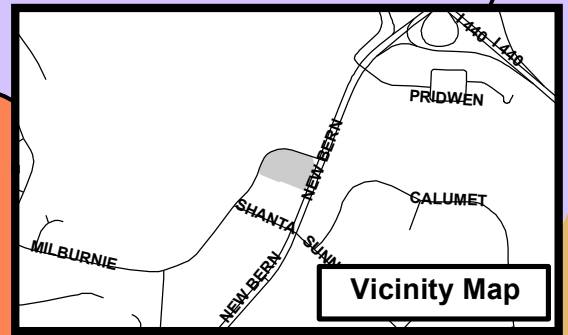


**Existing Zoning Map**  
**Case Number: Z-13-13**



**IND-1**

**NB**

**R-20**

**CUD NB**

**R-10**

**MILBURNIE**

**NEW BERN**

**SC**

**SHANTA**

**CUD O&I-2**

**O&I-1**

150

Feet

**Request:**

**3.01 acres NB CUD**  
**(Amended Conditions)**

City of Raleigh Public Hearing  
April 16, 2013



## Certified Recommendation

Raleigh Planning Commission

CR# 11539

### Case Information Z-13-13 New Bern Av. and Milburnie Rd.

<i>Location</i>	Westside, southwest of its intersection with Milburnie Road
<i>Request</i>	Amend conditions for property zoned NB CUD
<i>Area of Request</i>	3.01 acres
<i>Property Owner</i>	New Bern Crossing LLC
<i>Applicant</i>	Lacy H. Reaves, 919-821-6704
<i>Citizens Advisory Council</i>	East CAC
<i>PC Recommendation Deadline</i>	July 15, 2013

### Comprehensive Plan Consistency

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

### Future Land Use Map Consistency

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

### Comprehensive Plan Guidance

<b><i>FUTURE LAND USE</i></b>	Community Mixed Use
<b><i>CONSISTENT Policies</i></b>	<ul style="list-style-type: none"><li>Policy LU 2.5 Healthy Communities</li><li>Policy LU 2.6 Zoning and Infrastructure Impacts</li><li>Policy LU 4.4 Reducing VMT through Mixed Use</li><li>Policy LU 4.5 Connectivity</li><li>Policy LU 4.7 Capitalizing on Transit Access</li><li>Policy LU 5.1 Reinforcing the Urban Pattern</li><li>Policy LU 6.1 Composition of Mixed-Use Centers</li><li>Policy LU 6.2 Complementary Uses and Urban Vitality</li><li>Policy LU 6.3 Mixed-Use and Multi-Modal Transportation</li><li>Policy LU 6.4 Bus Stop Dedication</li><li>Policy LU 7.1 Encouraging Nodal Development</li><li>Policy LU 7.4 Scale and Design of New Commercial Uses</li><li>Policy LU 7.5 High-Impact Commercial Uses</li><li>Policy LU 8.10 Infill Development</li><li>Policy LU 8.11 Development of Vacant Sites</li><li>Policy LU 10.1 Mixed-Use Retail</li><li>Policy LU 10.6 Retail Nodes</li><li>Policy ED 1.1 Corridor Revitalization</li><li>Policy ED 1.2 Mixed Use Redevelopment</li><li>Policy ED 1.3 Gateway Reinvestment</li><li>Policy ED 5.8 Supporting Retail Infill and Reinvestment</li></ul>

	Policy UD 2.1 Building Orientation Policy UD 3.1 Gateway Corridor Design Quality Policy UD 7.3 Design Guidelines (1-26 policies) New Bern Corridor Study Report - Land Use & Redevelopment Policy LU.4
<b><i>INCONSISTENT Policies</i></b>	Policy LU 4.9 Corridor Development Policy LU 7.6 Pedestrian Friendly Development

## Summary of Proposed Conditions

Proposes to retain almost all of the existing conditions on the property (Z-27-97); but the following language from the existing conditions are proposed to be removed:

- Removes provision of an additional 12 feet of ROW and travel lane along New Bern Avenue incrementally as abutting parcels from the zoned area develop
- Eating establishment with drive-through, drive-in service, and with or without alcohol sales for on-premise consumption shall be permitted
- Commercial retail sales allowed
- Transportation uses allowed in section 10-2071 allowed

### **New conditions offered:**

- Detailed street protective yard specifications
- Unity of Development Guidelines and Unified Sign Criteria approved for New Bern Crossing (S-103-98) to be applicable to the property
- Height limits of 35 feet for retail use, 50 feet for office use, and 60 feet for hotel use
- Building to have primary entrance from New Bern Avenue
- Offer of transit easement
- Existing curb cut to be used
- Minimum 4 space bicycle rack adjacent to each building to be provided upon development of the property
- No parking allowed between building front and New Bern Avenue

## Public Meetings

<b><i>Neighborhood Meeting</i></b>	<b><i>Public Hearing</i></b>	<b><i>Committee</i></b>	<b><i>Planning Commission</i></b>
December 5, 2012	April 16, 2013	NA	4/23/13 Deferred; 6/11/13 Approved

☐ ***Valid Statutory Protest Petition***

### Attachments

1. Staff report
2. Applicant's response to Urban Design Guidelines

## Planning Commission Recommendation

<b><i>Recommendation</i></b>	The Planning Commission finds that the proposed rezoning is consistent with the policies of the Comprehensive Plan, and recommends, based on the findings and reasons stated herein,
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	that the request be approved in accordance with zoning conditions dated May 31, 2013.
<i>Findings &amp; Reasons</i>	<p>(1) That the proposed request is consistent with the community mixed use category designated to the property by the future land use map. The site is recommended for a mix of uses and the proposed conditional use rezoning is consistent in that it seeks to permit a mix of uses while complying with a few key design guidelines through zoning conditions.</p> <p>(2) That the request is compatible with surrounding land uses and development patterns. The proposed zoning amendment retains most of the relevant old zoning conditions while including new conditions that address street protective yard specifications, unity of development guidelines, maximum building heights, transit easement, driveway access limitation, building orientation, bicycle racks and parking location, thus mitigating any potential adverse impacts to the surrounding uses.</p> <p>(3) That the request is consistent with the recommendations of the New Bern Corridor Study report that encourages the development of service-oriented businesses within the WakeMed area, where the subject site is located.</p> <p>(4) That the request is reasonable and in the public interest. Rezoning would permit introduction of additional retail uses, which could be of service to the immediately adjoining institutional uses, and the larger surrounding area, thus furthering economic development goals and several other Comprehensive Plan Policies.</p>
<i>Motion and Vote</i>	<p>Motion: Fleming  Second: Braun  In Favor: Braun, Butler, Buxton, Edmisten, Fleming, Fluhrer, Mattox, Schuster, Sterling Lewis and Terando</p>

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.

	Date	6/11/2013	Date
Planning Director		Planning Commission Chairperson	

Staff Coordinator: Dhanya Sandeep [dhanya.sandeep@raleighnc.gov](mailto:dhanya.sandeep@raleighnc.gov)



## Zoning Staff Report – Case Z-13-13

### Conditional Use District

## Case Summary

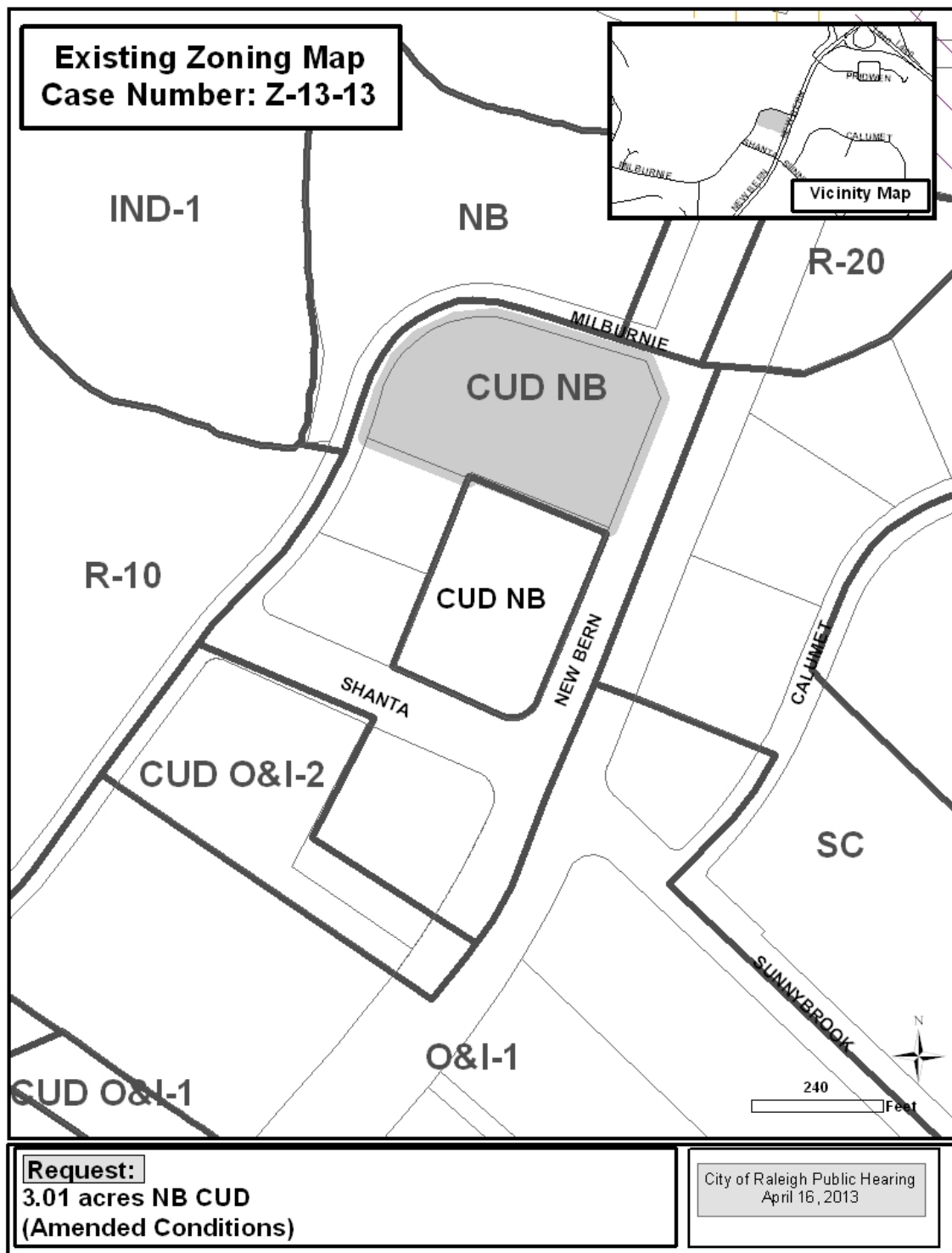
### Overview

The site is located to the west of New Bern Avenue, south of Milburnie Road. The property is currently zoned Neighborhood Business Conditional Use, and located in a commercially zoned block. The proposed rezoning seeks to amend the existing conditions while retaining the Neighborhood Business Conditional Use District zoning. The request for the parcel is consistent with its future land use map designation of community mixed use. The request seeks to retain almost all of the existing conditions on the property, with some minor changes/tweaks and adding a few new conditions. The key change brought forth by the subject rezoning is to permit retail uses and eating establishments with drive-through service, which are prohibited under the existing conditions. Zoning conditions also provide for unity of development, primary building orientation along New Bern Avenue, transit easement, bicycle racks and parking prohibitions. The request is consistent with several Comprehensive Plan policies. Most of the urban design guidelines will be addressed during site plan review stage. However, the location of drive-through should be addressed at the rezoning stage. For mixed-use centers intended for pedestrian friendly uses, drive-through uses are discouraged and if unavoidable, should be tucked away to the rear with no visibility from New Bern Avenue.

### Outstanding Issues

<i>Outstanding Issues</i>	1. Application of urban design guidelines to address location of drive-through use	<i>Suggested Mitigation</i>	1. Offer zoning condition that limit location of drive-through to the rear of the building 2. Offer zoning condition that minimizes any potential conflict between the pedestrian connection to the right-of-way and the drive through lanes
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## ZONING REQUEST



# Rezoning Case Evaluation

## 1. Compatibility Analysis

### 1.1 Surrounding Area Land Use/ Zoning Summary

	<b>Subject Property</b>	<b>North</b>	<b>South</b>	<b>East</b>	<b>West</b>
<i>Existing Zoning</i>	NB CUD	NB	NB CUD	SC	NB, IND-1
<i>Additional Overlay</i>	NA	NA	NA	NA	NA
<i>Future Land Use</i>	Community Mixed Use	Community Mixed Use	Community Mixed Use	Community Mixed Use	Community Mixed Use & Public Parks and Open Space
<i>Current Land Use</i>	Undeveloped	Retail Use	Retail Use	Retail, WakeMed Complex	Undeveloped

### 1.2 Current vs. Proposed Zoning Summary

	<b>Existing Zoning</b>	<b>Proposed Zoning</b>
<i>Residential Density:</i>	30 DU	30 DU
<i>Setbacks:</i>		
<i>Front:</i>	30 feet	30 feet
<i>Side:</i>	0 feet	0 feet
<i>Rear:</i>	0 feet	0 feet
<i>Retail Intensity Permitted:</i>	Not specified (uses limited to drug store)	Not specified
<i>Office Intensity Permitted:</i>	Not specified	Not specified

The proposed rezoning is:

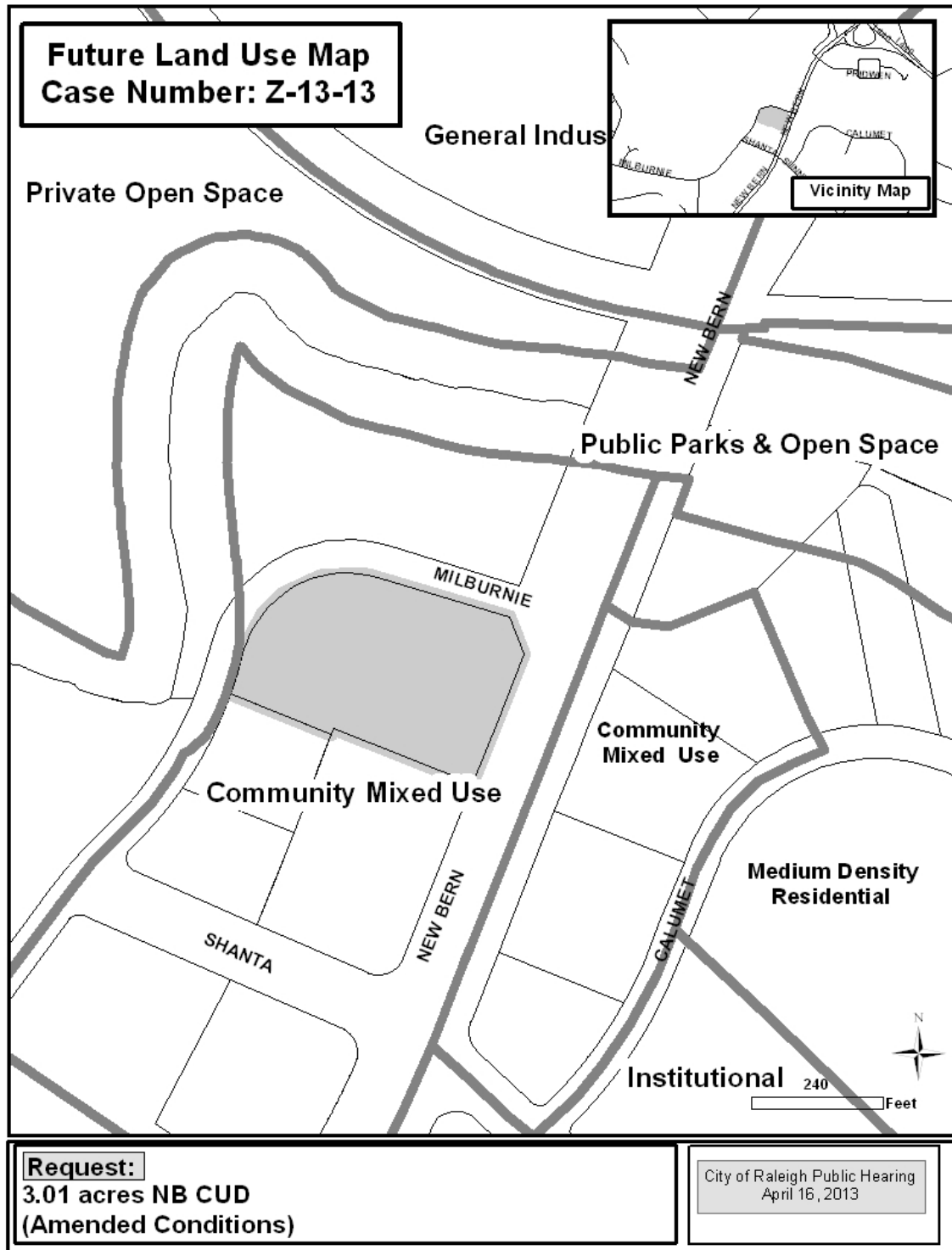
☒ **Compatible** with the property and surrounding area.

☐ **Incompatible.**

Analysis of Incompatibility:

NA
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## FUTURE LAND USE MAP





## 2. Comprehensive Plan Consistency Analysis

### 2.1 Future Land Use

Future Land Use designation:

The rezoning request is:

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

☐ **Inconsistent**

Analysis of Inconsistency:

NA

### 2.2 Policy Guidance

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

Policy LU 4.9 Corridor Development

Promote pedestrian-friendly and transit-supportive development patterns along multi-modal corridors designated on the Growth Framework Map, and any corridor programmed for “transit intensive” investments such as reduced headways, consolidated stops, and bus priority lanes and signals.

The site is located along New Bern Avenue, a designated multi-modal corridor and a designated growth center on the urban form map. The Comprehensive Plan envisions pedestrian-friendly and transit supportive development patterns along multi-modal corridors and in growth centers. Moreover, the New Bern Avenue Corridor study report recommends enhancing and improving pedestrian, and bicycle facilities along this stretch of the corridor to create a safe, healthy, and walkable environment. The request is inconsistent with these policies as a drive-through establishment is an auto-oriented use.

Policy LU 7.6 Pedestrian-Friendly Development

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

The proposed drive-through establishment is not considered a pedestrian-friendly development. The development will be required to comply with the pedestrian connectivity standards in the zoning code. The request could be consistent with this policy if a condition was offered that minimized any potential conflict between the pedestrian connection to the right-of-way and the drive through lanes.

### 2.3 Area Plan Policy Guidance

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

NA

### **3. Public Benefit and Reasonableness Analysis**

#### **3.1 Public Benefits of the Proposed Rezoning**

- Encourages the redevelopment of a vacant site to allow development of the property for a better marketable use
- Retail use will advance nodal development of the immediate area and increase synergy among retail businesses
- Additional retail development will be available for employees of the WakeMed complex and other employers of the area
- Permits drive-through eating establishment that is convenient to automobile users

#### **3.2 Detriments of the Proposed Rezoning**

- The proposed drive-through use does not support a transit and pedestrian friendly development encouraged for mixed-use centers

## 4. Impact Analysis

### 4.1 Transportation

<u>Primary Streets</u>	<u>Classification</u>	<u>2009-2012 NCDOT Traffic Volume (ADT)</u>	<u>2035 Traffic Volume Forecast</u>			
New Bern Avenue	Secondary Arterial	32,000	52,662			
Milburnie Road	Collector	5,750	7,736			
Shanta Drive	Collector	3,450	N/A			
Sunnybrook Road	Major Thoroughfare	13,000	20,055			
<u>Street Conditions</u>						
<u>New Bern Avenue</u>	<u>Lanes</u>	<u>Street Width</u>	<u>Curb and Gutter</u>	<u>Right-of-Way</u>	<u>Sidewalks</u>	<u>Bicycle Accommodations</u>
Existing	6	110'	Back-to-back curb and gutter section	175'	5' sidewalk on north side	None
City Standard	6	89	Back-to-back curb and gutter section	110'	minimum 5' sidewalks on both sides	Wide Outside Lanes
Meets City Standard?	Yes	Yes	YES	Yes	No	No
<u>Milburnie Road</u>	<u>Lanes</u>	<u>Street Width</u>	<u>Curb and Gutter</u>	<u>Right-of-Way</u>	<u>Sidewalks</u>	<u>Bicycle Accommodations</u>
Existing	2	30'	Back-to-back curb and gutter section	60'	5' sidewalk on north side	None
City Standard	2	41'	Back-to-back curb and gutter section	60'	minimum 5' sidewalks on both sides	Bicycle Lanes - Restripe
Meets City Standard?	YES	No	YES	Yes	No	No
<u>Shanta Drive</u>	<u>Lanes</u>	<u>Street Width</u>	<u>Curb and Gutter</u>	<u>Right-of-Way</u>	<u>Sidewalks</u>	<u>Bicycle Accommodations</u>
Existing	5	60'	Back-to-back curb and gutter section	110'	5' sidewalk on west side	None
City Standard	5	41'	Back-to-back curb and	60'	minimum 5' sidewalks on both sides	Bicycle Lanes - Restripe

			gutter section			
Meets City Standard?	YES	Yes	YES	Yes	No	No
<u>Sunnybrook Road</u>	<u>Lanes</u>	<u>Street Width</u>	<u>Curb and Gutter</u>	<u>Right- of-Way</u>	<u>Sidewalks</u>	<u>Bicycle Accommodatio ns</u>
Existing	4	65'	Back-to- back curb and gutter section	90'	5' sidewalks on both sides	None
City Standard	4	65'	Back-to- back curb and gutter section	90'	minimum 5' sidewalks on both sides	Bicycle Lanes - Restripe
Meets City Standard?	YES	Yes	YES	Yes	Yes	No
Expected Traffic Generation [vph]	<u>Current Zoning</u>	<u>Proposed Zoning</u>	<u>Differential</u>			
AM PEAK	70	205	135			
PM PEAK	64	148	84			
Suggested Conditions/ Impact Mitigation:		A traffic impact analysis has been reviewed by staff. The proposed Z-13-2013 development would not cause a major impediment to traffic flow. It would not lead to excessive delay for most motorists. The impacts will be most keenly felt on the westbound approach of Sunnybrook Road and the northbound left turn on New Bern Avenue. Queuing on westbound Sunnybrook Road at the New Bern Avenue signal is predicted to temporarily block access from Calumet Drive but no queuing issues were observed at New Bern/Milburnie, Shanta/Milburnie or at the site driveways. Traffic impacts from development of the Z-13-2013 parcel will be most keenly felt by southbound motorists on New Bern Avenue. Travel time and signal delay will increase. Arterial speed will be basically unchanged but it is noted that arterial level-of-service is LOS-F even without additional trips from the Z-13-2013 parcel.  The driveway on New Bern Av. is operating today as Right-In Only. No change to the operation, movement, or location of the driveway is permitted.				
Additional Information:	Neither NCDOT nor the City of Raleigh have any roadway construction projects scheduled in the vicinity of this case.					

**Impact Identified:** Travel time and signal delay will increase. The driveway on New Bern Av. is operating today as Right-In Only. No change to the operation, movement, or location of the driveway is permitted. Zoning condition offered addresses this.

#### 4.2 Transit

CAT Route 15L currently operates along this corridor. The CAT Short Range Transit Plan and the Wake County 2040 Transit Plan both propose higher levels of transit service along New Bern Ave. Additional development will increase the already high demand for transit in this corridor. A transit easement has been offered through zoning conditions.

**Impact Identified:** None

#### 4.3 Hydrology

<i>Floodplain</i>	FEMA
<i>Drainage Basin</i>	Crabtree Creek
<i>Stormwater Management</i>	Subject to Part 10, Chapter 9
<i>Overlay District</i>	None

**Impact Identified:** There is minimal floodplain along the toe of the slope adjacent to Milburnie Rd. This should not be an issue. However fill is restricted to 50% of the area in the floodplain. No Buffer. No WSPD.

#### 4.4 Public Utilities

	<i>Maximum Demand (current)</i>	<i>Maximum Demand (proposed)</i>	<i>Estimated Remaining Capacity</i>
<i>Water</i>	18,812 gpd	18,812 gpd	
<i>Waste Water</i>	18,812 gpd	18,812 gpd	

**Impact Identified:** The proposed rezoning would not impact the wastewater collection or water distribution systems of the City. There is currently a twelve (12") inch water main within the new Bern Avenue right-of-way and an eight (8") inch water main within the Milburnie Road right-of-way at the property. There is a forty-two (42") inch sanitary sewer main within the Milburnie Road right-of way (connection should be made only at a manhole). The developer must submit a downstream sewer capacity study and those required improvements identified by the study must be permitted and constructed in conjunction with or prior to the proposed development being constructed. Verification of available capacity for water fire flow is required as part of the building permit submittal process. Any water system improvements required to meet fire flow requirements will also be required.

#### 4.5 Parks and Recreation

**Impact Identified:** None

#### 4.6 Urban Forestry

The site will be reviewed for compliance with the tree conservation ordinance (section 10-2082.14) when development plans are submitted to the City.

**Impact Identified:** None

#### 4.7 Designated Historic Resources

No historic resources on this site.

**Impact Identified:** None

#### 4.8 Community Development

**Impact Identified:** None

#### 4.9 Appearance Commission

This request is not subject to Appearance Commission review.

#### **4.10 Impacts Summary**

- Travel time and signal delay will increase. The driveway on New Bern Av. is operating today as Right-In Only. No change to the operation, movement, or location of the driveway is permitted. Zoning condition offered addresses this.
- The developer must submit a downstream sewer capacity study and those required improvements identified by the study must be permitted and constructed in conjunction with or prior to the proposed development being constructed. Verification of available capacity for water fire flow is required as part of the building permit submittal process. Any water system improvements required to meet fire flow requirements will also be required.

#### **4.11 Mitigation of Impacts**

NA

## **5. Conclusions**

The proposed request is consistent with the Future Land Use Map and with several Comprehensive Plan policies. The inconsistent policies relate to potential conflict points between the pedestrian connectivity and any drive-through facility. However, the proposed conditions offer building orientation along New Bern Avenue, offer bike racks, unity of development, provide transit easement, and prohibit parking in front of building, thus attempting to incorporate a few key urban design guidelines. The key outstanding issue relate to the

- Application of Urban Design Guidelines - the location of drive-through uses with respect to New Bern Avenue frontage

## **Attachment: Urban Design Guidelines**

### **Design Guidelines for Mixed Use Areas Raleigh Comprehensive Plan**

There follows a listing of the Design Guidelines for Mixed Use Developments as set forth in Table UD-1 of the Comprehensive Plan and the Petitioner's comment with respect to each Guideline as it relates to this case. The area requested for rezoning in Z-13-13 is referred to as the "Property."

#### **Elements of Mixed-Use Areas**

1. *All Mixed-Use Areas should generally provide retail (such as eating establishments, food stores, and banks), office, and residential uses within walking distance of each other.*

**Petitioner's Comment:** This case contemplates the retail use of the Property as an integral part of a commercial subdivision approved as New Bern Crossing (S-103-98). The Property is within walking distance of existing retail uses within this development. There is an existing sidewalk along New Bern Avenue connecting these uses. Undeveloped portions of New Bern Crossing are available for other uses.

#### **Mixed-Use Areas /Transition to Surrounding Neighborhoods**

2. *Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.*

**Petitioner's Comment:** The Property does not adjoin a lower density neighborhood.

#### **Mixed-Use Areas /The Block, The Street and The Corridor**

3. *A mixed use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed use area should be possible without requiring travel along a major thoroughfare or arterial.*

**Petitioner's Comment:** All streets are currently in place to serve the Property.

4. *Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.*

**Petitioner's Comment:** All streets are currently in place.

5. *Block faces should have a length generally not exceeding 660 feet.*

**Petitioner's Comment:** Block faces are existing.

#### **Site Design/Building Placement**

6. *A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.*

**Petitioner's Comment:** A pre-existing zoning condition applicable to New Bern Crossing (Z-27-97) required a twenty (20) foot wide landscaped streetyard along New Bern Avenue. The streetyard has been provided for existing development in New Bern Crossing, and to maintain consistency, has been included as condition d. in the present case. This condition, as well as the topography of the Property (i.e. a steep grade rising from New Bern Avenue) will make it impossible to develop the Property with a building proximate to pedestrian activity along New Bern Avenue. Additional engineering will be required to determine the location of pedestrian connections from the Property to the sidewalk along New Bern Avenue.

7. *Buildings should be located close to the pedestrian street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings.*

**Petitioner's Comment:** For the reasons stated in the petitioner's comment to item 6, it will not be possible to develop the Property with the building proximate to the street. The petitioner will add a condition to the case prohibiting any parking between the side of the building facing New Bern Avenue and New Bern Avenue.



8. *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.*

**Petitioner's Comment:** Because the development of the Property will include a drive-through lane that encompasses the building, it will not be possible to follow this guideline.

#### **Site Design/Urban Open Space**

9. *To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.*

**Petitioner's Comment:** The development of the Property will not include an urban open space.

10. *New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.*

**Petitioner's Comment:** Because of topographical considerations and the need for additional engineering design, this guideline will be addressed at the time of site plan approval.

11. *The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.*

**Petitioner's Comment:** This site does not include or abut an urban or public open space.

12. *A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.*

**Petitioner's Comment:** Because of topographical considerations and the need for additional engineering design, this guideline will be addressed at the time of site plan approval.

#### **Site Design/Public Seating**

13. *New public spaces should provide seating opportunities.*

**Petitioner's Comment:** This site does not include or abut an urban or public open space.

#### **Site Design/Automobile Parking and Parking Structures**

14. *Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.*

**Petitioner's Comment:** The petitioner will add a zoning condition to this case prohibiting parking between the side of the building facing New Bern Avenue and New Bern Avenue.

15. *Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.*

**Petitioner's Comment:** The petitioner will add a zoning condition to this case prohibiting parking between the side of the building facing New Bern Avenue and New Bern Avenue.

16. *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.*

**Petitioner's Comment:** The development of the Property will not include a parking structure.

#### **Site Design/Transit Stops**

17. *Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.*

**Petitioner's Comment:** As provided in zoning condition h., the petitioner will grant the City a transit easement along New Bern Avenue.

18. *Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.*

**Petitioner's Comment:** Because the topography of the Property will require further engineering analysis, this condition will be addressed at the time of site plan approval.

#### **Site Design/Environmental Protection**

19. *All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these*

*features should be conserved as open space amenities and incorporated in the overall site design.*

**Petitioner's Comment:** The development of the Property will respect any environmentally sensitive areas.

### **Street Design/General Street Design Principles**

20. *It is the intent of these guidelines to build streets that are integral components of community design. Streets should be designed as the main public spaces of the City and should be scaled for pedestrians.*

**Petitioner's Comment:** The streets abutting the Property are existing.

21. *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.*

**Petitioner's Comment:** Sidewalks currently exist along Milburnie Road and New Bern Avenue.

22. *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.*

**Petitioner's Comment:** We have maintained as condition d. an existing condition applicable to the Property which requires a landscaped streetyard along New Bern Avenue. This streetyard is incorporated in existing development in New Bern Crossing.

### **Street Design/Spatial Definition**

23. *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.*

**Petitioner's Comment:** We have maintained as condition d. an existing condition applicable to the Property which requires a landscaped streetyard along New Bern Avenue. This streetyard is incorporated in existing development in New Bern Crossing.

## **Building Design/Facade Treatment**

24. *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.*

**Petitioner's Comment:** Zoning condition g. requires that any building constructed upon the Property shall have a building side that faces New Bern Avenue, and such building side shall have a primary entrance to the building.

25. *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.*

**Petitioner's Comment:** Because of the aforementioned streetyard along New Bern Avenue and the topography of the Property (a steep grade rising from New Bern Avenue) it may not be possible to address this guideline in the manner envisioned by the Comprehensive Plan. However, this guideline will be considered as additional engineering and design work is done for the preparation of a site plan for the Property.

## **Building Design/Street Level Activity**

26. *The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.*

**Petitioner's Comment:** Because of the aforementioned streetyard along New Bern Avenue and the topography of the Property (a steep grade rising from New Bern Avenue) it may not be possible to address this guideline in the manner envisioned by the Comprehensive Plan. However, this guideline will be considered as additional engineering and design work is done for the preparation of a site plan for the Property.



# Petition to Amend the Official Zoning Map

Before the City Council of the City of Raleigh, North Carolina

Z-13-13  
Pd 1116.00 by  
CLH 8055

The following items are required with the submittal of rezoning petition. For additional information on these submittal requirements, see the *Filing Instructions* addendum.

## Rezoning Application Submittal Package Checklist

### ☐ Completed Rezoning Application which includes the following sections:

- ☐ Signatory Page
- ☐ Exhibit B
- ☐ Exhibit C (only for Conditional Use filing)
- ☐ Exhibit D
- ☐ Map showing adjacent property owner names with PIN's

### ☐ Application Fee

- ☐ \$558 for General Use Cases
- ☐ \$1,115 for Conditional Use Cases
- ☐ \$2,788 for PDD Master Plans

### ☐ Neighborhood Meeting Report (only for Conditional Use filing)

### ☐ Receipt/ Verification for Meeting Notification Mail out

### ☐ Traffic Impact Generation Report OR written waiver of trip generation from Raleigh Transportation Services Division

### ☐ (General Use ONLY) if applicant is not the owner must provide proof of notification to the adjacent property owners per G.S. 160A-384

- ☐ and provide proof of notification to the property owner before submitting application

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CITY OF RALEIGH  
CITY PLANNING DEPT



# Petition to Amend the Official Zoning Map

Before the City Council of the City of Raleigh, North Carolina

The petitioner seeks to show the following:

1. That, for the purposes of promoting health, morals, or the general welfare, the zoning classification of the property described herein must be changed.
2. That the following circumstance(s) exist(s):
  - ☐ City Council has erred in establishing the current zoning classification of the property by disregarding one or a combination of the fundamental principles of zoning as set forth in the enabling legislation, North Carolina General Statutes Section 160A-381 and 160A-383.
  - ☐ Circumstances have so changed since the property was last zoned that its current zoning classification could not properly be applied to it now were it being zoned for the first time.
  - ☐ The property has not heretofore been subject to the zoning regulations of the City of Raleigh.
3. That the requested zoning change is or will be consistent with the Raleigh Comprehensive Plan.
4. That the fundamental purposes of zoning as set forth in the N.C. enabling legislation would be best served by changing the zoning classification of the property. Among the fundamental purposes of zoning are:
  - a. to lessen congestion in the streets;
  - b. to provide adequate light and air;
  - c. to prevent the overcrowding of land;
  - d. to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements;
  - e. to regulate in accordance with a comprehensive plan;
  - f. to avoid spot zoning; and
  - g. to regulate with reasonable consideration to the character of the district, the suitability of the land for particular uses, the conservation of the value of buildings within the district and the encouragement of the most appropriate use of the land throughout the City.

THEREFORE, petitioner requests that the Official Zoning map be amended to change the zoning classification of the property as proposed in this submittal, and for such other action as may be deemed appropriate. All property owners must sign below for conditional use requests.

**ALL CONDITIONAL PAGES MUST BE SIGNED BY ALL PROPERTY OWNERS**

Signature(s)	Print Name	Date
_____	_____	_____
_____	_____	December 20, 2012
By: <u>Lacy H. Reaves</u>	_____	_____
Lacy H. Reaves, Attorney	_____	_____

**EXHIBIT B. Request for Zoning Change**Please use this form only – form may be photocopied. Please type or print. See instructions in *Filing Addendum***Contact Information**

	<b>Name(s)</b>	<b>Address</b>	<b>Telephone/Email</b>
<b>Petitioner(s)</b>	New Bern Crossing LLC	300 Versailles Drive Cary, NC 27511	
(for conditional use requests, petitioners must own petitioned property)			
<b>Property Owner(s)</b>	Same as Petitioner		
<b>Contact Person(s)</b>	Lacy H. Reaves	PO Box 2611 Raleigh, NC 27602-2611	919-821-6704 lreaves@smithlaw.com

**Property information**

<b>Property Description (Wake County PIN)</b>	Wake County PIN 1724-22-1587
<b>Nearest Major Intersection</b>	New Bern Avenue and Milburnie Road
<b>Area of Subject Property (in acres)</b>	Approximately 3.01 acres
<b>Current Zoning Districts (include all overlay districts)</b>	Neighborhood Business Conditional Use District
<b>Requested Zoning Districts (include all overlay districts)</b>	Neighborhood Business Conditional Use District

The following are all of the persons, firms, property owners, associations, corporations, entities or governments owning property adjacent to and within one hundred feet (excluding right-of-way) of the property sought to be rezoned. Please include Wake County PINs with names, addresses and zip codes.

## EXHIBIT B. Request for Zoning Change

Please use this form only – form may be photocopied. Please type or print. See instructions in *Filing Addendum*

Indicate if property is owned by a condominium property owners association. Please complete ownership information in the boxes below. If you need additional space, please copy this form.

[illegible]



Exhibit B-1

NAME	ADDRESS	PIN NUMBER
New Bern Crossing LLC	300 Versailles Dr. Cary, NC 27511-6011	1724221587, 1724128276, and 1724129451
Belasco Limited Partnership	P.O. Box 8984 Richmond, VA 23225-0684	1724228828
Belasco Limited Partnership	2922 Hathaway Road Richmond, VA 23225-1724	1724227599
Swejay Inc.	503 Gray Marble Rd. Morrisville, NC 27560-6752	1724226450
3110 New Bern LLC	P.O. Box 88 Raleigh, NC 27602-0088	1724225186
44Walker LLC	c/o Walgreen Co. Tax Department (Store No. 9635) P.O. Box 901 Deerfield, IL 60015-0901	1724221256
SCB Investments LLC	309 Carolina Beach Ave. South Apt. 2 Carolina Beach, NC 28428- 6266	1724221986
Triangle Greenways Council	520 Polk Street Raleigh, NC 27604-1960	1724059340
Raleigh City Of	P.O. Box 590 Raleigh, NC 27602-0590	1724121107

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pg 1 of 3

## EXHIBIT C. Request for Zoning Change

Please use this form only – form may be photocopied. Please type or print. See instructions in *Filing Addendum*

Conditional Use District requested: Neighborhood Business Conditional Use District

Narrative of conditions being requested:

For purposes of the following conditions, tax parcel PIN 1724-22-1587 is referred to as the "Property."

- a. The driveway on New Bern Avenue serving the Property is operating as right in only. The driveway may be improved, but no change to the operation movement or location of this driveway is permitted. The Property shall have no additional curb cut on New Bern Avenue.

- b. The following land uses shall be prohibited:

Non-governmental recreational indoor use - commercial  
Non-governmental commercial outdoor stadium/theater/amphitheater/racetrack  
Governmental outdoor stadium/theater/amphitheater/racetrack  
Riding Stable  
Rifle range-indoor  
Fraternity House  
Sorority House  
Transitional Housing-except supportive housing residence  
Civic Club  
Civic/Convention center and assembly hall  
Correctional/penal facility  
Orphanage  
Schools  
Adult establishments  
Bar, nightclub, tavern, lounge  
Kennel/cattery  
Home building supply store  
Any use engaged in the sale of gasoline to the public  
Mini warehouse storage facility  
Landfill debris from on-site

I acknowledge that these restrictions and conditions are offered voluntarily and with knowledge of the guidelines stated in the *Filing Addendum*. If additional space is needed, this form may be copied. Each page must be signed by **all** property owners.

**ALL CONDITIONAL PAGES MUST BE SIGNED BY ALL PROPERTY OWNERS**

Signature(s)

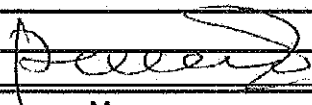
Print Name

Date

New Bern Crossing LLC

May 31, 2013

By:



PRABHAKAR N. VAIDYA

Manager

2-13-13  
5/31/13  
Pg 2 of 2

## EXHIBIT C. Request for Zoning Change

Please use this form only – form may be photocopied. Please type or print. See instructions in *Filing Addendum*

Conditional Use District requested: Neighborhood Business Conditional Use District

Narrative of conditions being requested:

Flea market  
Pawn shop as defined in Chapter 91A of the NC General Statutes  
Check cashing store (excluding banks, credit unions, and savings and loans)  
Bailbond office  
Vehicle sales  
Automotive washing and cleaning as a primary use  
A shop for automotive body work and painting

All other uses authorized in the Neighborhood Business District, including eating establishments with a drive-through, shall be allowed upon the Property.

- c. A street protective yard shall be provided along New Bern Avenue with a minimum width of fifteen (15) feet and an area equal to the length of the right-of-way multiplied by thirty-five (35) feet. Within this street protective yard trees shall be installed at a rate of two shade trees and one understory tree for every forty (40) feet of right-of-way. Shade trees shall be a minimum of three and one-half inches (3.5") in caliper (10.99 inches in circumference) measured one-half foot above ground and nine (9) feet in height. Understory trees shall be a minimum of two inches (2") in caliper (6.28 inches in circumference) measured one-half foot above ground and seven (7) feet in height. Evergreen shrubs shall be installed in a continuous hedge to screen the view of parked cars. The shrubs shall be a minimum of thirty inches (30") in height when installed and shall be a species that shall attain a height of at least forty-two inches (42") at maturity. The shrubs shall be installed three feet (3') on center. Flowering shrubs (evergreen or deciduous) shall be installed at a rate of one shrub for every twenty (20) linear feet of right-of-way. Flowering shrubs shall be a minimum height of twenty-four (24) inches when installed and may be clustered. It is acknowledged that compliance with the provisions of both the City Code Part 10 Chapter 2 and the Unified Development Ordinance with respect to tree conservation may preclude compliance with this condition.

I acknowledge that these restrictions and conditions are offered voluntarily and with knowledge of the guidelines stated in the *Filing Addendum*. If additional space is needed, this form may be copied. Each page must be signed by **all property owners**.

**ALL CONDITIONAL PAGES MUST BE SIGNED BY ALL PROPERTY OWNERS**

Signature(s)

Print Name

Date

New Bern Crossing LLC

May 31, 2013

By:

Manager

PRABHAKAR R. VAIDYA

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5/31/13  
pg 3 of 3

## EXHIBIT C. Request for Zoning Change

Please use this form only – form may be photocopied. Please type or print. See instructions in *Filing Addendum*

Conditional Use District requested: Neighborhood Business Conditional Use District

Narrative of conditions being requested:

- d. Unity of Development Guidelines and Unified Sign Criteria approved for New Bern Crossing (S-103-98) shall be applicable to the Property.
- e. The height of buildings upon the Property shall not exceed thirty-five (35) feet for Retail uses, fifty (50) feet for Office uses, and sixty (60) feet for Hotel uses. Building height shall be determined in accordance with the Unified Development Ordinance.
- f. Any building constructed upon the Property shall have a building side that faces New Bern Avenue, and such building side shall contain a primary entrance to the building.
- g. If desired by the City of Raleigh, the property owner shall offer to the City of Raleigh prior to recordation of a subdivision plat or issuance of a building permit, whichever shall first occur, a transit easement along New Bern Avenue measuring fifteen feet (15') by twenty feet (20'). The location of such easement shall be approved by the Transit Division at the time of such subdivision or site plan approval and the City Attorney shall approve the form of the conveyance document.
- h. A bicycle rack that will accommodate no fewer than four (4) bicycles shall be provided adjacent to each building upon development of the Property.
- i. With respect to any building upon the Property, there shall be no parking between the side of the building facing New Bern Avenue and New Bern Avenue.

I acknowledge that these restrictions and conditions are offered voluntarily and with knowledge of the guidelines stated in the *Filing Addendum*. If additional space is needed, this form may be copied. Each page must be signed by **all property owners**.

**ALL CONDITIONAL PAGES MUST BE SIGNED BY ALL PROPERTY OWNERS**

Signature(s)

Print Name

Date

New Bern Crossing LLC

May 31, 2013

By:

Manager

PRASHANTH N. VANDU

## EXHIBIT D. Request for Zoning Change

Please use this form only – form may be photocopied. Please type or print. See instructions in *Filing Addendum*

This section is reserved for the applicant to state factual information in support of the rezoning request.

### **Required items of discussion:**

The Planning Department is instructed not to accept any application for amending the official zoning map without a statement prepared by the applicant analyzing the reasonableness of the rezoning request. This statement *shall* address the consistency of the proposed rezoning with the Comprehensive Plan and any other applicable City-adopted plan(s), the compatibility of the proposed rezoning with the *property* and surrounding area, and the benefits and detriments of the proposed rezoning for the landowner, the immediate neighbors and the surrounding community.

### **Recommended items of discussion (where applicable):**

1. An error by the City Council in establishing the current zoning classification of the property.
2. How circumstances (land use and future development plans) have so changed since the property was last zoned that its current zoning classification could not properly be applied to it now were it being zoned for the first time.
3. The public need for additional land to be zoned to the classification requested.
4. The impact on public services, facilities, infrastructure, fire and safety, parks and recreation, topography, access to light and air, etc.

### **PETITIONER'S STATEMENT:**

#### **I. Consistency of the proposed map amendment with the Comprehensive Plan (www.raleighnc.gov).**

##### **A. Please state the recommended land use(s) for this property as shown on the Future Land Use Map and discuss the consistency of the proposed land uses:**

The Future Land Use Map of the Comprehensive Plan designates the Property as Community Mixed-Use. This use "applies to medium-sized shopping centers and larger pedestrian-oriented retail districts . . ." This rezoning case contemplates the use of the Property for retail uses such as an eating establishment with a drive-through. Those uses are consistent with the Community Mixed-Use designation of the Property, and, accordingly, the proposed rezoning is consistent with the Future Land Use Map.

##### **B. Please state whether the subject property is located within any Area Plan or other City Council-adopted plans and policies and discuss the policies applicable to future development within the plan(s) area.**

The Property is not located within an Area Plan or area subject to specific City Council-adopted plans and policies.

##### **C. Is the proposed map amendment consistent or inconsistent with the Comprehensive Plan and other City Council-adopted plans and policies? All references to Comprehensive Plan policies should include both the policy number (e.g. LU 4.5) and short title (e.g. "Connectivity").**

The proposed rezoning is consistent with the Future Land Use Map. The Property is located on a Secondary Arterial which is designated a Multi-Modal Corridor. With regard to the Growth Framework

## EXHIBIT D. Request for Zoning Change

Please use this form only – form may be photocopied. Please type or print. See instructions in *Filing Addendum*

Map of the Comprehensive Plan, the Property is within a City Growth Area. Accordingly, the location is appropriate under the Comprehensive Plan for the uses proposed in this case. In addition, the proposed rezoning is consistent with the following policies of the Comprehensive Plan:

Policy LU 1.2 - Future Land Use Map Consistency

Policy LU 1.3 - Conditional Use District Consistency - All of the proposed conditions are consistent with the Comprehensive Plan.

Policy LU 3.2 - Location of Growth - This case contemplates the development of vacant land inside I-440.

Policy LU 4.9 - Corridor Development - The proposed rezoning promotes a transit-supportive development pattern along a Multi-Modal corridor.

Policy LU 6.4 - Bus Stop Dedication - The conditions in this case provide for the offer of a transit easement.

Policy LU 7.1 - Encouraging Nodal Development - This case provides for the development of a parcel included within the New Bern Crossing Master Planned Area (S-103-98).

Policy LU 8.10 - Infill Development - This case will facilitate the development of a vacant infill area.

Policy LU 10.6 - Retail Nodes - This case facilitates the further development of the New Bern Crossing Master Planned Area.

Policy T 2.9 - Curb Cuts - This development will utilize existing cross access and an existing driveway for access to New Bern Avenue.

Policy T 4.1 - Promoting Transit and Policy T 4.16 - Bus Stop Spacing - The conditions in this case provide for the offer of a transit easement.

Policy T 5.2 - Bicycle Improvements - The conditions in this case provide for a bicycle rack.

### **II. Compatibility of the proposed map amendment with the property and the surrounding area.**

#### **A. Description of land uses within the surrounding area (residential housing types, parks, institutional uses, commercial uses, large parking lots, thoroughfares and collector streets, transit facilities):**

Immediately across New Bern Avenue from the Property is an area developed for retail use. Similarly, retail uses are located to the east and west of the Property. The area to the north is undeveloped. The entire area is influenced by the Wake Med Hospital Complex, which is a short distance to the west of the Property on the south side of New Bern Avenue.

#### **B. Description of existing Zoning patterns (zoning districts including overlay districts) and existing built environment (densities, building heights, setbacks, tree cover, buffer yards):**

## **FILING ADDENDUM:** Instructions for filing a petition to amend the official Zoning Map of the City of Raleigh, North Carolina

With the exception of a small area zoned R-10, which is largely comprised of right-of-way, the Property is entirely surrounded by land that is zoned Neighborhood Business or Shopping Center District.

### **C. Explanation of how the proposed zoning map amendment is compatible with the suitability of the property for particular uses and the character of the surrounding area:**

A retail use is proposed for the Property which is entirely consistent with the surrounding land uses.

### **III. Benefits and detriments of the proposed map amendment.**

#### **A. For the landowner(s):**

The rezoning of the Property as proposed will facilitate the sale and development of a portion of the Property.

#### **B. For the immediate neighbors:**

If the Property is rezoned as proposed, it will be developed for a retail use which will advance the Nodal Development of the immediate area and increase synergy among retail businesses.

#### **C. For the surrounding community:**

The rezoning and development of the Property will provide additional retail services for employees of the substantial Wake Med Complex and other employers in the area. Further, additional retail development will support the nodal development of the immediate area and increase synergy among retail land uses.

### **IV. Does the rezoning of this property provide a significant benefit which is not available to the surrounding properties? Explain:**

The benefit to be achieved with the approval of this rezoning, the ability to develop an eating establishment with a drive-through, is currently available to parcels adjacent to the Property on both the east and south.

# **FILING ADDENDUM:** Instructions for filing a petition to amend the official Zoning Map of the City of Raleigh, North Carolina

## **Explain why the characteristics of the subject property support the proposed map amendment as reasonable and in the public interest.**

The Property is located in a City Growth Center on a Multi-Modal corridor, is surrounded by existing retail uses, and is only a short distance from the Wake Med Hospital Complex. The rezoning and resulting development of the Property will advance nodal development in the area and provide the convenience of a drive-through eating establishment. Therefore, the characteristics of the Property and the surrounding area support the proposed map amendment.

### **V. Recommended items of discussion (where applicable).**

- a. **An error by the City Council in establishing the current zoning classification of the property.**

Not applicable.

- b. **How circumstances (land use and future development plans) have so changed since the property was last zoned that its current zoning classification could not properly be applied to it now were it being zoned for the first time.**

Not applicable.

- c. **The public need for additional land to be zoned to the classification requested.**

The rezoning of the Property as proposed will facilitate infill and nodal development.

- d. **The impact on public services, facilities, infrastructure, fire and safety, parks and recreation, topography, access to light and air, etc.**

There will be no adverse impact.

- e. **How the rezoning advances the fundamental purposes of zoning as set forth in the N.C. enabling legislation.**

The proposed rezoning promotes the health, safety, morals and general welfare of the community by facilitating infill development in a manner that is in accordance with the Future Land Use Map and promotes Comprehensive Plan policies.

### **VI. Other arguments on behalf of the map amendment requested.**



**PROPOSED REZONING OF A PORTION OF PIN 1724-22-1587  
(THE "PROPOSED ZONING CASE")**

**New Bern Avenue at Milburnie Road**

**REPORT OF SCHEDULED DECEMBER 5, 2012  
NEIGHBORHOOD MEETING**

In accordance with Section 10-2165(b)(3) of the Raleigh City Code, a neighborhood meeting was scheduled with respect to the Proposed Zoning Case at 5:30 p.m. on Wednesday, December 5, 2012 in the offices of Smith Anderson, Suite 2300, Wells Fargo Corporate Center, 150 Fayetteville Street, Raleigh, NC 27601. Attached as Exhibit A is a list of those persons and organizations contacted about the meeting. Those persons and organizations were mailed a letter of invitation concerning the meeting, a copy of which is attached as Exhibit B. The letters were mailed on or about November 15, 2012 via First Class U.S. Mail.

Cheryl Honeycutt and Sean Reaves, employees of McDonald's Corporation, the developer of the land proposed for rezoning, were present at the offices of Smith Anderson for the meeting at the appointed time on December 5. None of the individuals and organizations contacted about the meeting arrived for the meeting. After waiting for approximately one-half hour, it was determined by Ms. Honeycutt and Mr. Reaves that none of the invitees would attend the meeting. Therefore, the meeting was not held.

A copy of this report will be provided to the Planning Department upon the filing of the petition for the Proposed Zoning Case.

Respectfully submitted, this 20<sup>th</sup> day of December, 2012.

  
\_\_\_\_\_  
Lacy H. Reaves, Attorney

Exhibit A

Neighborhood Meeting Invitation List

Portion of PIN 1724-22-1587

NAME	ADDRESS	PIN NUMBER
New Bern Crossing LLC	300 Versailles Dr. Cary, NC 27511-6011	1724221587, 1724128276, and 1724129451
Belasco Limited Partnership	P.O. Box 8984 Richmond, VA 23225-0684	1724228828
Belasco Limited Partnership	2922 Hathaway Road Richmond, VA 23225-1724	1724227599
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Raleigh City Of	P.O. Box 590 Raleigh, NC 27602-0590	1724121107