeting was held virtually on Zoom with an option to call in by telephone. All owners and tenants of property within 1,000 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



To: Neighboring Property Owner
From: Michael Birch, Longleaf Law Partners
Date: April 15, 2021
Re: Neighborhood Meeting for Rezoning of 3500 Barwell Road (Z-12-21)

You are invited to attend a meeting to discuss rezoning case Z-12-21. We have scheduled an informational meeting with surrounding property owners and tenants on Tuesday, April 27th 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: 826 2909 3951
Password: 180281

To Join by Telephone:

+1 646 558 8656
Meeting ID: 826 2909 3951
Password: 180281

The purpose of this meeting is to discuss rezoning case Z-12-21, which concerns 3500 Barwell Road (with Property Identification Number 1732-23-6388). The property totals approximately 13.79 acres in size, and is located west of Barwell Road, north of Rock Quarry Road.

The property is currently zoned Residential, 4 units per acre (R-4), and the proposed zoning is Residential Mixed Use, with a 3-story height limit and zoning conditions (RX-3-CU). The purpose of the rezoning is to facilitate a residential development.

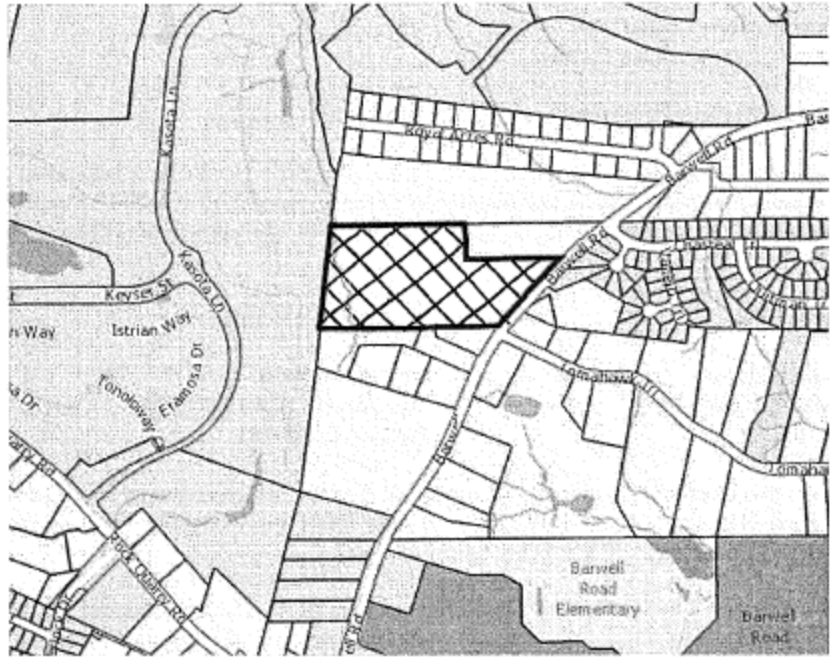
The City of Raleigh requires a second neighborhood meeting involving the owners and tenants of property within 1,000 feet of the property before the rezoning request can be considered at a Planning Commission meeting. After the neighborhood meeting, we will prepare a report for the Planning Department 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@longleaflp.com. Also, for more information about rezoning, you may visit the City's website at www.raleighnc.gov and search for "Rezoning Process", or contact the Raleigh City Planning Department at 919.996.4637 or Matthew.Klem@raleighnc.gov.

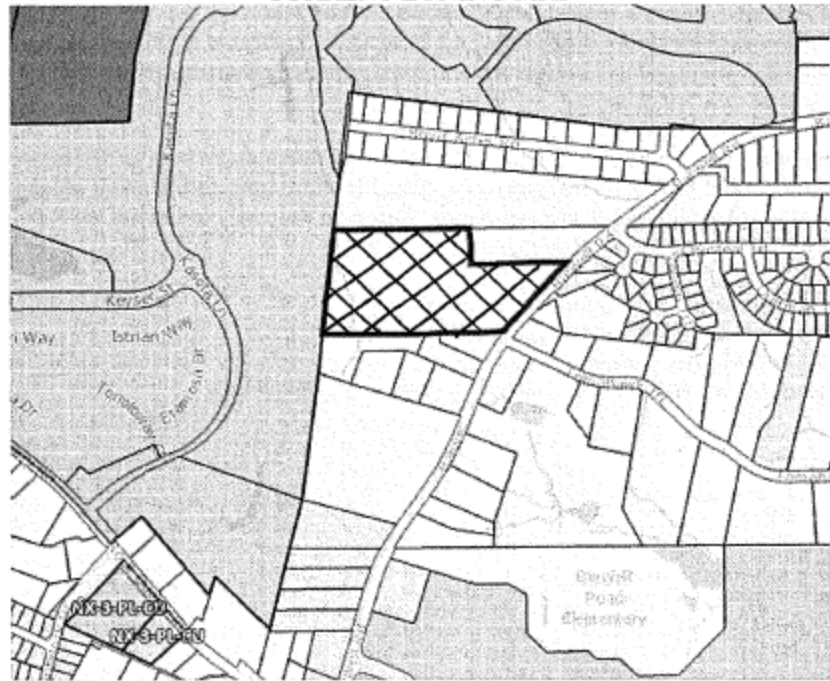
Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. Rezoning Application page, including draft zoning conditions

CURRENT PROPERTY MAP



CURRENT ZONING MAP



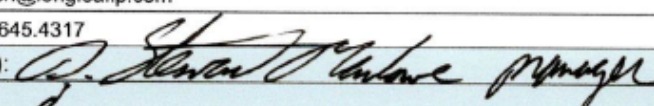
Rezoning Application and Checklist

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-4			Height: _____
Proposed zoning base district: RX			Height: 3
Frontage: _____			Overlay(s): N/A
Frontage: _____			Overlay(s): N/A
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: 3500 Barwell Road		
Property PIN: 1732-23-6388		
Deed reference (book/page): 18268 / 2654		
Nearest intersection: Rock Quarry Rd. and Barwell Rd.		Property size (acres): 13.79
For planned development applications only:	Total units: _____	Total square footage: _____
	Total parcels: _____	Total buildings: _____
Property owner name and address: Marlowe & Moye, LLC		
Property owner email: dsmarlowe@aol.com ; hmoyeiii@gmail.com		
Property owner phone: _____		
Applicant name and address: Michael Birch, 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: R-4	Proposed zoning: RX-3	

Narrative of Zoning Conditions Offered
<p>1. Residential density shall not exceed 12 units per acre.</p> <p>2. Only those Residential Uses that are Permitted, Limited, or Special Uses in the R-10 district, as listed in UDO Section 6.1.4., shall be allowed on the property.</p>

EXHIBIT B – NOTICE LIST

1732139120 SIERRA, JUAN 3620 BARWELL RD RALEIGH NC 27610-6006	1732337990 UPPERMAN, DALPHINE M 2804 SYLVESTER ST RALEIGH NC 27610-5744	1732430855 UPPERMAN, DALPHINE MCALLISTER 2804 SYLVESTER ST RALEIGH NC 27610-5744
1732347302 PATTERSON, JAMES PATTERSON, MARY A 4116 PEARL RD RALEIGH NC 27610-6110	1732165428 OLDE TOWNE WEH LP 56 HUNTER ST APEX NC 27502-2324	1732133870 OLDE TOWNE WEH LP 56 HUNTER ST APEX NC 27502-2324
1732121019 OLDE TOWNE WEH LP 56 HUNTER ST APEX NC 27502-2324	1732268167 OLDE TOWNE WEH LP 56 HUNTER ST APEX NC 27502-2324	1732254316 OLDE TOWNE WEH LP 56 HUNTER ST APEX NC 27502-2324
1732333665 DREW, SHERRY D 3202 GEARY TRL RALEIGH NC 27610-6456	1732336416 GARCIA, RENE CHAVEZ HERNANDEZ, CRISTINA 3204 VALLEJO TRL RALEIGH NC 27610-4393	1732337477 RS RENTAL I LLC MYND MANAGEMENT 1955 S VAL VISTA DR STE 126 MESA AZ 85204-7372
1732337477 RESIDENT/TENANT 3205 VALLEJO TRL RALEIGH NC 27610	1732333620 BOYCE, BARBARA ANNETTE 3206 GEARY TRL RALEIGH NC 27610-6456	1732335416 NGUYEN, DAO THI MINH 3207 GEARY TRL RALEIGH NC 27610-6457
1732336430 PRESTON, JHAZMERE S 3208 VALLEJO TRL RALEIGH NC 27610-4393	1732337491 MITCHELL, VIRGINIA MITCHELL, CARL P 3209 VALLEJO TRL RALEIGH NC 27610-4392	1732332546 FRAUSTO, MARIA 3210 GEARY TRL RALEIGH NC 27610-6456
1732334462 ALMONTE, ALEXANDER T BETANCES, YINETTE C 3211 GEARY TRL RALEIGH NC 27610-6457	1732336343 LITTLE, ANTHONY D 3212 VALLEJO TRL RALEIGH NC 27610-4393	1732338304 OWENS, HOPE P OWENS, TERRY L 3213 VALLEJO TRL RALEIGH NC 27610-4392
1732331497 BAIJAN, DAWOOD S BAIJAN, WEAM J 3214 GEARY TRL RALEIGH NC 27610-6456	1732333404 AMH NC PROPERTIES, LP PROPERTY TAX DEPT 30601 AGOURA RD STE 200PT AGOURA HILLS CA 91301-2150	1732333404 RESIDENT/TENANT 3218 GEARY TRL RALEIGH NC 27610
1732333482 SCARBOROUGH, CAMARON R SCARBOROUGH, KIMBERLY Y 3219 GEARY TRL RALEIGH NC 27610-6457	1732336273 SIMMONS, RICHARD SIMMONS, NIKIMA 3300 VALLEJO TRL RALEIGH NC 27610-4486	1732338249 CHISOLM, NAOMI CHISOLM, ROBERT L 3301 VALLEJO TRL RALEIGH NC 27610-4487
1732336195 WOOTEN, DENNIS 3304 VALLEJO TRL RALEIGH NC 27610-4486	1732337144 HOWARD, LYNIESE 3308 VALLEJO TRL RALEIGH NC 27610-4486	1732338263 AMH 2014-2 BORROWER LLC AMERICAN HOMES 4 RENT 30601 AGOURA RD STE 200 AGOURA HILLS CA 91301-2148

1732338263 RESIDENT/TENANT 3309 VALLEJO TRL RALEIGH NC 27610	1732344507 OLDE TOWNE WEH LP 56 HUNTER ST APEX NC 27502-2324	1732440131 BRISTLE, WILLIAM P BRISTLE, SHELIA P 224 CROSSCREEK LN ANGIER NC 27501-5671
1732440131 RESIDENT/TENANT 3325 BARWELL RD RALEIGH NC 27610	1732348118 FUENTES, JOSE ANTONIO RODRI RODRIGUEZ, CRUZ X 1108 BETHEL RD RALEIGH NC 27610-4445	1732348118 RESIDENT/TENANT 3330 BARWELL RD RALEIGH NC 27610
1732239902 GOODSON, BETTY GOODSON, CHESTER TIMOTHY COBB 5543 HALSEY TRCE SW ATLANTA GA 30349-8753	1732238687 WALNUT CREEK CONGREGATION OF JEHOVAH'S WITNESSES, 3420 BARWELL RD RALEIGH NC 27610-6002	1732236388 MARLOWE & MOYE LLC PO BOX 20667 RALEIGH NC 27619-0667
1732332361 VILLA, ANTONIO VILLA, LAURA PATRICIA 3521 BARWELL RD RALEIGH NC 27610-6003	1732239277 VILLA, ANTONIO VILLA, LAURA PATRICIA 3521 BARWELL RD RALEIGH NC 27610-6003	1732235191 BOYD, LOUIS BOYD, ANGELENE 3600 BARWELL RD RALEIGH NC 27610-6006
1732227941 CRISTOBAL, DOMINGO V 3601 BARWELL RD RALEIGH NC 27610-6005	1732234043 BATISTA, MARIA G SIERRA, JUAN R 3620 BARWELL RD RALEIGH NC 27610-6006	1732234043 RESIDENT/TENANT 3604 BARWELL RD RALEIGH NC 27610
1732220925 SIERRA, JUAN 3620 BARWELL RD RALEIGH NC 27610-6006	1732224803 SIERRA, JUAN BATISTA, MARIA G 3620 BARWELL RD RALEIGH NC 27610-6006	1732226437 NEWKIRK, JAMES L SR NEWKIRK, MARCINA C 3709 BARWELL RD RALEIGH NC 27610-6007
1732220625 DURHAM, GAIL T 5304 TOMAHAWK TRL RALEIGH NC 27610-4994	1732220625 RESIDENT/TENANT 3716 BARWELL RD RALEIGH NC 27610	1732225268 ELLIS, PATRICK A ELLIS, LINDA K 3717 BARWELL RD RALEIGH NC 27610-6007
1732223186 CABRERA, JOSE MARTIN CABRERA, EUGENIO 3725 BARWELL RD RALEIGH NC 27610-6007	1732223186 RESIDENT/TENANT 3723 BARWELL RD RALEIGH NC 27610	1732223186 RESIDENT/TENANT 3725 BARWELL RD RALEIGH NC 27610
1732128027 Z BROSS DRILLING INC 3820 BARWELL RD RALEIGH NC 27610-6009	1732148292 ELLISON, LISA Y 5000 ROYAL ACRES RD RALEIGH NC 27610-5412	1732149423 HARRIS, STEVE O 528 NEW BERN AVE RALEIGH NC 27601-1512
1732149423 RESIDENT/TENANT 5001 ROYAL ACRES RD RALEIGH NC 27610	1732240221 MCGEE, JASON 5004 ROYAL ACRES RD RALEIGH NC 27610-5412	1732240412 SCOTLAND, ALICE S 5005 ROYAL ACRES RD RALEIGH NC 27610-5411

1732241280 AQUA NORTH CAROLINA INC 202 MACKENAN DR CARY NC 27511-6447	1732241421 ADDISON, KIMBERLY D 4212 KNIGHTSBRIDGE WAY RALEIGH NC 27604-8440	1732241421 RESIDENT/TENANT 5009 ROYAL ACRES RD RALEIGH NC 27610
1732242329 ESTATE OF WINNIE CRUDUP 5013 ROYAL ACRES RD RALEIGH NC 27610-5411	1732243158 STALLINGS, HELEN G 5016 ROYAL ACRES RD RALEIGH NC 27610-5412	1732243338 NOWELL, WILLIAM LAWRENCE 5017 ROYAL ACRES RD RALEIGH NC 27610-5411
1732244157 MCCULLERS, CONSTANCE 5020 ROYAL ACRES RD RALEIGH NC 27610-5412	1732244347 NICKSON, DOROTHY 5021 ROYAL ACRES RD RALEIGH NC 27610-5411	1732245175 CONREX ML PORTFOLIO 2019-01 OPERATING COMPANY, LLC 1505 KING STREET EXT STE 100 CHARLESTON SC 29405-9442
1732245175 RESIDENT/TENANT 5024 ROYAL ACRES RD RALEIGH NC 27610	1732245345 DUNSTON, HUSTON JOEL 43438 ARTESIA MILL CT LANCASTER CA 93535-4983	1732245345 RESIDENT/TENANT 5025 ROYAL ACRES RD RALEIGH NC 27610
1732246195 KING, MICHAEL 5028 ROYAL ACRES RD RALEIGH NC 27610-5412	1732246354 JACOX, ODESSA 5029 ROYAL ACRES RD RALEIGH NC 27610-5411	1732247363 JACOX, ODESSA 5029 ROYAL ACRES RD RALEIGH NC 27610-5411
1732248134 LI, YUNLONG LI, XIAOJUAN PO BOX 33335 RALEIGH NC 27636-3335	1732248134 RESIDENT/TENANT 5100 ROYAL ACRES RD RALEIGH NC 27610	1732334178 STINES, JEFFREY M STINES, ERIN T 5100 SANSOME TRL RALEIGH NC 27610-6450
1732249301 JACOX, ODESSA 5029 ROYAL ACRES RD RALEIGH NC 27610-5411	1732334276 PERRY, JERMONE 5101 SANSOME TRL RALEIGH NC 27610-6451	1732239135 GUZMAN, LEONEL MARTINEZ ROSALES, YESENIA CONTRERAS 5101 TOMAHAWK TRL RALEIGH NC 27610-6012
1732341160 LITTLEJOHN, GRACE HEIRS 4122 16TH ST NW WASHINGTON DC 20011-7004	1732330099 JERRY GOWER CONSTRUCTION CO INC 7324 SIEMENS RD WENDELL NC 27591-8315	1732249182 SHARMA, ONKAR SHARMA, JYOTI 1212 PRABHUPADA DR HILLSBOROUGH NC 27278-7361
1732335125 MOORE, YOLANDA 5104 SANSOME TRL RALEIGH NC 27610-6450	1732320421 WYATT, RIK F WYATT, VICKI SELLERS 5104 TOMAHAWK TRL RALEIGH NC 27610-6013	1732334792 GILCHRIST, MARCIA S GILCHRIST, BARRY L 5105 CHASTEAL TRL RALEIGH NC 27610-6421
1732340340 DIAZ, MARINO 5105 ROYAL ACRES RD RALEIGH NC 27610-5413	1732334395 TABON, CHARLENE 5105 SANSOME TRL RALEIGH NC 27610-6451	1732333043 JERRY GOWER CONSTRUCTION CO INC 7324 SIEMENS RD WENDELL NC 27591-8315

1732333043 RESIDENT/TENANT 5105 TOMAHAWK TRL RALEIGH NC 27610	1732334586 HORN, LINDA 5106 CHASTEAL TRL RALEIGH NC 27610-6422	1732321786 AMAN, RAYMOND F 14117 NC HIGHWAY 96 N ZEBULON NC 27597-7048
1732321786 RESIDENT/TENANT 5106 TOMAHAWK TRL RALEIGH NC 27610	1732336116 O'NEIL, NATHAN O'NEIL, KIM 628 PASA TIEMPO CT PLEASANT HILL CA 94523-1120	1732336116 RESIDENT/TENANT 5108 SANSOME TRL RALEIGH NC 27610
1732323669 BOWDEN, PEGGY A 5108 TOMAHAWK TRL RALEIGH NC 27610-6013	1732335771 WIGGINS, TAHIRA 5109 CHASTEAL TRL RALEIGH NC 27610-6421	1732341278 LITTLE, OLLIE M 5109 ROYAL ACRES RD RALEIGH NC 27610-5413
1732335349 JACKSON, DERRICK L JACKSON, LAKICHA S 5109 SANSOME TRL RALEIGH NC 27610-6451	1732335545 CASTRO, NANCY FLORES, LEOPOLDO 5110 CHASTEAL TRL RALEIGH NC 27610-6422	1732336741 BAF 3 LLC 5001 PLAZA ON THE LK STE 200 AUSTIN TX 78746-1053
1732336741 RESIDENT/TENANT 5113 CHASTEAL TRL RALEIGH NC 27610	1732343207 MORGAN, THOMAS L MORGAN, BETTY S 5113 ROYAL ACRES RD RALEIGH NC 27610-5413	1732336525 GOMEZ, LUIS AMBROSIO LAZO, ERIKA GOMEZ 5114 CHASTEAL TRL RALEIGH NC 27610-6422
1732343059 SOSA, MARIA HILDA MATIAS RAMIREZ, JOSE CUEVAS 5116 ROYAL ACRES RD RALEIGH NC 27610-5414	1732337702 JUSTINIANO, JONATHAN ANGEL 5117 CHASTEAL TRL RALEIGH NC 27610-6421	1732344235 MEDRANO, MARIA JESSICA MACHADO PORTILLO, SANTOS W 5117 ROYAL ACRES RD RALEIGH NC 27610-5413
1732337535 BROWN, YVETTE 5118 CHASTEAL TRL RALEIGH NC 27610-6422	1732344077 DANNAGER STRIKE LLC 3434 EDWARDS MILL RD RALEIGH NC 27612-4275	1732344077 RESIDENT/TENANT 5120 ROYAL ACRES RD RALEIGH NC 27610
1732337772 SUAREZ, JAY S SUAREZ, ANNIE 5121 CHASTEAL TRL RALEIGH NC 27610-6421	1732345245 EVANS, MACK W EVANS, GEORGIA B 5121 ROYAL ACRES RD RALEIGH NC 27610-5413	1732338506 GAUSE, DEBORAH E GAUSE, JERRY L 5122 CHASTEAL TRL RALEIGH NC 27610-6422
1732346006 CLARK, ROBERT SYLVESTER FULFORD- CLARK, PATRICIA JEAN 5124 ROYAL ACRES RD RALEIGH NC 27610-5414	1732338732 CROSS, THALIA P 5125 CHASTEAL TRL RALEIGH NC 27610-6421	1732339703 NEFF, MASON JEFFREY NEFF, CHRISTINE ELIZABETH 5129 CHASTEAL TRL RALEIGH NC 27610-6421
1732347225 FUENTES, XIOMARA RODRIGUEZ 5129 ROYAL ACRES RD RALEIGH NC 27610-5413	1732339339 CHASTEAL TRAILS HOMEOWNERS ASSOCIATION INC PO BOX 90427 RALEIGH NC 27675-0427	1732339763 CHASTEAL TRAILS HOMEOWNERS ASSOCIATION INC PO BOX 90427 RALEIGH NC 27675-0427

1732339586 COATES, BETTIE J ST REMY, MICHEL 5134 CHASTEAL TRL RALEIGH NC 27610-6422	1732430713 RICHARDSON, MARY T RICHARDSON, MAURICE 5137 CHASTEAL TRL RALEIGH NC 27610-6421	1732430547 STEWARD, WILSON L STEWARD, ANNIE R 5138 CHASTEAL TRL RALEIGH NC 27610-6422
1732430783 WEST, ANDREA VANESSA 5141 CHASTEAL TRL RALEIGH NC 27610-6421	1732041118 OLDE TOWNE WEH LP 56 HUNTER ST APEX NC 27502-2324	1732326209 COLLINS, MARY MILLER 5200 TOMAHAWK TRL RALEIGH NC 27610-6015
1732327905 GRIFFITHS, CHRISTOPHER JOHN 5203 TOMAHAWK TRL RALEIGH NC 27610-6014	1732339081 IRISH, KENT R IRISH, CARRIE P 5205 TOMAHAWK TRL RALEIGH NC 27610-6014	1732024942 OLDE TOWNE APARTMENTS WEH LP LIMITED PARTNERSHIP ATTN: ERIC RIFKIN ASST VP 2900 LINDEN LN STE 300 SILVER SPRING MD 20910-1265
1732430438 PROGRESS RESIDENTIAL BORROWER 10 LLC PO BOX 4090 SCOTTSDALE AZ 85261-4090	1732430438 RESIDENT/TENANT 5504 QUITMAN TRL RALEIGH NC 27610	1732430463 GRANGER, SHERIL L 5508 QUITMAN TRL RALEIGH NC 27610-6470
1732430397 CREECY, BRITTINA G CREECY, HOLLIS J 5512 QUITMAN TRL RALEIGH NC 27610-6470	1732431214 CHASTEAL TRAILS HOMEOWNERS ASSN INC PO BOX 90427 RALEIGH NC 27675-0427	Mayor Mary-Ann Baldwin City of Raleigh City Council Office PO Box 590 Raleigh 27602-0590
Council Member Nicole Stewart City of Raleigh City Council Office PO Box 590 Raleigh 27602-0590	Council Member Jonathan Melton City of Raleigh City Council Office PO Box 590 Raleigh 27602-0590	Council Member Patrick Buffkin City of Raleigh City Council Office PO Box 590 Raleigh 27602-0590
Council Member David Cox City of Raleigh City Council Office PO Box 590 Raleigh 27602-0590	Council Member Corey Branch City of Raleigh City Council Office PO Box 590 Raleigh 27602-0590	Council Member Stormie Forte City of Raleigh City Council Office PO Box 590 Raleigh 27602-0590
Council Member David Knight City of Raleigh City Council Office PO Box 590 Raleigh 27602-0590		

EXHIBIT C – ITEMS DISCUSSED

1. The City's plans for widening Barwell Road and how those plans will intersect with development of this site
2. The Residential uses allowed in the RX- district
3. The maximum number of units that could be developed under the proposed zoning and the maximum number of units under existing zoning
4. Prohibiting short-term rentals
5. Potential types of amenities within the development
6. Anticipated Homeowners' or Property Owners' Association and additional private regulations on the property
7. Potential residential development types
8. Geologic conditions and potential impacts to the Property's buildable area
9. The rezoning applicant's nearby developments and familiarity with the area
10. Additional presentation opportunities at the Southeast CAC
11. Affordable versus market rate housing
12. Connections to the City's sewer and water system

EXHIBIT D – MEETING ATTENDEES

1. Matt Klem (City of Raleigh)
2. Howard Moye (applicant)
3. Worth Mills (attorney, Longleaf Law Partners)
4. Kaline Shelton (Longleaf Law Partners)
5. Ulysses Lane
6. Evans
7. Corrinna and Jimalie Watkins
8. Thalia Person
9. C. Watkins
10. Catherine
11. Sarena Harris
12. Clyde Alston
13. Kent Irish
14. Nadia Alston