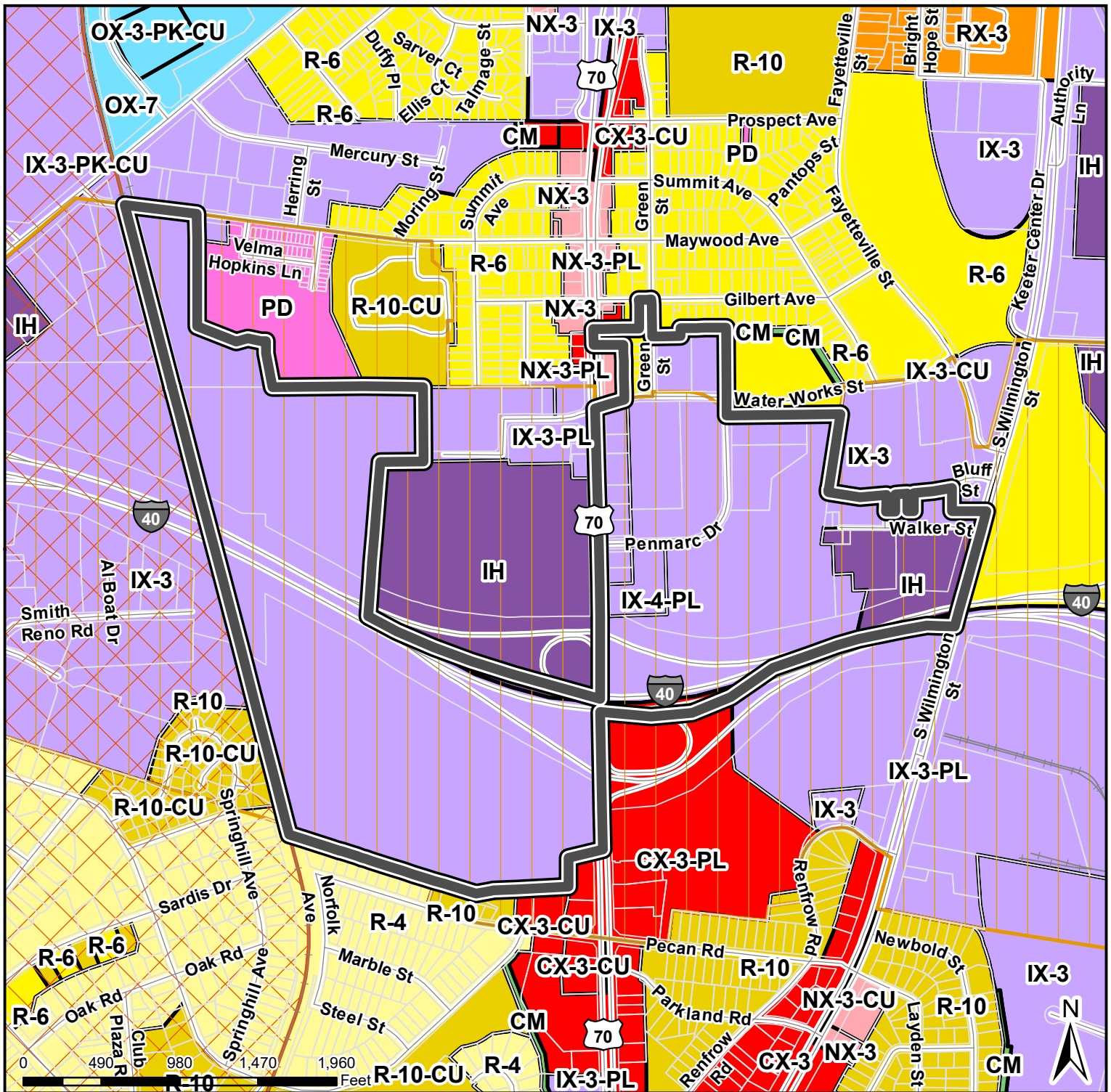
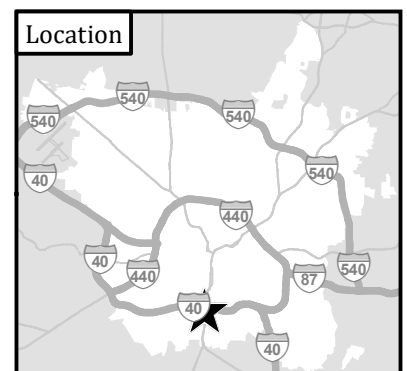


Existing Zoning

Z-13-2020



Property	See Rezoning Application
Size	145.2 acres
Existing Zoning	See Rezoning Application
Requested Zoning	See Rezoning Application





Raleigh

MEMO

TO: Ruffin Hall, City Manager
THRU: Ken Bowers, AICP, Deputy Director
FROM: Matthew Klem, Senior Planner
DEPARTMENT: Planning and Development
DATE: December 8, 2020

SUBJECT: City Council agenda item for December 15, 2020 – Z-13-20

On December 1, 2020, City Council authorized the public hearing for the following item:

Z-13-20 Downtown South, approximately 145 acres located at located northeast, northwest, and southeast of the South Saunders Street and I-40 interchange with frontage on Maywood Avenue, Gilbert Avenue, Green Street, Penmarc Drive, South Saunders Street, Walker Street, Bluff Street and South Wilmington Street

Signed zoning conditions provided on November 25, 2020

Current zoning: R-6, NX-3-PL, IX-3 w SHOD-2, IX-3-PL w/ SHOD-2, IX-4-PL w/ SHOD-1, and IH w/ SHOD-2

Requested zoning: CX-20-CU w/ SHOD-2, CX-40-UL-CU w/ SHOD-2, and CX-20-UL-CU

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

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

The request is **consistent** with the Urban Form Map.

The Planning Commission recommends denial of the request (8 - 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# 12064

CASE INFORMATION: Z-13-20 DOWNTOWN SOUTH

Location

Various parcels located northeast, northwest, and southeast of the South Saunders Street and I-40 interchange with frontage on Maywood Avenue, Gilbert Avenue, Green Street, Penmarc Drive, South Saunders Street, Walker Street, Bluff Street and South Wilmington Street.

Addresses:

2400 S SAUNDERS ST	1615 S SAUNDERS ST	235 WALKER ST
1821 S SAUNDERS ST	1640 GREEN ST	212 WALKER ST
1813 S SAUNDERS ST	1632 GREEN ST	201 WALKER ST
2100 S WILMINGTON ST	1624 GREEN ST	137 BLUFF ST
1938 S WILMINGTON ST	1628 GREEN ST	133 BLUFF ST
655 MAYWOOD AVE	1620 GREEN ST	125 BLUFF ST
1801 S SAUNDERS ST	1616 GREEN ST	95 BLUFF ST
1811 S SAUNDERS ST	201 GILBERT AVE	
1809 S SAUNDERS ST	1639 GREEN ST	
0 S SAUNDERS ST	150 PENMARC DR	
1731 S SAUNDERS ST	100 PENMARC DR	
1727 S SAUNDERS ST	120 PENMARC DR	
1717 S SAUNDERS ST	130 PENMARC DR	
1701 S SAUNDERS ST	239 WALKER ST	
201 PENMARC DR	232 WALKER ST	
126 PENMARC DR	228 WALKER ST	

PINs:

1702381400	1703402443	1703413254	1703505257
1702492952	1703402539	1703413364	1703505297
1702494929	1703402735	1703413440	1703506166
1702596769	1703402838	1703413593	1703507332
1702691938	1703404666	1703415274	1703508002
1703116256	1703406591	1703418217	1703509386
1703402054	1703412400	1703501032	1703600326
1703402145	1703413123	1703501517	1703601307
1703402242	1703413159	1703502802	1703601391
1703402342	1703413219	1703505186	

[iMaps](#), [Google Maps](#), [Directions from City Hall](#)

Current Zoning	R-6, NX-3-PL, IX-3 w/ SHOD-2, IX-3-PL w/ SHOD-2, IX-4-PL w/ SHOD-1, IH w/ SHOD-2
Requested Zoning	CX-40-CU w/ SHOD-2, CX-40-UL-CU w/ SHOD-2, CX-20-UL-CU
Area of Request	145.2 acres
Corporate Limits	All properties in the rezoning request are within and surrounded by the corporate limits of the city.
Property Owner	MK South LLC, Alice Penny, JPB Holdings, BW RRI LLC, Irene Trujillo-Angulo, Avi Lucy Solomon
Applicant	MK South LLC, Alice Penny, JPB Holdings, BW RRI LLC, Irene Trujillo-Angulo, Avi Lucy Solomon
Council District	D
PC Recommendation Deadline	January 11, 2021

SUMMARY OF PROPOSED CONDITIONS

1. The following uses are prohibited: cemetery, adult establishment, detention center, jail, prison and vehicle repair (major). Vehicle gasoline sales shall be prohibited on the subject site.
2. For that portion of the subject site located on the block bounded by South Saunders Street on the west, Penmarc Drive on the south, Greene Street on the east, and Gilbert Avenue on the north, the following use restrictions shall apply: (i) retail uses shall not be the sole principal use within any building except during any period of time in which non-retail space within such building shall be vacant, (ii) total retail area within a single building shall not exceed the greater of (a) 25% of the gross floor area of the building; and (b) 4,000 square feet, and (iii) drive-thru and drive-in facilities shall be prohibited as part of any single-story building.
3. Maximum building heights and step backs on the subject properties shall be in accordance with the attached Exhibit B.
4. No certificate of occupancy shall be issued for any structure that would result in occupancy of more than 999 new dwelling units on the subject site after the effective date of these conditions, except where the following amenities have been provided for on one or more approved site plans for any portion of the subject site:
 - a) Two access points from the subject property to the public greenway system located on or adjacent to the subject property.
 - b) Two public art installations within or visible from any portion of the public greenway system or the access points thereto.
 - c) One or more outdoor areas (the "Initial Outdoor Area") with a minimum aggregate area of 6 acres and including no fewer than three of the following facilities and improvements: dog park, playground, play field, play court, public art, seating area, walking trail, community garden, entertainment venue, and pedestrian promenade. This outdoor area or areas shall be open to the public during daylight hours.

5. No certificate of occupancy shall be issued for any structure that would result in occupancy of more than 1699 new dwelling units on the subject site after the effective date of these conditions, except where one or more outdoor areas in excess of the Initial Outdoor Area (the "Additional Outdoor Area") shall have been provided for on one or more approved site plans for any portion of the subject site. Such outdoor area shall have a minimum aggregate area of 8 acres and include no fewer than three of the following facilities and improvements: dog park, playground, play field, play court, public art, seating area, walking trail, community garden, entertainment venue, and pedestrian promenade. This outdoor area or areas shall be open to the public during daylight hours. Nothing in these conditions shall prevent either the Initial Outdoor Area nor the Additional Outdoor Area (the "Outdoor Areas") from comprising all or a portion of any required outdoor amenity area to the extent such Outdoor Areas otherwise meet the requirements applicable to outdoor amenity areas and are so designated on any development plan.
6. All landscape installed in connection with a Tier 3 Site Plan shall utilize native or adapted plants. Native or adapted plants are plants indigenous to a locality or cultivars of native plants that are adapted to the local climate and are not considered invasive species or noxious weeds.
7. All pole lighting situated in a parking lot or on or within a parking deck or within a street right-of-way installed after the effective date of this zoning ordinance shall be full cut-off (shielded) design and directed away from any adjacent residential uses.
8. Development of that area of the subject property situated in the northwest quadrant of I-40 and S. Saunders Street shall adhere to the following limitations: a maximum of 400,000 square feet for office uses, 25,000 square feet for retail uses, and 500 residential dwelling units. Development can include any otherwise permitted uses so long as these maximums are not exceeded. In the event that vehicular and pedestrian access to the subject property in this area is secured from both Maywood Avenue and S. Saunders Street, the maximum limits in this condition shall automatically increase by 50%.
9. Development of that area of the subject property situated in the southwest quadrant of I-40 and S. Saunders Street shall adhere to the following limitations: a maximum of 500,000 square feet for office uses, 50,000 square feet for retail uses, and 900 residential dwelling units. Development can include any otherwise permitted uses so long as these maximums are not exceeded. In the event that vehicular and pedestrian access to the subject property in this area is secured in excess of one point of access from each of S. Saunders Street and Carolina Pines Avenue, the maximum limits in this condition shall increase by 50%.
10. Any new site plan will provide for treatment of the first 1.34 inches of runoff from proposed impervious surfaces in place of the City of Raleigh standard of 1.0 inch of runoff from impervious surfaces. Green Stormwater infrastructure shall be used in one of the first four site plans.

11. No lot coverage will be permitted within the portion of the floodway fringe or future conditions flood hazard areas on any lot, with the following exceptions: (i) uses permitted in floodways, and (ii) ground level loading areas, parking areas, heliports and other similar ground level uses.
12. Requirement of a detailed stormwater analysis prior to filing the first development plan to include peak flows, water surface elevations and velocities on all ephemeral, intermittent and perennial streams flowing on or away from the subject property, hydrologic and hydraulic modeling, USGS storage data, and surface elevations.
13. Development on the subject property shall limit the post-development peak runoff rate to that of a fair forested condition for standard design storms up to the 100-year recurrence interval.
14. Establishment of the Walnut Creek Corridor Fund to be used for matching grants to support projects in the Walnut Creek area.
15. Requirement that stormwater plans and analysis be publicly available online.
16. Requirement of continued community engagement.
17. Requirement that controlled housing units affordable to households earning 80% AMI for 5 years be provided.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Office and Residential Mixed Use, Office/Research and Development, Regional Mixed Use, Public Parks and Open Space, Private Open Space.
Urban Form	Parkway Corridor, Transit Emphasis Corridor, Transit Oriented District, Core Transit Area
Consistent Policies	LU 1.3 Conditional Use District Consistency LU 2.2 Compact Development LU 2.4 Large Site Development LU 4.7 Capitalizing on Transit Access LU 4.8 Station Area Land Uses LU 4.10 Development at Freeway Interchanges LU 5.4 Density Transitions LU 12.3 Reservations for Community Facilities H 1.8 Zoning for Housing EP 1.8 Sustainable Sites EP 3.12 Mitigating Stormwater Impacts

	EP 9.1 Environmental Education PR 3.8 Multi-Modal Integration PR 4.8 Private Parks Development PR 3.13 Greenway-oriented Development AC 1.1 Public Art and Neighborhood Identity AC 1.4 Public Art in Private Development AP-SG 5 Improve Greenway Trail Connections
Inconsistent Policies	LU 1.2 Future Land Use Map and Zoning LU 2.6 Zoning and Infrastructure Impacts T 1.1 Coordination with Land Use Map T 1.6: Transportation Impacts T 2.10 Level of Service

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 19, 2020 58 attendees	October 5, 2020 76 attendees	October 13, 2020 October 23, 2020 October 29, 2020 November 5, 2020 November 19, 2020 December 8, 2020	December 15, 2020

PLANNING COMMISSION RECOMMENDATION

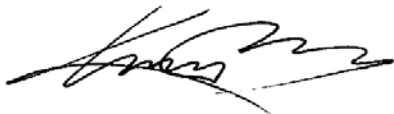
The rezoning case is **Inconsistent** with the Future Land Use Map and **Inconsistent** with the relevant policies in the Comprehensive Plan, furthermore **Denial** is reasonable and in the public interest because:

Reasonableness and Public Interest	The request is not reasonable or in the public interest and is inconsistent with the 2030 Comprehensive Plan and specific policies regarding zoning and infrastructure impacts, transportation impacts, level of service, zoning for housing, and equitable development. For a project of this scale to achieve consistency it requires further development of outside agreements and technical revisions to conditions to address development intensity and impacts, transportation infrastructure improvements, additional public benefits, and community involvement in design and decision making.
Change(s) in Circumstances	N/A
Amendments to the Comprehensive Plan	N/A
Recommendation	Denial
Motion and Vote	Motion: Fox; Second: Miller; In favor: Bennett, Fox, Hicks, Lampman, McIntosh, Miller, Tomasulo, and Winters
Reason for Opposed Vote(s)	N/A

ATTACHMENTS

1. Staff report
2. Rezoning Application
3. Zoning 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.



Ken Bowers, AICP Planning and Development Deputy Director

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



ZONING STAFF REPORT Z-13-20

DOWNTOWN SOUTH

Conditional Use District

OVERVIEW

The request is to rezone 145.2 acres.

Existing Zoning

- Residential-6 (R-6)
- Neighborhood Mixed Use-3 stories-Parking Limited (NX-3-PL)
- Industrial Mixed Use – 3 stories with Special Highway Overlay District-2 (IX-3 w/ SHOD-2)
- Industrial Mixed Use – 3 stories- Parking Limited with Special Highway Overlay District-2 (IX-3-PL w/ SHOD-2)
- Industrial Mixed Use – 4 stories – Parking Limited with Special Highway Overlay District-1 (IX-4-PL w/ SHOD-1)
- Heavy Industrial with Special Highway Overlay District-2 (IH w/ SHOD-2)

Requested Zoning

- Commercial Mixed Use – 40 stories with Special Highway Overlay District – 2 – Conditional Use (CX-40 w/ SHOD-2)
- Commercial Mixed Use – 40 stories – Urban Limited Frontage with Special Highway Overlay District – 2 – Conditional Use (CX-40-UL w/ SHOD-2)
- Commercial Mixed Use – 20 stories – Urban Limited – Conditional Use (CX-20-UL-CU).

Please see the Proposed Zoning Districts map on page 8.

Proposed zoning conditions require the following (for a detailed list please see *Summary of Proposed Conditions* on page 1):

1. Prohibit cemetery, adult establishment, detention center, jail, prison and vehicle repair (major), and vehicle fuel sales.
2. Limit retail uses for the properties in the block bounded by Penmarc Dr, S Saunders St, Green St, and Gilbert St:
3. Restrict building height according to Exhibit B (shown on page 8).
4. Provide recreational and/or open space amenities with a minimum area of 1.5 acres before the 999 residential unit is occupied.
5. Provide recreational and/or open space amenities with a minimum area of 1 acre before the 1699 residential unit is occupied.
6. Treat the first 1.34 inches of runoff (code standard is 1 inch) from impervious surfaces and include green stormwater infrastructure.

7. Limit development northwest of I-40 and S. Saunders to a maximum of 400,000 square feet of office, 25,000 square feet of retail, and 500 residential units. If access to the property is provided along both Maywood Avenue and S. Saunders Street, those limits will increase by 50 percent.
8. Limit development southwest of I-40 and S. Saunders to a maximum of 500,000 square feet of office, 50,000 square feet of retail, and 900 residential units. If more than one point of access to the property is provided along both Carolina Pines Avenue and S. Saunders Street, those limits will increase by 50 percent.
9. Prohibit building in the floodway fringe or future conditions flood hazard areas. Exceptions include uses that are permitted in floodways and ground level uses such as parking and loading areas.

The rezoning site comprises 39 parcels located northeast, northwest, and southwest of the South Saunders Street and I-40 interchange with addresses on Maywood Avenue, Gilbert Avenue, Green Street, Penmarc Drive, South Saunders Street, Walker Street, Bluff Street and South Wilmington Street. The site is mostly vacant land with the exception of one detached house on Green Street, two warehouses and two single-story office buildings on Penmarc Drive, the Red Roof Inn and three light industrial buildings on South Saunders Street, and light industrial uses on Maywood Avenue and Walker Street. These uses comprise 18 properties and approximately 32 acres of the 39 property, 145-acre rezoning site.

The Walnut Creek, its floodplains, and the Walnut Creek Greenway run through portions of the subject site north of I-40 from west to east. The topography of the subject site varies with the highest elevations being on the ridges of the Walnut Creek watershed area with peaks at the Wilmington Street I-40 underpass, the South Saunders Street and Penmarc Drive intersection, the area adjacent to Granite Street, and the site's frontage on Maywood Avenue.

The site is adjacent to four residential neighborhoods: Caraleigh to the northeast, Caraleigh Mills and Caraleigh Commons to the northwest, and the Carolina Pines to the southwest. The remainder of the subject site is adjacent to a mix of commercial and light industrial uses concentrated along South Saunders Street and Penmarc Drive. These adjacent properties are zoned for a mix of low to moderate density residential uses, commercial uses, and industrial uses.

The Future Land Use Map recommends multiple designations among the parcels under request for rezoning. The subject site and surrounding area include a wide range of recommended land uses and intensities across more than 100 acres of land. Of those designations, most of the area is identified as Regional Mixed Use. Southwest of the South Saunders and I-40 interchange is a large area designated for Office/Research and Development, and six small parcels along Green Street and South Saunders Street are identified as Office and Residential Mixed Use. A mix of Public Parks and Open Space and Private Open Space are mapped along the Walnut Creek and its floodplains. Adjacent designations include more of what has already been listed above, plus Low- and Moderate Density Residential Areas, and Business and Commercial Services.

The Urban Form Map identifies South Wilmington Street as a Transit Emphasis Corridor and buffers that corridor with Core Transit Area with Transit Oriented District mapped throughout. Together these designations are mapped in conjunction with the future bus rapid transit (BRT) service that is planned this area. While there are two possible locations for BRT, these designations are designated on the Urban Form Map along South Wilmington Street which have been identified for a high likelihood for BRT service. The alternative alignment is along South Saunders Street, which bisects the rezoning site.

Overall, the built environment of the area is an auto-oriented development form bounded by low- to moderate-density residual uses to the north and southwest and centrally anchored by South Saunders Street, the main commercial corridor in this area of the city. This corridor and larger surrounding area are connected regionally by I-40 and South Wilmington Street.

If approved, the rezoning request would significantly increase the development entitlement of the subject site, with the potential for 21.5 million square feet of development. For context, Downtown Raleigh is approximately 32 million square feet of existing building space.

UPDATE FOR OCTOBER 22, 2020 COMMITTEE OF THE WHOLE

On October 12, 2020, three new zoning conditions were submitted. A detailed summary can be found on page 3. The following have been included as consistent policies in the Policy Guidance section of this report:

- Policy EP 1.8 Sustainable Sites

- Policy EP 3.12 Mitigating Stormwater Impacts

- Policy EP 9.1 Environmental Education

UPDATE FOR NOVEMBER 19, 2020 COMMITTEE OF THE WHOLE

Following the October Committee of the Whole meeting, conditions were revised. A new condition specifies that no buildings will be placed in the floodway fringe or future flood hazard areas. Revised conditions also reduce height along Wilmington Street from 40 to 20 stories and from 12 stories to five stories next to parcels on the south side of Gilbert Avenue. This is shown on the map exhibit on the following page. A third revision increased the amount of runoff that must be treated from 1.25 inches to 1.34 inches.

Additionally, staff performed analysis on conditions that provided limits on the amount of development west of S. Saunders Street on both sides of I-40 That resulted in a drop in the estimated amount of total potential development from 38 million square feet to 21.5 million square feet and a drop in potential residential units from 32,800 to 16,700.

UPDATE FOR NOVEMBER 19, 2020 COMMITTEE OF THE WHOLE

Additional conditions have been submitted that a detailed stormwater analysis be conducted prior to development, continued community engagement, require stormwater plans and analysis be publicly available online, and a reduction of building heights west of South Saunders Street from 40 to 20 stories.

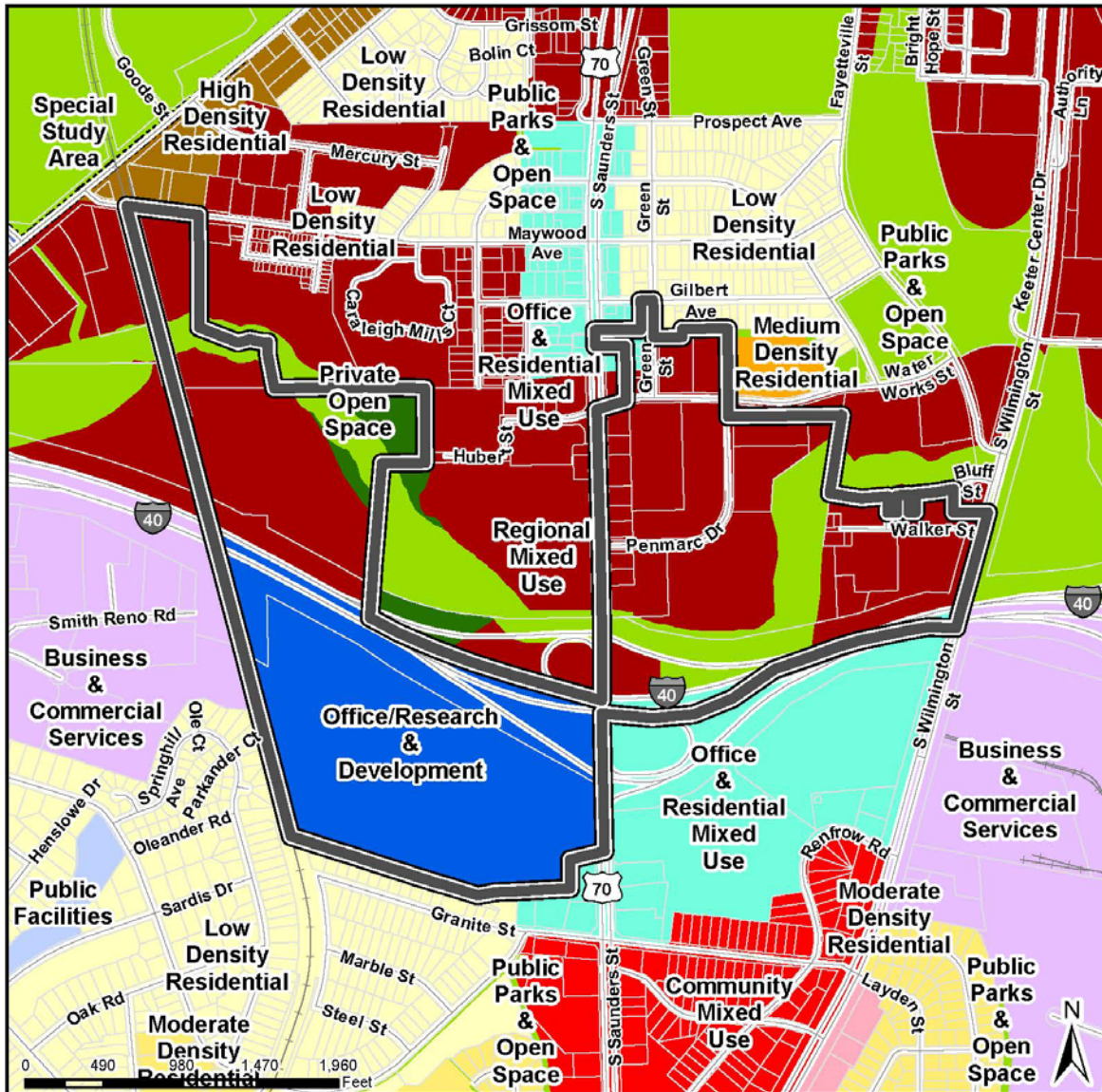
OUTSTANDING ISSUES

Outstanding Issues	1. None	Suggested Mitigation	1. None needed
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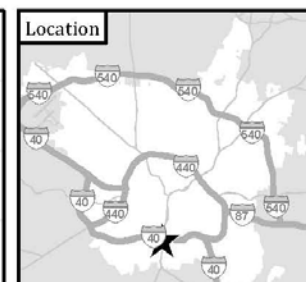
Z-13-2020

Future Land Use

Z-13-2020

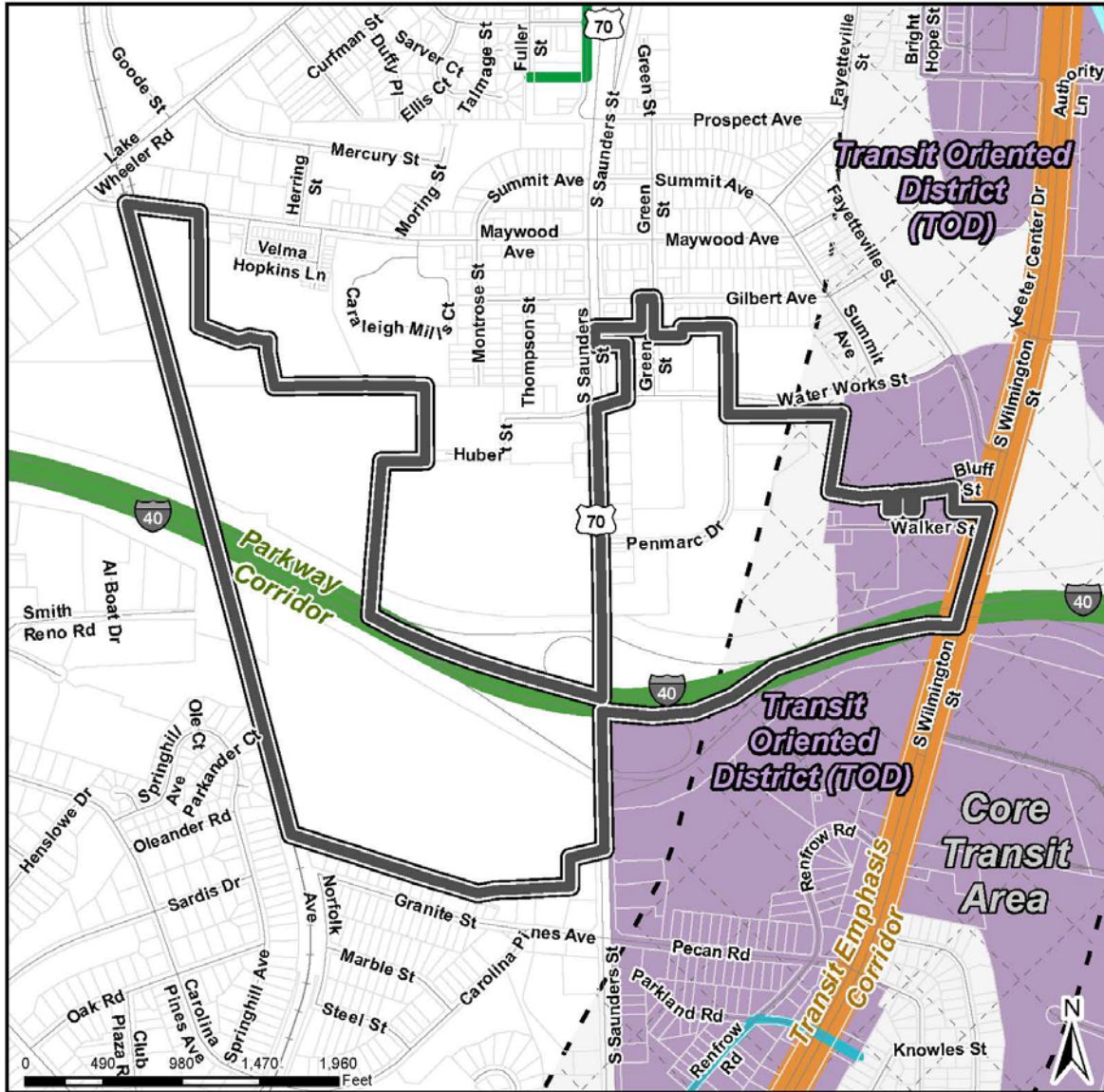


Property	See Rezoning Application
Size	145.2 acres
Existing Zoning	See Rezoning Application
Requested Zoning	See Rezoning Application



Urban Form

Z-13-2020



Property	See Rezoning Application	<div>Location</div>
Size	145.2 acres	
Existing Zoning	See Rezoning Application	
Requested Zoning	See Rezoning Application	

Map by Raleigh Department of City Planning (mansolf); 9/22/2020

COMPREHENSIVE PLAN

Determination of the conformance of a proposed use or zone with the Comprehensive Plan includes consideration of the following questions:

- A. Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?

Yes, the proposal is consistent with the vision, themes, and policies in the Comprehensive Plan. The rezoning request is consistent with the vision theme of Expanding Housing Choices because the proposed zoning districts would permit a significant increase to the potential housing supply, an estimated 16,000 residential units including permitted housing types such as apartment buildings and townhomes.

The rezoning request is consistent with the vision theme of Coordinating Land Use and Transportation because the rezoning request will increase the entitled land use intensity adjacent to the planned southern corridor for Bus Rapid Transit. While the traffic impact analysis indicates that existing transportation infrastructure is insufficient to fully serve the requested zoning entitlement, additional traffic impact analysis will be required when and if development plans are submitted for administrative review. The city's level of service standards for automobile congestion will ultimately govern the amount of development permitted and dictate appropriate mitigations required to serve additional infrastructure demands.

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

No, the request is not wholly consistent with the Future Land Use Map. In terms of permitted land uses, the request is consistent with the Future Land Use Map for the majority of the subject site, where Regional Mixed Use and Office and Residential Mixed Use is mapped. The request is inconsistent with the Future Land Use Map in terms of permitted uses where the designation of Office/Research and Development is mapped (southwest of the South Saunders Street and I-40 interchange). In this area of the request, Commercial Mixed Use (CX-) zoning is requested, which permits a wide range of commercial, office, and residential uses that are not envisioned in that location. This part of the request is also inconsistent with the suggested height range outlined in Table LU-2 for its land use designation, a critical departure from adopted policy.

The most critical inconsistency with the Future Land Use Map stems from the two-times order of magnitude increase on suggested building heights outlined in Table LU-2 Recommend Building Heights. Much of the property in the rezoning request is considered to be of a core/transit context based on existing frequent transit service along South Saunders Street and planned Bus Rapid Transit service on either South Saunders Street or Wilmington Street. Based on this existing and planned transit service, building heights of up to 20-stories would be recommended for much of the areas identified as Regional Mixed Use, which accounts for most of the subject site's 145 acres. The request for 40-story zoning, twice the recommended height, in these areas is the purpose for the overall Future Land Use Map inconsistency.

- 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?

In terms of permitted land uses under the requested zoning, the properties in the rezoning request north of I-40 are consistent with the recommendations of the Future Land Use Map and could be established without adversely altering the recommended land use and character of the area. The balance of property to the south of I-40 is identified as Office/Research and Development. The requested zoning district of Commercial Mixed Use is inconsistent with the guidance of the Future Land Use Map.

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

It is unknown based on current information available whether city streets specifically will be available to serve the requested use. Based on the estimated zoning entitlement requested by the rezoning, it is unclear whether or not adequate transportation infrastructure, particularly infrastructure serving individual automobiles, is currently in place. If the rezoning request were approved, and the subject properties were developed under the proposed zoning districts, more detailed analysis for transportation impacts and potential mitigations would be required and proposed based on specific details outlined in future site planning.

Future Land Use

Future Land Use designation: Office and Residential Mixed Use, Office/Research and Development, Regional Mixed Use, Public Parks and Open Space, Private Open Space

The rezoning request is

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

☒ **Inconsistent**

The request is inconsistent with the Future Land Use Map mainly for its significant departure from suggested building heights outlined in Table LU-2 Recommended Building Height for the areas identified as Regional Mixed Use and Office/Research and Development. The request is also inconsistent with the recommended uses in Office/Research and Development by proposing a Commercial Mixed Use District. This inconsistency could be improved by limiting proposed building heights in areas identified as Regional Mixed Use and by changing the requested zoning district in areas identified as Office/Research and Development.

The request is consistent with the designations of Public Parks and Open Space and Private Open Space because the areas where these designations are mapped coincide with the floodplains associated with the Walnut Creek, meaning they are otherwise protected from development regardless of zoning.

Urban Form

Urban Form designation: Parkway Corridor, Transit Emphasis Corridor, Transit Oriented District, Core Transit Area

The rezoning request is

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

☐ **Inconsistent**

☐ **Other**

Overview: The majority of the property within the rezoning request applies an urban frontage where it is recommended by the Urban Form Map.

Impact: The application of the urban frontage will produce a more walkable and pedestrian oriented built environment.

Compatibility: The Urban Limited Frontage proposed is compatible with the existing built environment adjacent to the rezoning request.

Compatibility

The proposed rezoning is

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

☐ **Incompatible.**

The majority of the request proposes zoning districts and building heights that are compatible with the surrounding area.

The request could be made more compatible with adjacent properties located along Granite Street by reducing the requested building heights and changing the proposed zoning district of Commercial Mixed Use to a lower-intensity district.

Public Benefits of the Proposed Rezoning

- The request will create an expansive urban environment proximate to planned BRT service, on mostly vacant land which will create opportunities for housing and employment.
- Proposed zoning conditions will create up to two and a half acres of semi-private park land, public art installations, and other recreational amenities to enhance the experience of residents, employees, and patrons of the areas developments.

Detriments of the Proposed Rezoning

- The rezoning request will result in suboptimal performance of transportation infrastructure for automobiles traveling through the area.

Policy Guidance

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

Policy 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.

Policy 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.

Policy LU 4.7 Capitalizing on Transit Access

Sites within walking distance of existing and proposed rail and bus rapid transit stations should be developed with intense residential and mixed uses to take full advantage of and support investment in transit infrastructure.

- The proposed zoning district will increase development intensity to a high-density urban scale in an area that is currently served by frequent transit and that is planned for Bus Rapid Transit.

Policy LU 4.10 Development at Freeway Interchanges

Development near freeway interchanges should cluster to create a node or nodes located at a nearby intersection of two streets, preferably classified two-lane avenue or higher, and preferably including a vertical and/or horizontal mix of uses. Development should be encouraged to build either frontage or access roads behind businesses to provide visibility to the business from the major street while limiting driveway connections to the major street.

- The site for the rezoning request satisfies the locational requirements of this policy.

Policy LU 2.4 Large Site Development

Developments on large sites should set aside land for future parks and community facilities to help meet identified needs for public amenities and services and to offset the impacts of the development.

Policy LU 12.3 Reservations for Community Facilities

Plans for large sites should identify park and community facility needs and reserve appropriate portions of the site for schools, parks, public safety buildings, and other facilities.

Policy PR 3.8 Multi-Modal Integration

Improve pedestrian and bicycle linkages by closing gaps in network connectivity and prioritizing connections to public transportation, streets, sidewalks, and other transportation corridors. Development along proposed Greenway Connectors should provide public access and infrastructure necessary to serve the needs of greenway trail users.

Policy PR 3.13 Greenway-oriented Development

Development adjacent to or encompassing a designated greenway corridor or greenway connector should provide links between internal pedestrian infrastructure and the greenway network, where appropriate. The development should pro-actively respond to greenways as an amenity, incorporating and maintaining greenway viewsheds and aesthetic character, as well as storm water management and flood control benefits.

Policy PR 4.8 Private Parks Development

Encourage the provision of tot lots, pocket parks, and other privately-held and maintained park spaces within residential developments to improve access public park facilities.

Policy AC 1.1 Public Art and Neighborhood Identity

Encourage the use of public art to enhance or create a neighborhood identity.

Policy AC 1.4 Public Art in Private Development

Encourage the inclusion of public art in private development.

- Proposed zoning conditions will produce up to two and a half acres of semi-private amenity space. The condition the amenity space must include some combinations of access points to the Walnut Creek Greenway, art installations, dog parks, playgrounds, play fields, play courts, seating areas, walking trails, community gardens, entertainment venues, and pedestrian promenades.

Policy H 1.8 Zoning for Housing

Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing. 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 rezoning request would increase the entitlement for residential housing units to more than 16,000 units. An increase of potential units in the city will help supply the housing market with new places to live and reduce the demand for housing elsewhere in the city.

Policy EP 1.8 Sustainable Sites

Encourage the use of environmentally-friendly site planning and landscape design approaches and techniques such as those developed by the Sustainable Sites Initiative. Incorporate sustainable green infrastructure and low impact development practices to help control stormwater runoff and reduce pollutant impacts to streams.

Policy EP 3.12 Mitigating Stormwater Impacts

Potential stormwater impacts from new development on adjoining properties should mimic pre-development conditions and control the peak rate of runoff and/or volume of runoff so as to avoid flooding of adjoining and downstream properties, erosion of stream banks, and to

allow the recharging of groundwater. The intent is to avoid environmental and economic damage to the adjacent properties, city infrastructure, and receiving surface waters.

Policy EP 9.1 Environmental Education

Develop and promote permanent environmental education and interpretive facilities and programs to foster broad public awareness of environmental issues and consequences and to promote greater appreciation and stewardship of our natural resources both locally and globally.

- Proposed zoning conditions require the any new site plan within the development will treat the first 1.34 inches of runoff from impervious surfaces; this is a 34% increase over what would otherwise be required.
- Proposed zoning conditions require that green stormwater infrastructure and educational signage be included within the development to help control runoff and reduce pollutant impacts on the Walnut Creek.

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

Policy LU 1.2 Future Land Use Map and Zoning

The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.

- The request is inconsistent with the Future Land Use Map mainly for its significant departure from suggested building heights outlined in Table LU-2 Recommended Building Height for the areas identified as Regional Mixed Use and Office/Research and Development. The request is also inconsistent with the recommended uses in Office/Research and Development by proposing a Commercial Mixed Use District. This inconsistency could be improved by limiting proposed building heights in areas identified as Regional Mixed Use and by changing the requested zoning district in areas identified as Office/Research and Development.

Policy LU 2.6 Zoning and Infrastructure Impacts

Carefully evaluate all amendments to the zoning map that significantly increase permitted density or floor area to ensure that impacts to infrastructure capacity resulting from the projected intensification of development are adequately mitigated or addressed.

Policy T 1.6: Transportation Impacts

Identify and address transportation impacts before a development is implemented.

Policy T 2.10 Level of Service

Maintain level of service (LOS) "E" or better on all roadways and for overall intersection operation at all times, including peak travel times, unless maintaining this LOS would be infeasible and/or conflict with the achievement of other goals.

- According to the results of the TIA, street infrastructure is not sufficient to fully build out the entitlement for the zoning case. In this scenario, UDO Section 8.2.2.E will be in effect, meaning that build out of the site may be limited unless a reasonable and adequate traffic mitigation plan is provided at the time of site plan. The TIA assumes that traffic congestion created at build out of this site will divert trips to more circuitous routes away from the area. The TIA did not identify these impacts.
- To be consistent with these policies, a full analysis of the network impacts of the traffic diversion should be completed to determine appropriate mitigations.

Area Plan Policy Guidance

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

Policy AP-SG 5 Improve Greenway Trail Connections

New development within the district should link to and extend the greenway trail system that links areas south of I-40 to each other and to downtown, Dorothea Dix Park, and the State Farmers Market. Improve connections to the Capital Area Greenway System with the incorporation of green infrastructure.

Four target locations, each with its own scale and character, are identified as key focus areas with opportunities for development as identified in Map AP-SG2. Each focus area can take various physical forms in scale, complexity, and architectural style depending on their location and context.

- Proposed zoning conditions state that multiple greenway connections may be made throughout the development of the land.

HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	Range: 30-43 Mean: 41	The range of properties starts at the city average and ends slightly above. The average transit score of the rezoning site is slightly above the city average.
Walk Score	30	Range: 20-43 Mean: 29	There is a wide range of walkability across the rezoning site. The average for the area is below that of the city.
Bike Score	41	Range: 41-62 Mean: 54	There is a wide range of bikeability across the rezoning site. The average bike score is slightly higher than the city average.

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. The scores also correlate with shorter vehicle trips, which also produce less carbon. The city has a wide range of scores. Raleigh Municipal Building, for instance, has a Walk Score of 92, meaning the area is highly pedestrian-friendly and that many destinations are within a short walk. Some areas in the city have scores in single digits, indicating that few if any destinations are within walking distance, so nearly all trips are made by car.

Summary: The transit, walk, and bike scores are not exceptionally high compared to the city average, however the requested rezoning would increase all scores by creating an urban place with high intensity mixed use. The scores for each category are low because most of the land under request is vacant and surrounded by auto oriented suburbs and strip commercial development.

Carbon/Energy Footprint: Housing

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.

Summary: The rezoning request would permit a significant amount of housing types that are more energy efficient than detached housing.

Housing Supply and Affordability

Does it add/subtract from the housing supply?	Adds	The proposed rezoning would increase residential entitlement to over 16,000 units.
Does it include any subsidized units?	No	No subsidized units are offered in the rezoning request.
Does it permit a variety of housing types beyond detached houses?	Yes	The request permits all residential building types.
If not a mixed-use district, does it permit smaller lots than the average?*	N/A	The request is for a mixed use district.
Is it within walking distance of transit?	Yes	The site is within walking distance of transit service on Maywood Avenue, Carolina Pines Avenue, South Saunders Street, and planned Bus Rapid Transit.

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

Summary: The rezoning request would permit a significant amount of housing types that are less expensive to own or rent than detached housing.

IMPACT ANALYSIS

Historic Resources

The site is not located within or adjacent to a National Register Historic District or Raleigh Historic Overlay District. It does not include any National Register individually-listed properties or Raleigh Historic Landmarks. The property is directly adjacent to Caraleigh Mills and E.B. Bain Water Treatment Plant, both individually-listed National Register properties and designated Raleigh Historic Landmarks.

Impact Identified: No impacts identified.

Parks and Recreation

Greenway Trail Impacts

The Walnut Creek Greenway Trail traverses this site. There are several public greenway trail access points currently existing or planned in this area:

- S Wilmington St. & Fayetteville St.,
- Summit Ave. & Water Works St.,
- East side of S Saunders St., north of I-40 ramp
- Lake Wheeler Rd. & Centennial Parkway
- Proposed connection at Caraleigh Commons (Z-23-2014)

The proposed rezoning will create additional demand for greenway trail access, necessitating improvements to existing access points and/or the creation of additional access points. New or improved greenway trail access points should be co-located with transit access or bus stop facilities where feasible to promote multi-modal transportation options. Additional signage and wayfinding, both at access points and at key strategic locations in the vicinity, could improve public access to the site and public awareness of the Walnut Creek Greenway Trail as an alternative transportation option.

The proposed rezoning would create demand for direct access to the Walnut Creek Greenway Trail east of Wilmington St., near its intersections with Fayetteville St. / Bluff St. The current access configuration at this location is insufficient to meet the demand for safe and convenient access directly from the rezoning site. The existing configuration would require users to follow a circuitous route of approximately 1-mile to reach a mid-block crossing at Wilmington St. & City Farm Rd. New direct connection across Wilmington Street would improve this condition.

Additional demand and use of greenway infrastructure as a result of this rezoning would create a need for improvements to portions of the Walnut Creek Greenway Trail throughout

this site in order to increase capacity, including: potential improvements to existing structures such as boardwalks and tunnels, additional wayfinding and signage, installation of lighting to enable use of the trail after dark, improvements to bicycle and pedestrian infrastructure connecting the greenway trail to existing sidewalks and the broader transportation network, and the need for additional stream crossings and new trail connections throughout the site.

Improvements to bike and pedestrian infrastructure, including existing facilities such as sidewalks and crosswalks, especially along South Saunders St., would improve user safety and pedestrian experience accessing the greenway trail and utilizing it as part of the multimodal transportation network.

Policy PR 3.13 Greenway Oriented Development

Development adjacent to or encompassing a designated greenway corridor or greenway connector should provide links between internal pedestrian infrastructure and the greenway network, where appropriate. The development should proactively respond to greenways as an amenity, incorporating and maintaining greenway viewsheds and aesthetic character, as well as storm water management and flood control benefits.

Policy UD 2.5 Greenway Access

Safe and clearly marked access points to the city's greenway system should be provided in new and existing mixed-use centers where feasible.

Policy PR 3.8 Multi-Modal Integration

Improve pedestrian and bicycle linkages by closing gaps in network connectivity and prioritizing connections to public transportation, streets, sidewalks, and other transportation corridors. Development along proposed Greenway Connectors should provide public access and infrastructure necessary to serve the needs of greenway trail users

Greenway Corridor Impacts

The Walnut Creek stream corridor is a designated greenway corridor in the City of Raleigh Comprehensive Plan. This designation provides additional protections and regulations beyond Neuse River Buffer rules in order to preserve the ecological health of the stream corridor and to provide public access to trails within the corridor.

New development along this corridor is required to dedicate or reserve greenway easement over all land within a 100-foot buffer of the Walnut Creek top-of-bank. Disturbance (including clearing, grading, tree removal, and installation of any structures) within this area is not permitted without prior approval from the City of Raleigh, and activity within this area is generally limited to improvements that serve a valid public purpose that advances the greenway program.

The rezoning proposal should address potential ecological impacts to the health of the stream corridor and should propose opportunities for mitigating potential impacts such as streambank erosion and degradation of the ecological and aesthetic qualities of the stream corridor. Proposed improvements and modifications to the greenway trail itself, or

improvements and modifications to any land within a greenway easement (such as grading, revegetation, or construction), should be developed in coordination with the City of Raleigh Parks, Recreation, and Cultural Resources Department.

Policy EP 3.12 Mitigating Stormwater Impacts

Potential stormwater impacts from new development on adjoining properties should mimic pre-development conditions and control the peak rate of runoff and/or volume of runoff so as to avoid flooding of adjoining and downstream properties, erosion of stream banks, and to allow the recharging of groundwater. The intent is to avoid environmental and economic damage to the adjacent properties, city infrastructure, and receiving surface waters.

Impact on Neighborhood Park Capacity

This site is within a 10-minute walk of two neighborhood parks (Eliza Pool Park and Caraleigh Park). These smaller parks are designed to meet the needs of the residential neighborhoods in their immediate vicinity. The additional density proposed through this rezoning is forecasted to overburden these neighborhood parks if additional public park facilities are not provided. Public park facilities that will most likely be in demand, and for which there will be an unmet need without the provision of new publicly accessible facilities, include: dog parks, play areas, athletic courts, and multi-purpose fields.

Additional spillover effects that may impact these existing neighborhood parks include increased use of these facilities by visitors of the rezoning site, such as overcrowding of the parking lot at Eliza Pool Park, which may negatively impact the ability of these parks to serve their core purpose for neighborhood use.

Policy LU 2.4 Large Site Development

Developments on large sites should set aside land for future parks and community facilities to help meet identified needs for public amenities and services and to offset the impacts of the development.

Policy LU 12.3 Reservations for Community Facilities

Plans for large sites should identify park and community facility needs and reserve appropriate portions of the site for schools, parks, public safety buildings, and other facilities.

Policy PR 4.3 Partnerships and Collaboration

Collaborate with partners in the public and private sectors to develop innovative park arrangements and spaces that help provide a diversity of needed recreational facilities.

Policy PR 4.8 Private Parks Development

Encourage the provision of tot lots, pocket parks, and other privately held and maintained park spaces within residential developments to improve access to public park facilities.

Additional Impacts to Parks, Recreation, and Cultural Resources

This rezoning proposal presents a number of opportunities for additional public and community benefit.

The Comprehensive Plan encourages public-private collaboration to develop innovative park arrangements and spaces that help provide a diversity of needed recreational facilities. The development of community benefit agreements providing, for example, use of athletic facilities for youth or school athletics programs during non-peak times, could provide significant public benefit and address the need for additional recreational facilities to serve this area.

The proposed rezoning should consider opportunities to incorporate public art within the development, as a means of enhancing neighborhood identity and cohesiveness with the existing surrounding development. The addition of public art along the Walnut Creek Greenway Trail and at key points along the bike-ped network could help to improve the user experience of accessing this trail for recreation and transportation.

Parks, Recreation and Cultural Resources staff has documented significant cases of people experiencing homelessness living in the undeveloped areas around Walnut Creek, including portions of this rezoning site. The proposed development of this site should consider opportunities to mitigate the negative effects of displacing these populations.

Policy PR 4.3 Partnerships and Collaboration

Collaborate with partners in the public and private sectors to develop innovative park arrangements and spaces that help provide a diversity of needed recreational facilities.

Policy AC 1.1 Public Art and Neighborhood Identity

Encourage the use of public art to enhance or create a neighborhood identity.

Policy AC 1.4 Public Art in Private Development

Encourage the inclusion of public art in private development.

Impact Identified: The rezoning request will result in additional demand on the adjacent Walnut Creek Greenway and the larger greenway corridor, Eliza Pool Park and Caraleigh Park. This impact has been addressed by zoning conditions that offer additional connections to the Walnut Creek Greenway and a total of two and a half acres of semi-private park space phased throughout the development timeline (open to the public during daylight hours). The rezoning request also offers public art as part of the proposed amenity spaces which advances the policies referenced above.

Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	0	531,673	7,348,000

Waste Water	0	531,673	7,348,000
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Impact Identified:

1. The proposed rezoning would add approximately 6,816,327 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area
2. At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy
3. Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developed

Stormwater

Floodplain	FEMA
Drainage Basin	Walnut
Stormwater Management	UDO 9.2 and 9.3
Overlay District	n/a

Impact Identified: No downstream structural impacts identified.

Transportation and Transit

Location

The Z-13-20 site is located south of Downtown Raleigh near the interchange of South Saunders Street and I-40.

Z-13-20 is divided into three disconnected tracts, each with different site characteristics:

- Tract A is northwest of the South Saunders Street and I-40 interchange, south of Maywood Avenue.
- Tract B is southwest of the South Saunders Street and I-40 interchange, and north of Carolina Pines Avenue.
- Tract C is northeast of the South Saunders Street and I-40 interchange and west of South Wilmington Street.

Area Plans

The Z-13-20 site is located within the Southern Gateway Corridor Study Boundary, but not within a specific focus area. The plan recommends that the southern Bus Rapid Transit corridor follow South Wilmington Street between Downtown Raleigh and the Town of Garner. This alignment would likely serve the eastern side of Tract C directly. **Projects in the Area**

There are several nearby transportation improvement projects:

- The Carolina Pines Avenue Improvement Project will add curb and gutter, a sidewalk, a multi-use path and associated improvements from South Saunders Street to Lake Wheeler Road. A roundabout is planned at the intersection of Carolina Pines Avenue and Granite Street. This location may provide access to Tract B of the Z-13-20 site. This project is currently in design and is expected to be completed by the summer of 2023.
- The Maywood Avenue Sidewalk Project will add sidewalks on the north side of Maywood Avenue from South Saunders Street to Summit Avenue; on the south side of Maywood Avenue from South Saunders Street to Lake Wheeler Road; and, on Lake Wheeler Road from Maywood Street to the Walnut Creek Greenway at Centennial Parkway. The project is currently in right-of-way acquisition.
- The southern corridor of the Wake BRT system is in the planning stage. It is expected to serve Tract C of the Z-13-20 site.

Existing and Planned Infrastructure – Tract A

Streets

Tract A of the Z-13-20 site is located north of I-40, south of Maywood Avenue, and west of South Saunders Street. Its only public street frontage is on Maywood Avenue, which is designated as a 2-lane divided avenue on map T-1 of the Comprehensive Plan (Street Plan) and is maintained by the City of Raleigh. The site also has access to the stub of Hubert Street, which is not in the Street Plan and is maintained by the City of Raleigh. The Traffic Impact Analysis performed for Z-13-20 assumed that no access could be taken from Hubert Street, presumably due to the difficulty of crossing Walnut Creek and its floodplain.

In accordance with UDO section 8.3.2, the maximum block perimeter for an CX-40 zoning district is 2,500 feet. The existing block perimeter is approximately 18,300 feet, and is bound by Maywood Ave, Lake Wheeler Road, Carolina Pines Avenue, and South Saunders Street. Walnut Creek, the Norfolk Southern Railroad, and I-40 all limit opportunities to construct blocks meeting block perimeter standards.

Pedestrian Facilities

There are no sidewalks currently along the site's frontage on Maywood Avenue, however one is planned with a Capital Improvement Project that is currently in right-of-way acquisition.

Bicycle Facilities

There are existing bicycle lanes on Maywood Avenue between South Saunders Street and Lake Wheeler Road. Map T-3 in the Comprehensive Plan designates Maywood Avenue for a bicycle lane. The Walnut Creek Greenway Trail bisects Tract A of the Z-13-20 site.

Several Bikeshare stations are operational near the Z-13-20 site, including ones at the North Carolina State Farmers Market, Dix Park, and the Walnut Creek Wetland Park. These stations are connected to the site by the Walnut Creek Greenway Trail. Other nearby stations are in Downtown Raleigh. Bikeshare station spacing guidelines suggest that additional stations in the vicinity of this site may be appropriate. The addition of Bikeshare infrastructure may help to mitigate traffic concerns, as trips would be converted from motorized vehicles to bicycles. The applicant could offer a condition requiring *the purchase and installation of bikeshare stations and additional bikes for the system*.

Transit

GoRaleigh Route 21 stops every 30 minutes along Maywood Avenue. This route operates in a clockwise loop that includes South Blount Street, Maywood Avenue, and Lake Wheeler Road.

Access

Access to the subject property will be via Maywood Avenue. If Walnut Creek can be crossed, access may be possible from Hubert Street as well; this access was not studied as part of the Traffic Impact Analysis.

Existing and Planned Infrastructure – Tract B

Streets

Tract B of the Z-13-20 site is located south of I-40, west of South Saunders Street, and north of Carolina Pines Avenue. It has public street frontage on Carolina Pines Avenue, which is designated as a 2-lane undivided avenue on map T-1 of the Comprehensive Plan (Street Plan) and is maintained by the City of Raleigh. The site also has frontage on South Saunders Street, which is designated as a six-lane divided avenue and is maintained by NCDOT. The Traffic Impact Analysis performed for Z-13-20 assumed that an access point to South Saunders Street would be right-in and right-out only.

In accordance with UDO section 8.3.2, the maximum block perimeter for an CX-40 zoning district is 2,500 feet. The existing block perimeter is approximately 18,300 feet, and is bound by Maywood Ave, Lake Wheeler Road, Carolina Pines Avenue, and South Saunders Street. Walnut Creek, the Norfolk Southern Railroad, and I-40 all limit opportunities to construct blocks meeting block perimeter standards.

Pedestrian Facilities

There are no existing sidewalks on the Carolina Pines Avenue; they will be constructed by the Carolina Pines Avenue Improvement Project. Sidewalks exist on South Saunders Street in the vicinity of Tract B.

Bicycle Facilities

There are no existing bikeways on either existing public street. A multi-use path will be constructed on Carolina Pines Avenue as part of the Carolina Pines Avenue Improvement Project. Map T-3 in the Comprehensive Plan designates Carolina Pines Avenue for a bicycle lane and South Saunders Street for a separated bikeway.

Several bikeshare stations are operational near the Z-13-20 site, with the nearest stations at the North Carolina State Farmers Market, Dix Park, and the Walnut Creek Wetland Park. Other nearby stations are in Downtown Raleigh. There are not currently bicycle facilities that connect Tract B to these stations, but the facilities are planned. Bikeshare station spacing guidelines suggest that additional stations in the vicinity of this site may be appropriate. The addition of Bikeshare infrastructure may help to mitigate traffic concerns, as trips would be converted from motorized vehicles to bicycles. The applicant could offer a condition requiring the purchase and installation of bikeshare stations and additional bikes for the system.

Transit

GoRaleigh Route 7L stops every 30 minutes during peak times and every 60 minutes during other times on Carolina Pines Avenue. Route 7 provides frequent service on South Saunders Street. This service is between Downtown Raleigh shopping areas in the Town of Garner. The Southern Corridor of Wake BRT is planned to serve the area. The most likely stop location near Tract B is the intersection of Pecan Road and South Wilmington Street, which is approximately 0.4 miles from Tract B.

Access

Access to the subject property will be via Carolina Pines Avenue and South Saunders Street. Access to South Saunders Street is likely to be right-in and right-out only due to the proximity to the I-40 interchange and the existing medians.

Existing and Planned Infrastructure – Tract C

Streets

Tract C of the Z-13-20 site is located north of I-40, east of South Saunders Street, and west of South Wilmington Street. It has frontage on several public streets and is bisected by others.

The tract has frontage on South Saunders Street, which is designated as a six-lane divided avenue in the Street Plan and is maintained by NCDOT. South Wilmington Street is designated as a four-lane divided avenue in the Street Plan and is maintained by NCDOT.

Other streets within or adjacent to Tract C are maintained by the City of Raleigh: Green Street, Penmarc Drive, Water Works Street, Bluff Street, Plum Street, and Walker Street. A section of Penmarc Drive is designated as an Industrial Street in the street plan along with Water Works Street. The remaining streets are not designated in the street plan.

In accordance with UDO section 8.3.2, the maximum block perimeter for an CX-40 zoning district is 2,500 feet. There are multiple existing blocks that make up Tract C. Their approximate perimeters are:

1700 feet (Green Street, Gilbert Avenue, Penmarc Drive, and South Saunders Street)

3400 feet (Green Street, Gilbert Avenue, Penmarc Drive, Water Works Street, and Summit Avenue)

2900 feet (Penmarc Drive and South Saunders Street)

1400 feet (Bluff Street, Plum Street, Walker Street, and South Wilmington Street)

10,600 feet (South Saunders Street, Penmarc Drive, Water Works Street, Fayetteville Street, South Wilmington Street, and Pecan Road)

Walnut Creek and I-40 limit opportunities to form blocks meeting block perimeter standards from the latter block.

Pedestrian Facilities

There are existing sidewalks on South Wilmington Street and South Saunders Street. Most of the other sections of existing streets do not currently have sidewalks. Sidewalk construction is a site plan requirement.

Bicycle Facilities

There are no existing on-street bikeways within Tract C. The Walnut Creek Greenway Trail bisects the tract. Map T-3 in the Comprehensive Plan designates on South Wilmington Street and South Saunders Street for separated bikeways; Fayetteville Street is designated for a bicycle lane.

Bikeshare stations are operational near the Z-13-20 site at the North Carolina State Farmers Market and the Walnut Creek Wetland Park. Both stations are connected to the site by the Walnut Creek Greenway Trail. Other nearby stations are in Downtown Raleigh. Bikeshare station spacing guidelines suggest that additional stations in the vicinity of this site may be appropriate. The addition of Bikeshare infrastructure may help to mitigate traffic concerns, as trips would be converted from motorized vehicles to bicycles. The applicant could offer a condition requiring the purchase and installation of bikeshare stations and additional bikes for the system.

Transit

GoRaleigh Route 7 provides frequent service on South Saunders Street. This service is between Downtown Raleigh and shopping areas in the Town of Garner. The Southern Corridor of Wake BRT is planned to serve the area. The most likely routing location near Tract C is along South Wilmington Street. A specific alignment and stop locations are not currently known.

Access

Access to the subject property will be via existing City-maintained streets or new public streets. Direct vehicle access to South Saunders Street is unlikely due to driveway spacing standards, medians, and the proximity to the I-40 interchange. Direct private vehicle access to South Wilmington Street is unlikely due to driveway spacing standards, medians, and planned bus rapid transit.

Traffic Impact

TIA Determination

Based on preliminary Envision results, approval of case Z-13-20 would increase the amount of projected vehicular trips for the site from by approximately 75,000 daily trips. The proposed rezoning is projected to have approximately additional 8,500 trips in the AM peak

hour and 7,400 trips in the PM. In addition to several site triggers in Raleigh Street Design Manual Section 7.1.3.C, these values trigger a Traffic Impact Analysis.

TIA Review

A TIA was performed by the Kimley-Horn and Associates and reviewed by City Staff. It indicates that the proposed development will have severe impacts to the surrounding roadway network intersections that cannot be mitigated by the study's recommendations.

The study also proposed a diversion scenario that assumed a portion of traffic would divert away from the area due to the traffic impacts of the development. However, this scenario did not include a detailed analysis of the intersections or street segments for the locations to which traffic was diverted. Kimley-Horn provided some information about generalized capacity of facilities that may see increases in traffic from these diversions. The Diversion scenario for the proposed zoning still indicates that there will be failing levels of service. This rezoning analysis indicates that the maximum proposed zoning scenario cannot be brought into overall compliance with the City of Raleigh's Level-of-Service standards.

See the attached technical review memo for additional details regarding the TIA, including Kimley Horn's recommended improvements to improve traffic flow. These recommendations would result in dual and triple turning lanes and many intersections. These can make pedestrian access and safety challenging. These changes to the system may be inconsistent with Comprehensive Plan Policies regarding pedestrian safety and access, including policies T 5.1, T 5.3, and T 5.13.

Infrastructure Sufficiency and Comprehensive Plan Consistency

There are three Comprehensive Plan policies from the Transportation Section that this zoning case is inconsistent with.

Comprehensive Plan Policy T 2.10 provides articulates policy related to peak hour congestion:

Policy T 2.10 Level of Service

Maintain level of service (LOS) "E" or better on all roadways and for overall intersection operation at all times, including peak travel times, unless maintaining this LOS would be infeasible and/or conflict with the achievement of other goals.

UDO Article 8.2 regulates infrastructure sufficiency for site plans. Where a TIA demonstrates a degradation of overall intersection LOS below E or impacts to an existing intersection operating at LOS F, build out of a site is limited and a traffic mitigation plan is required if certain site conditions are not met. The TIA demonstrates that the proposal is not consistent with Comprehensive Plan Policy T 2.10.

According to the results of the TIA, the street infrastructure is not sufficient to fully build out the entitlement for the zoning case. In this scenario, UDO Section 8.2.2.E will be in effect, meaning that build out of the site may be limited unless a reasonable and adequate traffic mitigation plan is provided.

Large-scale changes to land use entitlement, especially when not consistent existing future land use map designations are evaluated by Comprehensive Plan Policy T 1.1:

Policy T 1.1 Coordination with Land Use Map

Transportation planning, development, expansion, and investment in transportation facilities should be coordinated with the Future Land Use Map.

This policy indicates that changes to land use plans may require corresponding changes to transportation plans. Possible changes could include changes to Map T-1 (Street Plan), Map T-2 (Planned Transit Facilities), Map T-3 (Planned Bicycle Facilities), and Map T-5 (Planned Interchanges and Grade Separations). For instance, additional public streets that cross I-40 and Walnut Creek may provide street grid that increases vehicle capacity, shortens trip distances, and improves walking, biking, and transit access to the site.

Similarly, if adopted, this zoning district may result in a lack of street capacity impacting the ability for other parcels to be developed in ways that are consistent with the Comprehensive Plan due to infrastructure sufficiency policy and regulations.

The TIA assumes that traffic congestion created by build out of this site will divert trips to more circuitous routes away from the area. The TIA did not study these impacts. This case is therefore inconsistent with Comprehensive Plan Policy T 1.6:

Policy T 1.6: Transportation Impacts

Identify and address transportation impacts before a development is implemented.

To be consistent with this policy, a full analysis of the network impacts of the traffic diversion should be completed.

Impact Identified: Based on preliminary Envision results, approval of case Z-13-20 would increase the amount of projected vehicular trips for the site from by approximately 75,000 daily trips. The proposed rezoning is projected to have approximately additional 8,500 trips in the AM peak hour and 7,400 trips in the PM. In addition to several site triggers in Raleigh Street Design Manual Section 7.1.3.C, these values trigger a Traffic Impact Analysis.

Impacts Summary

The greatest anticipated impact of the rezoning request is the additional demand on existing transportation infrastructure and increased demand on parks and recreation infrastructure. There are no structural downstream impacts anticipated to the Walnut Creek.

Mitigation of Impacts

Impacts on transportation infrastructure could be mitigated during the rezoning by offering proposed improvements to the surrounding network of public streets. To do this, a broader traffic impact analysis would need to be completed. Alternatively, UDO Article 8.2 Infrastructure Sufficiency would require that the same type of analysis to be conducted later when more specific development plans are submitted to the city for administrative review.

Infrastructure sufficiency regulations could limit entitlement to less than what would otherwise be allowed by the requested rezoning.

The impacts on parks and recreation infrastructure are partially mitigated by the proposed zoning conditions to include up to two and a half acres of amenity space comprising various amenities such as greenway connections, play fields, and public art. Additional specificity or offerings of recreational assets could better mitigate anticipated impacts.

CONCLUSION

The scale of the rezoning request could result in nearly 21.5 million square feet of new development across a 145-acre and mostly vacant area. High intensity urban development at this scale, providing a significant increase in opportunity for places for people to live and work in an area planned for Bus Rapid Transit, would advance numerous Comprehensive Plan themes and policies.

The Future Land Use Map inconsistency could be addressed by lowering requested building heights throughout the case and by amending the zoning district requested where Office/Research and Development is mapped to a lower intensity district.

The anticipated transportation infrastructure impacts that could result from this scale of development may produce suboptimal performance for automobiles traveling through the area. While this negative impact is a realistic outcome, any new development in the rezoning area is still under control of UDO Article 8.2 Infrastructure Sufficiency which would require that more detailed analysis be conducted later when specific development plans are submitted to the city for administrative review. At that time more detailed impacts will be identified and must be appropriately mitigated through improvements to the transportation infrastructure or reductions in development intensity. This means that while the land use intensity permitted is anticipated to have widespread negative impacts on transportation infrastructure, the final development pattern in the area will be dictated by a detailed analysis of transportation impacts and proposed improvements to infrastructure; sufficient transportation infrastructure will be required to serve any new development.

CASE TIMELINE

Date	Action	Notes
February 19, 2020	1 st neighborhood meeting	58 attendees
October 5, 2020	2 nd neighborhood meeting	76 attendees
October 13, 2020	Planning Commission	Consent agenda
October 22, 2020	Committee of the Whole	Retained at Committee
October 23, 2020	Special Committee of the Whole	Retained at Committee

October 29, 2020	Special Committee of the Whole	Retained at Committee
November 5, 2020	Special Committee of the Whole	Referred to PC
November 19, 2020	Special Planning Commission	
December 8, 2020	Planning Commission	Recommend denial

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	R-6 NX-3-PL IX-3 w/ SHOD-2 IX-3-PL w/ SHOD-2 IX-4-PL w/ SHOD-1 IH w/ SHOD-2	R-6 R-10-CU NX-3-PL CX-3-PL IX-3 IX-3-CU	R-6 R-10-CU NX-3-PL CX-3-PL	R-6 CX-3-PL IX-3-CU IH	R-6 R-10-CU NX-3-PL IX-3 IX-3-PL
Additional Overlay	SHOD-2	SHOD-2	SHOD-2	SHOD-2	SHOD-2
Future Land Use	Low Density Residential, Medium Density Residential, High Density Residential, Office and Residential Mixed Use, Office/Research and Development, Regional Mixed Use, Public Parks and Open Space, Private Open Space – see map on page 10				
Urban Form	Parkway, Transit Emphasis Corridor, Transit Oriented District, Core Transit Area – see map on page 11				

CURRENT VS. PROPOSED ZONING SUMMARY

EXISTING ZONING		PROPOSED ZONING
Zoning	R-6 NX-3-PL IX-3 w/ SHOD-2 IX-3-PL w/ SHOD-2 IX-4-PL w/ SHOD-1 IH w/ SHOD-2	CX-40-CU w/ SHOD-2 CX-40-UL-CU w/ SHOD-2 CX-20-U-CU
Total Acreage	145.2	145.2
Residential Density:	17 units per acre on average	115 units per acre on average
Max. # of Residential Units	2,402	16,746
Max. Gross Building SF	9,526,817	21,457,778
Max. Gross Office SF	2,798,130	12,018,939
Max. Gross Retail SF	1,420,469	912,113
Max. Gross Industrial SF	9,502,585	-
Potential F.A.R	1.51	3.39

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

CONDITIONAL USE DISTRICT ZONING CONDITIONSZoning Case Number **Z-13-20**Date Submitted **November 25, 2020**Existing Zoning **See Exhibit A (v.2.0)** Proposed Zoning **See Exhibit A (version 2.0)****OFFICE USE ONLY**

Transaction #

Rezoning Case #

Narrative of Zoning Conditions Offered

Enter a numbered list of conditions below. Each page of conditions must list the case number and submittal date.

Uses:

1. The following uses are prohibited: cemetery, adult establishment, detention center, jail, prison and vehicle repair (major). Vehicle gasoline sales shall be prohibited on the subject site.
2. For that portion of the subject site located on the block bounded by South Saunders Street on the west, Penmarc Drive on the south, Greene Street on the east, and Gilbert Avenue on the north, the following use restrictions shall apply: (i) retail uses shall not be the sole principal use within any building except during any period of time in which non-retail space within such building shall be vacant, (ii) total retail area within a single building shall not exceed the greater of (a) 25% of the gross floor area of the building; and (b) 4,000 square feet, and (iii) drive-thru and drive-in facilities shall be prohibited as part of any single-story building.

Heights:

3. Maximum building heights and step backs on the subject properties shall be in accordance with the attached Exhibit B.

Open Space and Habitat:

4. No certificate of occupancy shall be issued for any structure that would result in occupancy of more than 999 new dwelling units on the subject site after the effective date of these conditions, except where the following amenities have been provided for on one or more approved site plans for any portion of the subject site:
 - (a) Two access points from the subject property to the public greenway system located on or adjacent to the subject property.
 - (b) Two public art installations within or visible from any portion of the public greenway system or the access points thereto. The Raleigh Arts Commission through its Public Art and Design Board shall be consulted in the selection of an artist or artists and shall advise on content to ensure such public art installations reflect the culture and heritage of the local community.
 - (c) One or more outdoor areas (the "Initial Outdoor Area") with a minimum aggregate area of 6 acres and including no fewer than three of the following facilities and improvements: dog park, playground, play field, play court, public art, seating area, walking trail, community garden, entertainment venue, and pedestrian promenade. This outdoor area or areas shall be open to the public during daylight hours.

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

DocuSigned by:

Owner/Agent Signature

Alice W. Penny

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Print Name PENNY, ALICE W

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Open Space and Habitat (continued):

5. No certificate of occupancy shall be issued for any structure that would result in occupancy of more than 1699 new dwelling units on the subject site after the effective date of these conditions, except where one or more outdoor areas in excess of the Initial Outdoor Area (the "Additional Outdoor Area") shall have been provided for on one or more approved site plans for any portion of the subject site. Such outdoor area shall have a minimum aggregate area of eight acres and include no fewer than three of the following facilities and improvements: dog park, playground, play field, play court, public art, seating area, walking trail, community garden, entertainment venue, and pedestrian promenade. This outdoor area or areas shall be open to the public during daylight hours. Nothing in these conditions shall prevent either the Initial Outdoor Area nor the Additional Outdoor Area (the "Outdoor Areas") from comprising all or a portion of any required outdoor amenity area to the extent such Outdoor Areas otherwise meet the requirements applicable to outdoor amenity areas and are so designated on any development plan. There shall be a minimum of two acres of Outdoor Area on the site situated at the southwest quadrant of I-40 and S. Saunders Street, the northwest quadrant of I-40 and S. Saunders Street, and the northeast quadrant of I-40 and S. Saunders Street, respectively.

6. All landscape installed in connection with a Tier 3 Site Plan shall utilize native or adapted plants. Native or adapted plants are plants indigenous to a locality or cultivars of native plants that are adapted to the local climate and are not considered invasive species or noxious weeds.

7. All pole lighting situated in a parking lot or on or within a parking deck or within a street right-of-way installed after the effective date of this zoning ordinance shall be full cut-off (shielded) design and directed away from any adjacent residential uses.

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Transportation:

8. Development of that area of the subject property situated in the northwest quadrant of I-40 and S. Saunders Street shall adhere to the following limitations: a maximum of 400,000 square feet for office uses, 25,000 square feet for retail uses, and 500 residential dwelling units. Development can include any otherwise permitted uses so long as these maximums are not exceeded. In the event that vehicular and pedestrian access to the subject property in this area is secured from both Maywood Avenue and S. Saunders Street, the maximum limits in this condition shall automatically increase by 50%.

9. Development of that area of the subject property situated in the southwest quadrant of I-40 and S. Saunders Street shall adhere to the following limitations: a maximum of 500,000 square feet for office uses, 50,000 square feet for retail uses, and 900 residential dwelling units. Development can include any otherwise permitted uses so long as these maximums are not exceeded. In the event that vehicular and pedestrian access to the subject property in this area is secured in excess of one point of access from each of S. Saunders Street and Carolina Pines Avenue, the maximum limits in this condition shall increase by 50%.

Stormwater Mitigation:

10. To provide enhanced treatment of stormwater before drainage to the Walnut Creek/Neuse River Watershed, any new Tier 3 site plan will provide for treatment of the first 1.34 inches of runoff from proposed impervious surfaces (in place of the City of Raleigh standard of 1.0 inch of runoff from impervious surfaces) or treatment of the difference in runoff from the predevelopment to post development site for the 1-year 24-hour storm, whichever is greater. Additionally, stormwater treatment shall include Green Stormwater Infrastructure measures within the project limits. Each of the following types of Green Stormwater Infrastructure shall be included on at least one of the first four site plans submitted in connection with the subject site: bio-retention areas, permeable pavement systems, rainwater harvesting (cisterns), green roofs, and planter boxes. Educational signage will be deployed where Green Stormwater Infrastructure techniques are located on site and such locations shall be open to the public and community groups for educational purposes.

11. No lot coverage shall be permitted within the portion of the floodway fringe or future conditions flood hazard areas on any lot, with the following exceptions: (i) uses permitted in floodways, and (ii) ground level loading areas, and other similar ground level uses.

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Stormwater Mitigation (continued):

12. Prior to filing the first Tier 3 Site Plan, a comprehensive stormwater analysis shall be conducted and made available to the public through the City of Raleigh Stormwater Department. Such analysis shall evaluate potential downstream impacts from proposed development on the subject property and include examination, results, and interpretation of the following information:

A. Peak flows, water surface elevations and velocities on all ephemeral, intermittent and perennial streams flowing on or away from the subject property

B. 1-year/24 hour, 2-year/24 hour, 10-year/24 hour, 25-year/24 hour and 100-year/24 hour storm events

C. Hydrologic and hydraulic modeling (hydraulic modeling shall include flood hydrographs and examine the effects of culverts and backwater on the timing and duration of storm events and hydrologic modeling shall (i) include and ignore the dampening impacts (routing) of the Lake Raleigh and Lake Johnston impoundments; (ii) include an iteration which simulates a storm traveling west to east in general direction of the watershed; and (iii) include an iteration which simulates different timing conditions of storms as they approach the subject property from three different directions.

D. USGS gauge station and stage-storage data available on the USGS website, comparing and calibrating modeling data to evaluate the timing, duration and frequency of storm events and describing the potential effects of development on storm flows on a time series basis

E. Water surface elevations and peak discharges of Walnut Creek at S. Saunders Street, Walnut Creek at S. Wilmington Street, Walnut Creek at Garner Street, Walnut Creek at State Street, Walnut Creek at Rose Lane and an unnamed tributary at Bailey Drive

F. Water balance estimates of infiltration, runoff, and comparisons of the timing, duration, and frequency effects of flow on Walnut Creek.

If the foregoing comprehensive stormwater analysis shows an increase greater than 0.04 feet between predevelopment and post-development flood levels, then mitigation to pre-development flood conditions will be required to prevent further damage.

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Narrative of Zoning Conditions Offered

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Stormwater Mitigation (continued):

13. All preliminary stormwater plans, including CAD drawings, analysis, and modeling data relied on in the analysis shall be publicly available via a link or links posted online at www.visitdowntownsouth.com and submitted electronically to the City Department of Planning and Development not less than ten days before submittal of the first Tier 3 site plan for any portion of the site for City administrative review.

14. With the following exceptions, development on the subject property shall limit the post-development peak runoff rate to that of a fair forested condition for standard design storms up to the 100-year recurrence interval. For development situated on the northeast quadrant of I-40 and S. Saunders Street and west of Walnut Creek, the post-development peak runoff rate shall be limited to that of a fair forested condition for the 1 year/24 hour storm only. For development situated on the northeast quadrant of I-40 and S. Saunders Street and east of Walnut Creek, the post-development peak runoff rate shall be reduced by 10% from existing conditions. This condition shall only be required where it provides improved performance from the City of Raleigh requirements at the time of plan review for each development. If a detailed analysis as described in condition 10 completed in connection with a Tier 3 site plan shows that detaining a design storm will cause an increase in downstream water surface elevations or duration of flooding or a minimal decrease (0.04 feet), then that Tier 3 site plan shall be exempt from the applicable requirements in this condition.

15. For the purpose of improving water quality, mitigating flooding, or restoring streams, riparian communities, and wildlife habitats in the Walnut Creek Corridor, the owner shall establish a fund (the Walnut Creek Corridor Fund). Such fund shall be used for matching grants to support projects in furtherance of the above-mentioned purpose. Within one year of the effective date of the adopting ordinance, the owner shall provide the City the list of stakeholders included in a group to manage this fund (Walnut Creek Stakeholders Group). Such stakeholder group shall include Partners for Environmental Justice, the Owner, and their chosen community partners. The owner shall pay into the Walnut Creek Corridor Fund by depositing into an account, held by an escrow agent acceptable to the City of Raleigh, \$150,000 within 5 business days after issuance of the first certificate of occupancy for each Tier 3 site plan beginning with the second Tier 3 site plan issued for development on the subject property up to a maximum of \$2,500,000. The Owner shall ensure that cumulative total contributions to the Walnut Creek Corridor Fund shall equal or exceed \$750,000 on or before December 31st, 2031, including, if necessary, the obligation to make additional deposits by such date. If additional contributions not associated with certificates of occupancy are made, the amount of the additional contributions shall be credited against future contributions that would otherwise be due to the fund under this paragraph as future certificates of occupancy are issued by the City of Raleigh. The Walnut Creek Stakeholders Group, through its chosen designee, may submit to the City of Raleigh a grant distribution request, drawing from the funds then available in the Walnut Creek Corridor Fund. This condition shall not apply to any site plan including an affordable housing project, defined as a multi-family development with income restrictions, restrictions on rental rates, and subject to a binding regulatory agreement for a specified duration.

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Owner/Agent Signature

*Alice W. Penny*Print Name PENNY, ALICE W

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Continued Community Outreach:

16. Beginning on or before the date 30 days after submittal to the City of the first Tier 3 site plan for any portion of the site, and not less than once per calendar quarter thereafter for a period of three years, the owner(s) of the site shall, separately, collectively, or in groups, hold public informational meetings, in person or virtually, to provide updates and receive comments regarding all development plan(s) that have been submitted for city administrative review for any portion of the site owned by the party(ies) convening such meeting. A written report of each required meeting will be submitted to the City's Department of Planning and Development within 15 business days after each such meeting and will include a list of persons and organizations contacted about the meeting, a listing of those in attendance who have provided their names, and a summary of issues discussed at the meeting. At least ten days prior to the first required meeting, written notice of such meeting shall be mailed to each property owner and tenant owning property or residing within 1,000 feet of the site, and emailed notice of such meeting shall be delivered to anyone requesting such notification by providing their complete and correct email address at least 11 days before the date of such meeting by emailing info@visitdowntownsouth.com. Notice of subsequent required meetings shall be provided via email to all email addresses collected from prior meeting attendees and to all who have provided their email address by emailing info@visitdowntownsouth.com not less than 11 days before the date of such meeting.

Affordable Housing:

17. No certificate of occupancy shall be issued for any structure that would result in occupancy of more than 999 dwelling units on the subject property after the effective date of these conditions, except where the following requirements relating to affordable housing are met: 10% of the units on the subject site at the time qualify as affordable for households earning 80% area median income or less for a period of no less than 5 years from the date of issuance of a certificate of occupancy for the existing units. The rent and income limits will follow the Affordable Housing Standards determined annually by the City of Raleigh Housing & Neighborhoods Department. An Affordable Housing Deed Restriction in a form approved by the City, and which identifies the affordable housing option chosen by the property owner, shall be filed and recorded in the property's chain of title by the property owner in the Wake County Register of Deeds prior to the project receiving a certificate of occupancy.

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2. For that portion of the subject site located on the block bounded by South Saunders Street on the west, Penmarc Drive on the south, Greene Street on the east, and Gilbert Avenue on the north, the following use restrictions shall apply: (i) retail uses shall not be the sole principal use within any building except during any period of time in which non-retail space within such building shall be vacant, (ii) total retail area within a single building shall not exceed the greater of (a) 25% of the gross floor area of the building; and (b) 4,000 square feet, and (iii) drive-thru and drive-in facilities shall be prohibited as part of any single-story building.

Heights:

3. Maximum building heights and step backs on the subject properties shall be in accordance with the attached Exhibit B.

Open Space and Habitat:

4. No certificate of occupancy shall be issued for any structure that would result in occupancy of more than 999 new dwelling units on the subject site after the effective date of these conditions, except where the following amenities have been provided for on one or more approved site plans for any portion of the subject site:
 - (a) Two access points from the subject property to the public greenway system located on or adjacent to the subject property.
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 - (c) One or more outdoor areas (the "Initial Outdoor Area") with a minimum aggregate area of 6 acres and including no fewer than three of the following facilities and improvements: dog park, playground, play field, play court, public art, seating area, walking trail, community garden, entertainment venue, and pedestrian promenade. This outdoor area or areas shall be open to the public during daylight hours.

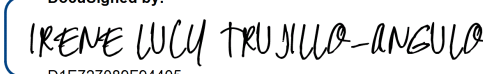
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Owner/Agent Signature  Print Name AVI SALOMON

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IRENE LUCY TRUJILLO-ANGULO

CONDITIONAL USE DISTRICT ZONING CONDITIONSZoning Case Number **Z-13-20**Date Submitted **November 25, 2020**Existing Zoning **See Exhibit A (v.2.0)** Proposed Zoning **See Exhibit A (version 2.0)****OFFICE USE ONLY**

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Open Space and Habitat (continued):

5. No certificate of occupancy shall be issued for any structure that would result in occupancy of more than 1699 new dwelling units on the subject site after the effective date of these conditions, except where one or more outdoor areas in excess of the Initial Outdoor Area (the "Additional Outdoor Area") shall have been provided for on one or more approved site plans for any portion of the subject site. Such outdoor area shall have a minimum aggregate area of eight acres and include no fewer than three of the following facilities and improvements: dog park, playground, play field, play court, public art, seating area, walking trail, community garden, entertainment venue, and pedestrian promenade. This outdoor area or areas shall be open to the public during daylight hours. Nothing in these conditions shall prevent either the Initial Outdoor Area nor the Additional Outdoor Area (the "Outdoor Areas") from comprising all or a portion of any required outdoor amenity area to the extent such Outdoor Areas otherwise meet the requirements applicable to outdoor amenity areas and are so designated on any development plan. There shall be a minimum of two acres of Outdoor Area on the site situated at the southwest quadrant of I-40 and S. Saunders Street, the northwest quadrant of I-40 and S. Saunders Street, and the northeast quadrant of I-40 and S. Saunders Street, respectively.

6. All landscape installed in connection with a Tier 3 Site Plan shall utilize native or adapted plants. Native or adapted plants are plants indigenous to a locality or cultivars of native plants that are adapted to the local climate and are not considered invasive species or noxious weeds.

7. All pole lighting situated in a parking lot or on or within a parking deck or within a street right-of-way installed after the effective date of this zoning ordinance shall be full cut-off (shielded) design and directed away from any adjacent residential uses.

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Transportation:

8. Development of that area of the subject property situated in the northwest quadrant of I-40 and S. Saunders Street shall adhere to the following limitations: a maximum of 400,000 square feet for office uses, 25,000 square feet for retail uses, and 500 residential dwelling units. Development can include any otherwise permitted uses so long as these maximums are not exceeded. In the event that vehicular and pedestrian access to the subject property in this area is secured from both Maywood Avenue and S. Saunders Street, the maximum limits in this condition shall automatically increase by 50%.

9. Development of that area of the subject property situated in the southwest quadrant of I-40 and S. Saunders Street shall adhere to the following limitations: a maximum of 500,000 square feet for office uses, 50,000 square feet for retail uses, and 900 residential dwelling units. Development can include any otherwise permitted uses so long as these maximums are not exceeded. In the event that vehicular and pedestrian access to the subject property in this area is secured in excess of one point of access from each of S. Saunders Street and Carolina Pines Avenue, the maximum limits in this condition shall increase by 50%.

Stormwater Mitigation:

10. To provide enhanced treatment of stormwater before drainage to the Walnut Creek/Neuse River Watershed, any new Tier 3 site plan will provide for treatment of the first 1.34 inches of runoff from proposed impervious surfaces (in place of the City of Raleigh standard of 1.0 inch of runoff from impervious surfaces) or treatment of the difference in runoff from the predevelopment to post development site for the 1-year 24-hour storm, whichever is greater. Additionally, stormwater treatment shall include Green Stormwater Infrastructure measures within the project limits. Each of the following types of Green Stormwater Infrastructure shall be included on at least one of the first four site plans submitted in connection with the subject site: bio-retention areas, permeable pavement systems, rainwater harvesting (cisterns), green roofs, and planter boxes. Educational signage will be deployed where Green Stormwater Infrastructure techniques are located on site and such locations shall be open to the public and community groups for educational purposes.

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Stormwater Mitigation (continued):

12. Prior to filing the first Tier 3 Site Plan, a comprehensive stormwater analysis shall be conducted and made available to the public through the City of Raleigh Stormwater Department. Such analysis shall evaluate potential downstream impacts from proposed development on the subject property and include examination, results, and interpretation of the following information:

A. Peak flows, water surface elevations and velocities on all ephemeral, intermittent and perennial streams flowing on or away from the subject property

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C. Hydrologic and hydraulic modeling (hydraulic modeling shall include flood hydrographs and examine the effects of culverts and backwater on the timing and duration of storm events and hydrologic modeling shall (i) include and ignore the dampening impacts (routing) of the Lake Raleigh and Lake Johnston impoundments; (ii) include an iteration which simulates a storm traveling west to east in general direction of the watershed; and (iii) include an iteration which simulates different timing conditions of storms as they approach the subject property from three different directions.

D. USGS gauge station and stage-storage data available on the USGS website, comparing and calibrating modeling data to evaluate the timing, duration and frequency of storm events and describing the potential effects of development on storm flows on a time series basis

E. Water surface elevations and peak discharges of Walnut Creek at S. Saunders Street, Walnut Creek at S. Wilmington Street, Walnut Creek at Garner Street, Walnut Creek at State Street, Walnut Creek at Rose Lane and an unnamed tributary at Bailey Drive


F. Water balance estimates of infiltration, runoff, and comparisons of the timing, duration, and frequency effects of flow on Walnut Creek.

If the foregoing comprehensive stormwater analysis shows an increase greater than 0.04 feet between predevelopment and post-development flood levels, then mitigation to pre-development flood conditions will be required to prevent further damage.

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Rezoning Case #

Narrative of Zoning Conditions Offered

Enter a numbered list of conditions below. Each page of conditions must list the case number and submittal date.

Stormwater Mitigation (continued):

13. All preliminary stormwater plans, including CAD drawings, analysis, and modeling data relied on in the analysis shall be publicly available via a link or links posted online at www.visitdowntownsouth.com and submitted electronically to the City Department of Planning and Development not less than ten days before submittal of the first Tier 3 site plan for any portion of the site for City administrative review.

14. With the following exceptions, development on the subject property shall limit the post-development peak runoff rate to that of a fair forested condition for standard design storms up to the 100-year recurrence interval. For development situated on the northeast quadrant of I-40 and S. Saunders Street and west of Walnut Creek, the post-development peak runoff rate shall be limited to that of a fair forested condition for the 1 year/24 hour storm only. For development situated on the northeast quadrant of I-40 and S. Saunders Street and east of Walnut Creek, the post-development peak runoff rate shall be reduced by 10% from existing conditions. This condition shall only be required where it provides improved performance from the City of Raleigh requirements at the time of plan review for each development. If a detailed analysis as described in condition 10 completed in connection with a Tier 3 site plan shows that detaining a design storm will cause an increase in downstream water surface elevations or duration of flooding or a minimal decrease (0.04 feet), then that Tier 3 site plan shall be exempt from the applicable requirements in this condition.

15. For the purpose of improving water quality, mitigating flooding, or restoring streams, riparian communities, and wildlife habitats in the Walnut Creek Corridor, the owner shall establish a fund (the Walnut Creek Corridor Fund). Such fund shall be used for matching grants to support projects in furtherance of the above-mentioned purpose. Within one year of the effective date of the adopting ordinance, the owner shall provide the City the list of stakeholders included in a group to manage this fund (Walnut Creek Stakeholders Group). Such stakeholder group shall include Partners for Environmental Justice, the Owner, and their chosen community partners. The owner shall pay into the Walnut Creek Corridor Fund by depositing into an account, held by the City of Raleigh or by a non-profit corporation approved by the City of Raleigh, \$150,000 within 5 business days after issuance of a certificate of occupancy for each Tier 3 site plan beginning with the second Tier 3 site plan issued for development on the subject property up to a maximum of \$2,500,000. The Owner shall ensure that cumulative total contributions to the Walnut Creek Corridor Fund shall equal or exceed \$750,000 on or before December 31st, 2031, including, if necessary, the obligation to make additional deposits by such date. If additional contributions not associated with certificates of occupancy are made, the amount of the additional contributions shall be credited against future contributions that would otherwise be due to the fund under this paragraph as future certificates of occupancy are issued by the City of Raleigh. The Walnut Creek Stakeholders Group, through its chosen designee, may submit to the City of Raleigh a grant distribution request, drawing from the funds then available in the Walnut Creek Corridor Fund. This condition shall not apply to any affordable housing project defined as a multi-family development with income restrictions, restrictions on rental rates, and subject to a binding regulatory agreement for a specified duration.

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DocuSigned by:

Owner/Agent Signature

*AVI SALOMON*Print Name **AVI SALOMON**

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DocuSigned by:

*IRENE LUCY TRUJILLO-ANGULO***IRENE LUCY TRUJILLO-ANGULO**

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CONDITIONAL USE DISTRICT ZONING CONDITIONSZoning Case Number **Z-13-20**Date Submitted **November 25, 2020**Existing Zoning **See Exhibit A (v.2.0)** Proposed Zoning **See Exhibit A (version 2.0)****OFFICE USE ONLY**

Transaction #

Rezoning Case #

Narrative of Zoning Conditions Offered

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Continued Community Outreach:

16. Beginning on or before the date 30 days after submittal to the City of the first Tier 3 site plan for any portion of the site, and not less than once per calendar quarter thereafter for a period of three years, the owner(s) of the site shall, separately, collectively, or in groups, hold public informational meetings, in person or virtually, to provide updates and receive comments regarding all development plan(s) that have been submitted for city administrative review for any portion of the site owned by the party(ies) convening such meeting. A written report of each required meeting will be submitted to the City's Department of Planning and Development within 15 business days after each such meeting and will include a list of persons and organizations contacted about the meeting, a listing of those in attendance who have provided their names, and a summary of issues discussed at the meeting. At least ten days prior to the first required meeting, written notice of such meeting shall be mailed to each property owner and tenant owning property or residing within 1,000 feet of the site, and emailed notice of such meeting shall be delivered to anyone requesting such notification by providing their complete and correct email address at least 11 days before the date of such meeting by emailing info@visitdowntownsouth.com. Notice of subsequent required meetings shall be provided via email to all email addresses collected from prior meeting attendees and to all who have provided their email address by emailing info@visitdowntownsouth.com not less than 11 days before the date of such meeting.

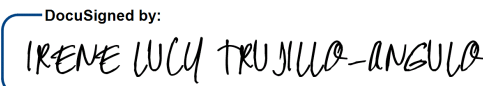
Affordable Housing:

17. No certificate of occupancy shall be issued for any structure that would result in occupancy of more than 999 dwelling units on the subject property after the effective date of these conditions, except where the following requirements relating to affordable housing are met: 10% of the units on the subject site at the time qualify as affordable for households earning 80% area median income or less for a period of no less than 5 years from the date of issuance of a certificate of occupancy for the existing units. The rent and income limits will follow the Affordable Housing Standards determined annually by the City of Raleigh Housing & Neighborhoods Department. An Affordable Housing Deed Restriction in a form approved by the City, and which identifies the affordable housing option chosen by the property owner, shall be filed and recorded in the property's chain of title by the property owner in the Wake County Register of Deeds prior to the project receiving a certificate of occupancy.

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Owner/Agent Signature  DocuSigned by: **AVI SALOMON** Print Name _____

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 DocuSigned by: **IRENE LUCY TRUJILLO-ANGULO**

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CONDITIONAL USE DISTRICT ZONING CONDITIONSZoning Case Number **Z-13-20**Date Submitted **November 25, 2020**Existing Zoning **See Exhibit A (v.2.0)** Proposed Zoning **See Exhibit A (version 2.0)****OFFICE USE ONLY**

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Narrative of Zoning Conditions Offered

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Uses:

1. The following uses are prohibited: cemetery, adult establishment, detention center, jail, prison and vehicle repair (major). Vehicle gasoline sales shall be prohibited on the subject site.
2. For that portion of the subject site located on the block bounded by South Saunders Street on the west, Penmarc Drive on the south, Greene Street on the east, and Gilbert Avenue on the north, the following use restrictions shall apply: (i) retail uses shall not be the sole principal use within any building except during any period of time in which non-retail space within such building shall be vacant, (ii) total retail area within a single building shall not exceed the greater of (a) 25% of the gross floor area of the building; and (b) 4,000 square feet, and (iii) drive-thru and drive-in facilities shall be prohibited as part of any single-story building.

Heights:

3. Maximum building heights and step backs on the subject properties shall be in accordance with the attached Exhibit B.

Open Space and Habitat:

4. No certificate of occupancy shall be issued for any structure that would result in occupancy of more than 999 new dwelling units on the subject site after the effective date of these conditions, except where the following amenities have been provided for on one or more approved site plans for any portion of the subject site:
 - (a) Two access points from the subject property to the public greenway system located on or adjacent to the subject property.
 - (b) Two public art installations within or visible from any portion of the public greenway system or the access points thereto. The Raleigh Arts Commission through its Public Art and Design Board shall be consulted in the selection of an artist or artists and shall advise on content to ensure such public art installations reflect the culture and heritage of the local community.
 - (c) One or more outdoor areas (the "Initial Outdoor Area") with a minimum aggregate area of 6 acres and including no fewer than three of the following facilities and improvements: dog park, playground, play field, play court, public art, seating area, walking trail, community garden, entertainment venue, and pedestrian promenade. This outdoor area or areas shall be open to the public during daylight hours.

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 Owner/Agent Signature *Doraine Lallani* Print Name Doraine Lallani
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BW RRI I LLC

CONDITIONAL USE DISTRICT ZONING CONDITIONSZoning Case Number **Z-13-20**Date Submitted **November 25, 2020**Existing Zoning **See Exhibit A (v.2.0)** Proposed Zoning **See Exhibit A (version 2.0)****OFFICE USE ONLY**

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Narrative of Zoning Conditions Offered

Enter a numbered list of conditions below. Each page of conditions must list the case number and submittal date.

Open Space and Habitat (continued):

5. No certificate of occupancy shall be issued for any structure that would result in occupancy of more than 1699 new dwelling units on the subject site after the effective date of these conditions, except where one or more outdoor areas in excess of the Initial Outdoor Area (the "Additional Outdoor Area") shall have been provided for on one or more approved site plans for any portion of the subject site. Such outdoor area shall have a minimum aggregate area of eight acres and include no fewer than three of the following facilities and improvements: dog park, playground, play field, play court, public art, seating area, walking trail, community garden, entertainment venue, and pedestrian promenade. This outdoor area or areas shall be open to the public during daylight hours. Nothing in these conditions shall prevent either the Initial Outdoor Area nor the Additional Outdoor Area (the "Outdoor Areas") from comprising all or a portion of any required outdoor amenity area to the extent such Outdoor Areas otherwise meet the requirements applicable to outdoor amenity areas and are so designated on any development plan. There shall be a minimum of two acres of Outdoor Area on the site situated at the southwest quadrant of I-40 and S. Saunders Street, the northwest quadrant of I-40 and S. Saunders Street, and the northeast quadrant of I-40 and S. Saunders Street, respectively.

6. All landscape installed in connection with a Tier 3 Site Plan shall utilize native or adapted plants. Native or adapted plants are plants indigenous to a locality or cultivars of native plants that are adapted to the local climate and are not considered invasive species or noxious weeds.

7. All pole lighting situated in a parking lot or on or within a parking deck or within a street right-of-way installed after the effective date of this zoning ordinance shall be full cut-off (shielded) design and directed away from any adjacent residential uses.

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Narrative of Zoning Conditions Offered

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Transportation:

8. Development of that area of the subject property situated in the northwest quadrant of I-40 and S. Saunders Street shall adhere to the following limitations: a maximum of 400,000 square feet for office uses, 25,000 square feet for retail uses, and 500 residential dwelling units. Development can include any otherwise permitted uses so long as these maximums are not exceeded. In the event that vehicular and pedestrian access to the subject property in this area is secured from both Maywood Avenue and S. Saunders Street, the maximum limits in this condition shall automatically increase by 50%.

9. Development of that area of the subject property situated in the southwest quadrant of I-40 and S. Saunders Street shall adhere to the following limitations: a maximum of 500,000 square feet for office uses, 50,000 square feet for retail uses, and 900 residential dwelling units. Development can include any otherwise permitted uses so long as these maximums are not exceeded. In the event that vehicular and pedestrian access to the subject property in this area is secured in excess of one point of access from each of S. Saunders Street and Carolina Pines Avenue, the maximum limits in this condition shall increase by 50%.

Stormwater Mitigation:

10. To provide enhanced treatment of stormwater before drainage to the Walnut Creek/Neuse River Watershed, any new Tier 3 site plan will provide for treatment of the first 1.34 inches of runoff from proposed impervious surfaces (in place of the City of Raleigh standard of 1.0 inch of runoff from impervious surfaces) or treatment of the difference in runoff from the predevelopment to post development site for the 1-year 24-hour storm, whichever is greater. Additionally, stormwater treatment shall include Green Stormwater Infrastructure measures within the project limits. Each of the following types of Green Stormwater Infrastructure shall be included on at least one of the first four site plans submitted in connection with the subject site: bio-retention areas, permeable pavement systems, rainwater harvesting (cisterns), green roofs, and planter boxes. Educational signage will be deployed where Green Stormwater Infrastructure techniques are located on site and such locations shall be open to the public and community groups for educational purposes.

11. No lot coverage shall be permitted within the portion of the floodway fringe or future conditions flood hazard areas on any lot, with the following exceptions: (i) uses permitted in floodways, and (ii) ground level loading areas, and other similar ground level uses.

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Narrative of Zoning Conditions Offered

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Stormwater Mitigation (continued):

12. Prior to filing the first Tier 3 Site Plan, a comprehensive stormwater analysis shall be conducted and made available to the public through the City of Raleigh Stormwater Department. Such analysis shall evaluate potential downstream impacts from proposed development on the subject property and include examination, results, and interpretation of the following information:

A. Peak flows, water surface elevations and velocities on all ephemeral, intermittent and perennial streams flowing on or away from the subject property

B. 1-year/24 hour, 2-year/24 hour, 10-year/24 hour, 25-year/24 hour and 100-year/24 hour storm events

C. Hydrologic and hydraulic modeling (hydraulic modeling shall include flood hydrographs and examine the effects of culverts and backwater on the timing and duration of storm events and hydrologic modeling shall (i) include and ignore the dampening impacts (routing) of the Lake Raleigh and Lake Johnston impoundments; (ii) include an iteration which simulates a storm traveling west to east in general direction of the watershed; and (iii) include an iteration which simulates different timing conditions of storms as they approach the subject property from three different directions.

D. USGS gauge station and stage-storage data available on the USGS website, comparing and calibrating modeling data to evaluate the timing, duration and frequency of storm events and describing the potential effects of development on storm flows on a time series basis

E. Water surface elevations and peak discharges of Walnut Creek at S. Saunders Street, Walnut Creek at S. Wilmington Street, Walnut Creek at Garner Street, Walnut Creek at State Street, Walnut Creek at Rose Lane and an unnamed tributary at Bailey Drive

F. Water balance estimates of infiltration, runoff, and comparisons of the timing, duration, and frequency effects of flow on Walnut Creek.

If the foregoing comprehensive stormwater analysis shows an increase greater than 0.04 feet between predevelopment and post-development flood levels, then mitigation to pre-development flood conditions will be required to prevent further damage.

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CONDITIONAL USE DISTRICT ZONING CONDITIONSZoning Case Number **Z-13-20****OFFICE USE ONLY**Date Submitted **November 25, 2020**

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Existing Zoning See Exhibit A (v.2.0 ⁺) Proposed Zoning See Exhibit A (version 2.0)

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Narrative of Zoning Conditions Offered

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Stormwater Mitigation (continued):

13. All preliminary stormwater plans, including CAD drawings, analysis, and modeling data relied on in the analysis shall be publicly available via a link or links posted online at www.visitdowntownsouth.com and submitted electronically to the City Department of Planning and Development not less than ten days before submittal of the first Tier 3 site plan for any portion of the site for City administrative review.

14. With the following exceptions, development on the subject property shall limit the post-development peak runoff rate to that of a fair forested condition for standard design storms up to the 100-year recurrence interval. For development situated on the northeast quadrant of I-40 and S. Saunders Street and west of Walnut Creek, the post-development peak runoff rate shall be limited to that of a fair forested condition for the 1 year/24 hour storm only. For development situated on the northeast quadrant of I-40 and S. Saunders Street and east of Walnut Creek, the post-development peak runoff rate shall be reduced by 10% from existing conditions. This condition shall only be required where it provides improved performance from the City of Raleigh requirements at the time of plan review for each development. If a detailed analysis as described in condition 10 completed in connection with a Tier 3 site plan shows that detaining a design storm will cause an increase in downstream water surface elevations or duration of flooding or a minimal decrease (0.04 feet), then that Tier 3 site plan shall be exempt from the applicable requirements in this condition.

15. For the purpose of improving water quality, mitigating flooding, or restoring streams, riparian communities, and wildlife habitats in the Walnut Creek Corridor, the owner shall establish a fund (the Walnut Creek Corridor Fund). Such fund shall be used for matching grants to support projects in furtherance of the above-mentioned purpose. Within one year of the effective date of the adopting ordinance, the owner shall provide the City the list of stakeholders included in a group to manage this fund (Walnut Creek Stakeholders Group). Such stakeholder group shall include Partners for Environmental Justice, the Owner, and their chosen community partners. The owner shall pay into the Walnut Creek Corridor Fund by depositing into an account, held by an escrow agent acceptable to the City of Raleigh, \$150,000 within 5 business days after issuance of the first certificate of occupancy for each Tier 3 site plan beginning with the second Tier 3 site plan issued for development on the subject property up to a maximum of \$2,500,000. The Owner shall ensure that cumulative total contributions to the Walnut Creek Corridor Fund shall equal or exceed \$750,000 on or before December 31st, 2031, including, if necessary, the obligation to make additional deposits by such date. If additional contributions not associated with certificates of occupancy are made, the amount of the additional contributions shall be credited against future contributions that would otherwise be due to the fund under this paragraph as future certificates of occupancy are issued by the City of Raleigh. The Walnut Creek Stakeholders Group, through its chosen designee, may submit to the City of Raleigh a grant distribution request, drawing from the funds then available in the Walnut Creek Corridor Fund. This condition shall not apply to any site plan including an affordable housing project, defined as a multi-family development with income restrictions, restrictions on rental rates, and subject to a binding regulatory agreement for a specified duration.

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CONDITIONAL USE DISTRICT ZONING CONDITIONSZoning Case Number **Z-13-20**Date Submitted **November 25, 2020**Existing Zoning **See Exhibit A (v.2.0)** Proposed Zoning **See Exhibit A (version 2.0)****OFFICE USE ONLY**

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Rezoning Case #

Narrative of Zoning Conditions Offered

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Continued Community Outreach:

16. Beginning on or before the date 30 days after submittal to the City of the first Tier 3 site plan for any portion of the site, and not less than once per calendar quarter thereafter for a period of three years, the owner(s) of the site shall, separately, collectively, or in groups, hold public informational meetings, in person or virtually, to provide updates and receive comments regarding all development plan(s) that have been submitted for city administrative review for any portion of the site owned by the party(ies) convening such meeting. A written report of each required meeting will be submitted to the City's Department of Planning and Development within 15 business days after each such meeting and will include a list of persons and organizations contacted about the meeting, a listing of those in attendance who have provided their names, and a summary of issues discussed at the meeting. At least ten days prior to the first required meeting, written notice of such meeting shall be mailed to each property owner and tenant owning property or residing within 1,000 feet of the site, and emailed notice of such meeting shall be delivered to anyone requesting such notification by providing their complete and correct email address at least 11 days before the date of such meeting by emailing info@visitdowntownsouth.com. Notice of subsequent required meetings shall be provided via email to all email addresses collected from prior meeting attendees and to all who have provided their email address by emailing info@visitdowntownsouth.com not less than 11 days before the date of such meeting.

Affordable Housing:

17. No certificate of occupancy shall be issued for any structure that would result in occupancy of more than 999 dwelling units on the subject property after the effective date of these conditions, except where the following requirements relating to affordable housing are met: 10% of the units on the subject site at the time qualify as affordable for households earning 80% area median income or less for a period of no less than 5 years from the date of issuance of a certificate of occupancy for the existing units. The rent and income limits will follow the Affordable Housing Standards determined annually by the City of Raleigh Housing & Neighborhoods Department. An Affordable Housing Deed Restriction in a form approved by the City, and which identifies the affordable housing option chosen by the property owner, shall be filed and recorded in the property's chain of title by the property owner in the Wake County Register of Deeds prior to the project receiving a certificate of occupancy.

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CONDITIONAL USE DISTRICT ZONING CONDITIONSZoning Case Number **Z-13-20**Date Submitted **November 25, 2020**Existing Zoning **See Exhibit A (v.2.0)** Proposed Zoning **See Exhibit A (version 2.0)****OFFICE USE ONLY**

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1. The following uses are prohibited: cemetery, adult establishment, detention center, jail, prison and vehicle repair (major). Vehicle gasoline sales shall be prohibited on the subject site.
2. For that portion of the subject site located on the block bounded by South Saunders Street on the west, Penmarc Drive on the south, Greene Street on the east, and Gilbert Avenue on the north, the following use restrictions shall apply: (i) retail uses shall not be the sole principal use within any building except during any period of time in which non-retail space within such building shall be vacant, (ii) total retail area within a single building shall not exceed the greater of (a) 25% of the gross floor area of the building; and (b) 4,000 square feet, and (iii) drive-thru and drive-in facilities shall be prohibited as part of any single-story building.

Heights:

3. Maximum building heights and step backs on the subject properties shall be in accordance with the attached Exhibit B.

Open Space and Habitat:

4. No certificate of occupancy shall be issued for any structure that would result in occupancy of more than 999 new dwelling units on the subject site after the effective date of these conditions, except where the following amenities have been provided for on one or more approved site plans for any portion of the subject site:
 - (a) Two access points from the subject property to the public greenway system located on or adjacent to the subject property.
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 - (c) One or more outdoor areas (the "Initial Outdoor Area") with a minimum aggregate area of 6 acres and including no fewer than three of the following facilities and improvements: dog park, playground, play field, play court, public art, seating area, walking trail, community garden, entertainment venue, and pedestrian promenade. This outdoor area or areas shall be open to the public during daylight hours.

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DocuSigned by:

Owner/Agent Signature

William Prentiss Baker, III

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Print Name

William Prentiss Baker, III

JPB HOLDINGS LLC

CONDITIONAL USE DISTRICT ZONING CONDITIONSZoning Case Number **Z-13-20**Date Submitted **November 25, 2020**Existing Zoning **See Exhibit A (v.2.0)** Proposed Zoning **See Exhibit A (version 2.0)****OFFICE USE ONLY**

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Open Space and Habitat (continued):

5. No certificate of occupancy shall be issued for any structure that would result in occupancy of more than 1699 new dwelling units on the subject site after the effective date of these conditions, except where one or more outdoor areas in excess of the Initial Outdoor Area (the "Additional Outdoor Area") shall have been provided for on one or more approved site plans for any portion of the subject site. Such outdoor area shall have a minimum aggregate area of eight acres and include no fewer than three of the following facilities and improvements: dog park, playground, play field, play court, public art, seating area, walking trail, community garden, entertainment venue, and pedestrian promenade. This outdoor area or areas shall be open to the public during daylight hours. Nothing in these conditions shall prevent either the Initial Outdoor Area nor the Additional Outdoor Area (the "Outdoor Areas") from comprising all or a portion of any required outdoor amenity area to the extent such Outdoor Areas otherwise meet the requirements applicable to outdoor amenity areas and are so designated on any development plan. There shall be a minimum of two acres of Outdoor Area on the site situated at the southwest quadrant of I-40 and S. Saunders Street, the northwest quadrant of I-40 and S. Saunders Street, and the northeast quadrant of I-40 and S. Saunders Street, respectively.

6. All landscape installed in connection with a Tier 3 Site Plan shall utilize native or adapted plants. Native or adapted plants are plants indigenous to a locality or cultivars of native plants that are adapted to the local climate and are not considered invasive species or noxious weeds.

7. All pole lighting situated in a parking lot or on or within a parking deck or within a street right-of-way installed after the effective date of this zoning ordinance shall be full cut-off (shielded) design and directed away from any adjacent residential uses.

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Transportation:

8. Development of that area of the subject property situated in the northwest quadrant of I-40 and S. Saunders Street shall adhere to the following limitations: a maximum of 400,000 square feet for office uses, 25,000 square feet for retail uses, and 500 residential dwelling units. Development can include any otherwise permitted uses so long as these maximums are not exceeded. In the event that vehicular and pedestrian access to the subject property in this area is secured from both Maywood Avenue and S. Saunders Street, the maximum limits in this condition shall automatically increase by 50%.

9. Development of that area of the subject property situated in the southwest quadrant of I-40 and S. Saunders Street shall adhere to the following limitations: a maximum of 500,000 square feet for office uses, 50,000 square feet for retail uses, and 900 residential dwelling units. Development can include any otherwise permitted uses so long as these maximums are not exceeded. In the event that vehicular and pedestrian access to the subject property in this area is secured in excess of one point of access from each of S. Saunders Street and Carolina Pines Avenue, the maximum limits in this condition shall increase by 50%.

Stormwater Mitigation:

10. To provide enhanced treatment of stormwater before drainage to the Walnut Creek/Neuse River Watershed, any new Tier 3 site plan will provide for treatment of the first 1.34 inches of runoff from proposed impervious surfaces (in place of the City of Raleigh standard of 1.0 inch of runoff from impervious surfaces) or treatment of the difference in runoff from the predevelopment to post development site for the 1-year 24-hour storm, whichever is greater. Additionally, stormwater treatment shall include Green Stormwater Infrastructure measures within the project limits. Each of the following types of Green Stormwater Infrastructure shall be included on at least one of the first four site plans submitted in connection with the subject site: bio-retention areas, permeable pavement systems, rainwater harvesting (cisterns), green roofs, and planter boxes. Educational signage will be deployed where Green Stormwater Infrastructure techniques are located on site and such locations shall be open to the public and community groups for educational purposes.

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Stormwater Mitigation (continued):

12. Prior to filing the first Tier 3 Site Plan, a comprehensive stormwater analysis shall be conducted and made available to the public through the City of Raleigh Stormwater Department. Such analysis shall evaluate potential downstream impacts from proposed development on the subject property and include examination, results, and interpretation of the following information:

A. Peak flows, water surface elevations and velocities on all ephemeral, intermittent and perennial streams flowing on or away from the subject property

B. 1-year/24 hour, 2-year/24 hour, 10-year/24 hour, 25-year/24 hour and 100-year/24 hour storm events

C. Hydrologic and hydraulic modeling (hydraulic modeling shall include flood hydrographs and examine the effects of culverts and backwater on the timing and duration of storm events and hydrologic modeling shall (i) include and ignore the dampening impacts (routing) of the Lake Raleigh and Lake Johnston impoundments; (ii) include an iteration which simulates a storm traveling west to east in general direction of the watershed; and (iii) include an iteration which simulates different timing conditions of storms as they approach the subject property from three different directions.

D. USGS gauge station and stage-storage data available on the USGS website, comparing and calibrating modeling data to evaluate the timing, duration and frequency of storm events and describing the potential effects of development on storm flows on a time series basis

E. Water surface elevations and peak discharges of Walnut Creek at S. Saunders Street, Walnut Creek at S. Wilmington Street, Walnut Creek at Garner Street, Walnut Creek at State Street, Walnut Creek at Rose Lane and an unnamed tributary at Bailey Drive

F. Water balance estimates of infiltration, runoff, and comparisons of the timing, duration, and frequency effects of flow on Walnut Creek.

If the foregoing comprehensive stormwater analysis shows an increase greater than 0.04 feet between predevelopment and post-development flood levels, then mitigation to pre-development flood conditions will be required to prevent further damage.

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DocuSigned by:

Owner/Agent Signature

William Prentiss Baker, III

Print Name

William Prentiss Baker, III

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JPB HOLDINGS LLC

CONDITIONAL USE DISTRICT ZONING CONDITIONSZoning Case Number **Z-13-20****OFFICE USE ONLY**Date Submitted **November 25, 2020**

Transaction #

Existing Zoning **See Exhibit A (v.2.0)** Proposed Zoning **See Exhibit A (version 2.0)**

Rezoning Case #

Narrative of Zoning Conditions Offered

Enter a numbered list of conditions below. Each page of conditions must list the case number and submittal date.

Stormwater Mitigation (continued):

13. All preliminary stormwater plans, including CAD drawings, analysis, and modeling data relied on in the analysis shall be publicly available via a link or links posted online at www.visitdowntownsouth.com and submitted electronically to the City Department of Planning and Development not less than ten days before submittal of the first Tier 3 site plan for any portion of the site for City administrative review.

14. With the following exceptions, development on the subject property shall limit the post-development peak runoff rate to that of a fair forested condition for standard design storms up to the 100-year recurrence interval. For development situated on the northeast quadrant of I-40 and S. Saunders Street and west of Walnut Creek, the post-development peak runoff rate shall be limited to that of a fair forested condition for the 1 year/24 hour storm only. For development situated on the northeast quadrant of I-40 and S. Saunders Street and east of Walnut Creek, the post-development peak runoff rate shall be reduced by 10% from existing conditions. This condition shall only be required where it provides improved performance from the City of Raleigh requirements at the time of plan review for each development. If a detailed analysis as described in condition 10 completed in connection with a Tier 3 site plan shows that detaining a design storm will cause an increase in downstream water surface elevations or duration of flooding or a minimal decrease (0.04 feet), then that Tier 3 site plan shall be exempt from the applicable requirements in this condition.

15. For the purpose of improving water quality, mitigating flooding, or restoring streams, riparian communities, and wildlife habitats in the Walnut Creek Corridor, the owner shall establish a fund (the Walnut Creek Corridor Fund). Such fund shall be used for matching grants to support projects in furtherance of the above-mentioned purpose. Within one year of the effective date of the adopting ordinance, the owner shall provide the City the list of stakeholders included in a group to manage this fund (Walnut Creek Stakeholders Group). Such stakeholder group shall include Partners for Environmental Justice, the Owner, and their chosen community partners. The owner shall pay into the Walnut Creek Corridor Fund by depositing into an account, held by an escrow agent acceptable to the City of Raleigh, \$150,000 within 5 business days after issuance of the first certificate of occupancy for each Tier 3 site plan beginning with the second Tier 3 site plan issued for development on the subject property up to a maximum of \$2,500,000. The Owner shall ensure that cumulative total contributions to the Walnut Creek Corridor Fund shall equal or exceed \$750,000 on or before December 31st, 2031, including, if necessary, the obligation to make additional deposits by such date. If additional contributions not associated with certificates of occupancy are made, the amount of the additional contributions shall be credited against future contributions that would otherwise be due to the fund under this paragraph as future certificates of occupancy are issued by the City of Raleigh. The Walnut Creek Stakeholders Group, through its chosen designee, may submit to the City of Raleigh a grant distribution request, drawing from the funds then available in the Walnut Creek Corridor Fund. This condition shall not apply to any site plan including an affordable housing project, defined as a multi-family development with income restrictions, restrictions on rental rates, and subject to a binding regulatory agreement for a specified duration.

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JPB HOLDINGS LLC

CONDITIONAL USE DISTRICT ZONING CONDITIONSZoning Case Number **Z-13-20**Date Submitted **November 25, 2020**Existing Zoning **See Exhibit A (v.2.0)** Proposed Zoning **See Exhibit A (version 2.0)****OFFICE USE ONLY**

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Rezoning Case #

Narrative of Zoning Conditions Offered

Enter a numbered list of conditions below. Each page of conditions must list the case number and submittal date.

Continued Community Outreach:

16. Beginning on or before the date 30 days after submittal to the City of the first Tier 3 site plan for any portion of the site, and not less than once per calendar quarter thereafter for a period of three years, the owner(s) of the site shall, separately, collectively, or in groups, hold public informational meetings, in person or virtually, to provide updates and receive comments regarding all development plan(s) that have been submitted for city administrative review for any portion of the site owned by the party(ies) convening such meeting. A written report of each required meeting will be submitted to the City's Department of Planning and Development within 15 business days after each such meeting and will include a list of persons and organizations contacted about the meeting, a listing of those in attendance who have provided their names, and a summary of issues discussed at the meeting. At least ten days prior to the first required meeting, written notice of such meeting shall be mailed to each property owner and tenant owning property or residing within 1,000 feet of the site, and emailed notice of such meeting shall be delivered to anyone requesting such notification by providing their complete and correct email address at least 11 days before the date of such meeting by emailing info@visitdowntownsouth.com. Notice of subsequent required meetings shall be provided via email to all email addresses collected from prior meeting attendees and to all who have provided their email address by emailing info@visitdowntownsouth.com not less than 11 days before the date of such meeting.

Affordable Housing:

17. No certificate of occupancy shall be issued for any structure that would result in occupancy of more than 999 dwelling units on the subject property after the effective date of these conditions, except where the following requirements relating to affordable housing are met: 10% of the units on the subject site at the time qualify as affordable for households earning 80% area median income or less for a period of no less than 5 years from the date of issuance of a certificate of occupancy for the existing units. The rent and income limits will follow the Affordable Housing Standards determined annually by the City of Raleigh Housing & Neighborhoods Department. An Affordable Housing Deed Restriction in a form approved by the City, and which identifies the affordable housing option chosen by the property owner, shall be filed and recorded in the property's chain of title by the property owner in the Wake County Register of Deeds prior to the project receiving a certificate of occupancy.

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Narrative of Zoning Conditions Offered

Enter a numbered list of conditions below. Each page of conditions must list the case number and submittal date.

Uses:

1. The following uses are prohibited: cemetery, adult establishment, detention center, jail, prison and vehicle repair (major). Vehicle gasoline sales shall be prohibited on the subject site.
2. For that portion of the subject site located on the block bounded by South Saunders Street on the west, Penmarc Drive on the south, Greene Street on the east, and Gilbert Avenue on the north, the following use restrictions shall apply: (i) retail uses shall not be the sole principal use within any building except during any period of time in which non-retail space within such building shall be vacant, (ii) total retail area within a single building shall not exceed the greater of (a) 25% of the gross floor area of the building; and (b) 4,000 square feet, and (iii) drive-thru and drive-in facilities shall be prohibited as part of any single-story building.

Heights:

3. Maximum building heights and step backs on the subject properties shall be in accordance with the attached Exhibit B.

Open Space and Habitat:

4. No certificate of occupancy shall be issued for any structure that would result in occupancy of more than 999 new dwelling units on the subject site after the effective date of these conditions, except where the following amenities have been provided for on one or more approved site plans for any portion of the subject site:
 - (a) Two access points from the subject property to the public greenway system located on or adjacent to the subject property.
 - (b) Two public art installations within or visible from any portion of the public greenway system or the access points thereto. The Raleigh Arts Commission through its Public Art and Design Board shall be consulted in the selection of an artist or artists and shall advise on content to ensure such public art installations reflect the culture and heritage of the local community.
 - (c) One or more outdoor areas (the "Initial Outdoor Area") with a minimum aggregate area of 6 acres and including no fewer than three of the following facilities and improvements: dog park, playground, play field, play court, public art, seating area, walking trail, community garden, entertainment venue, and pedestrian promenade. This outdoor area or areas shall be open to the public during daylight hours.

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Owner/Agent Signature

Stephen N. Malik

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Print Name

Stephen N. Malik

MK SOUTH LLC II

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Transaction #

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Narrative of Zoning Conditions Offered

Enter a numbered list of conditions below. Each page of conditions must list the case number and submittal date.

Open Space and Habitat (continued):

5. No certificate of occupancy shall be issued for any structure that would result in occupancy of more than 1699 new dwelling units on the subject site after the effective date of these conditions, except where one or more outdoor areas in excess of the Initial Outdoor Area (the "Additional Outdoor Area") shall have been provided for on one or more approved site plans for any portion of the subject site. Such outdoor area shall have a minimum aggregate area of eight acres and include no fewer than three of the following facilities and improvements: dog park, playground, play field, play court, public art, seating area, walking trail, community garden, entertainment venue, and pedestrian promenade. This outdoor area or areas shall be open to the public during daylight hours. Nothing in these conditions shall prevent either the Initial Outdoor Area nor the Additional Outdoor Area (the "Outdoor Areas") from comprising all or a portion of any required outdoor amenity area to the extent such Outdoor Areas otherwise meet the requirements applicable to outdoor amenity areas and are so designated on any development plan. There shall be a minimum of two acres of Outdoor Area on the site situated at the southwest quadrant of I-40 and S. Saunders Street, the northwest quadrant of I-40 and S. Saunders Street, and the northeast quadrant of I-40 and S. Saunders Street, respectively.

6. All landscape installed in connection with a Tier 3 Site Plan shall utilize native or adapted plants. Native or adapted plants are plants indigenous to a locality or cultivars of native plants that are adapted to the local climate and are not considered invasive species or noxious weeds.

7. All pole lighting situated in a parking lot or on or within a parking deck or within a street right-of-way installed after the effective date of this zoning ordinance shall be full cut-off (shielded) design and directed away from any adjacent residential uses.

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Narrative of Zoning Conditions Offered

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Transportation:

8. Development of that area of the subject property situated in the northwest quadrant of I-40 and S. Saunders Street shall adhere to the following limitations: a maximum of 400,000 square feet for office uses, 25,000 square feet for retail uses, and 500 residential dwelling units. Development can include any otherwise permitted uses so long as these maximums are not exceeded. In the event that vehicular and pedestrian access to the subject property in this area is secured from both Maywood Avenue and S. Saunders Street, the maximum limits in this condition shall automatically increase by 50%.

9. Development of that area of the subject property situated in the southwest quadrant of I-40 and S. Saunders Street shall adhere to the following limitations: a maximum of 500,000 square feet for office uses, 50,000 square feet for retail uses, and 900 residential dwelling units. Development can include any otherwise permitted uses so long as these maximums are not exceeded. In the event that vehicular and pedestrian access to the subject property in this area is secured in excess of one point of access from each of S. Saunders Street and Carolina Pines Avenue, the maximum limits in this condition shall increase by 50%.

Stormwater Mitigation:

10. To provide enhanced treatment of stormwater before drainage to the Walnut Creek/Neuse River Watershed, any new Tier 3 site plan will provide for treatment of the first 1.34 inches of runoff from proposed impervious surfaces (in place of the City of Raleigh standard of 1.0 inch of runoff from impervious surfaces) or treatment of the difference in runoff from the predevelopment to post development site for the 1-year 24-hour storm, whichever is greater. Additionally, stormwater treatment shall include Green Stormwater Infrastructure measures within the project limits. Each of the following types of Green Stormwater Infrastructure shall be included on at least one of the first four site plans submitted in connection with the subject site: bio-retention areas, permeable pavement systems, rainwater harvesting (cisterns), green roofs, and planter boxes. Educational signage will be deployed where Green Stormwater Infrastructure techniques are located on site and such locations shall be open to the public and community groups for educational purposes.

11. No lot coverage shall be permitted within the portion of the floodway fringe or future conditions flood hazard areas on any lot, with the following exceptions: (i) uses permitted in floodways, and (ii) ground level loading areas, and other similar ground level uses.

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Stormwater Mitigation (continued):

12. Prior to filing the first Tier 3 Site Plan, a comprehensive stormwater analysis shall be conducted and made available to the public through the City of Raleigh Stormwater Department. Such analysis shall evaluate potential downstream impacts from proposed development on the subject property and include examination, results, and interpretation of the following information:

A. Peak flows, water surface elevations and velocities on all ephemeral, intermittent and perennial streams flowing on or away from the subject property

B. 1-year/24 hour, 2-year/24 hour, 10-year/24 hour, 25-year/24 hour and 100-year/24 hour storm events

C. Hydrologic and hydraulic modeling (hydraulic modeling shall include flood hydrographs and examine the effects of culverts and backwater on the timing and duration of storm events and hydrologic modeling shall (i) include and ignore the dampening impacts (routing) of the Lake Raleigh and Lake Johnston impoundments; (ii) include an iteration which simulates a storm traveling west to east in general direction of the watershed; and (iii) include an iteration which simulates different timing conditions of storms as they approach the subject property from three different directions.

D. USGS gauge station and stage-storage data available on the USGS website, comparing and calibrating modeling data to evaluate the timing, duration and frequency of storm events and describing the potential effects of development on storm flows on a time series basis

E. Water surface elevations and peak discharges of Walnut Creek at S. Saunders Street, Walnut Creek at S. Wilmington Street, Walnut Creek at Garner Street, Walnut Creek at State Street, Walnut Creek at Rose Lane and an unnamed tributary at Bailey Drive

F. Water balance estimates of infiltration, runoff, and comparisons of the timing, duration, and frequency effects of flow on Walnut Creek.

If the foregoing comprehensive stormwater analysis shows an increase greater than 0.04 feet between predevelopment and post-development flood levels, then mitigation to pre-development flood conditions will be required to prevent further damage.

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Narrative of Zoning Conditions Offered

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Stormwater Mitigation (continued):

13. All preliminary stormwater plans, including CAD drawings, analysis, and modeling data relied on in the analysis shall be publicly available via a link or links posted online at www.visitdowntownsouth.com and submitted electronically to the City Department of Planning and Development not less than ten days before submittal of the first Tier 3 site plan for any portion of the site for City administrative review.

14. With the following exceptions, development on the subject property shall limit the post-development peak runoff rate to that of a fair forested condition for standard design storms up to the 100-year recurrence interval. For development situated on the northeast quadrant of I-40 and S. Saunders Street and west of Walnut Creek, the post-development peak runoff rate shall be limited to that of a fair forested condition for the 1 year/24 hour storm only. For development situated on the northeast quadrant of I-40 and S. Saunders Street and east of Walnut Creek, the post-development peak runoff rate shall be reduced by 10% from existing conditions. This condition shall only be required where it provides improved performance from the City of Raleigh requirements at the time of plan review for each development. If a detailed analysis as described in condition 10 completed in connection with a Tier 3 site plan shows that detaining a design storm will cause an increase in downstream water surface elevations or duration of flooding or a minimal decrease (0.04 feet), then that Tier 3 site plan shall be exempt from the applicable requirements in this condition.

15. For the purpose of improving water quality, mitigating flooding, or restoring streams, riparian communities, and wildlife habitats in the Walnut Creek Corridor, the owner shall establish a fund (the Walnut Creek Corridor Fund). Such fund shall be used for matching grants to support projects in furtherance of the above-mentioned purpose. Within one year of the effective date of the adopting ordinance, the owner shall provide the City the list of stakeholders included in a group to manage this fund (Walnut Creek Stakeholders Group). Such stakeholder group shall include Partners for Environmental Justice, the Owner, and their chosen community partners. The owner shall pay into the Walnut Creek Corridor Fund by depositing into an account, held by an escrow agent acceptable to the City of Raleigh, \$150,000 within 5 business days after issuance of the first certificate of occupancy for each Tier 3 site plan beginning with the second Tier 3 site plan issued for development on the subject property up to a maximum of \$2,500,000. The Owner shall ensure that cumulative total contributions to the Walnut Creek Corridor Fund shall equal or exceed \$750,000 on or before December 31st, 2031, including, if necessary, the obligation to make additional deposits by such date. If additional contributions not associated with certificates of occupancy are made, the amount of the additional contributions shall be credited against future contributions that would otherwise be due to the fund under this paragraph as future certificates of occupancy are issued by the City of Raleigh. The Walnut Creek Stakeholders Group, through its chosen designee, may submit to the City of Raleigh a grant distribution request, drawing from the funds then available in the Walnut Creek Corridor Fund. This condition shall not apply to any site plan including an affordable housing project, defined as a multi-family development with income restrictions, restrictions on rental rates, and subject to a binding regulatory agreement for a specified duration.

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Narrative of Zoning Conditions Offered

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Continued Community Outreach:

16. Beginning on or before the date 30 days after submittal to the City of the first Tier 3 site plan for any portion of the site, and not less than once per calendar quarter thereafter for a period of three years, the owner(s) of the site shall, separately, collectively, or in groups, hold public informational meetings, in person or virtually, to provide updates and receive comments regarding all development plan(s) that have been submitted for city administrative review for any portion of the site owned by the party(ies) convening such meeting. A written report of each required meeting will be submitted to the City's Department of Planning and Development within 15 business days after each such meeting and will include a list of persons and organizations contacted about the meeting, a listing of those in attendance who have provided their names, and a summary of issues discussed at the meeting. At least ten days prior to the first required meeting, written notice of such meeting shall be mailed to each property owner and tenant owning property or residing within 1,000 feet of the site, and emailed notice of such meeting shall be delivered to anyone requesting such notification by providing their complete and correct email address at least 11 days before the date of such meeting by emailing info@visitdowntownsouth.com. Notice of subsequent required meetings shall be provided via email to all email addresses collected from prior meeting attendees and to all who have provided their email address by emailing info@visitdowntownsouth.com not less than 11 days before the date of such meeting.

Affordable Housing:

17. No certificate of occupancy shall be issued for any structure that would result in occupancy of more than 999 dwelling units on the subject property after the effective date of these conditions, except where the following requirements relating to affordable housing are met: 10% of the units on the subject site at the time qualify as affordable for households earning 80% area median income or less for a period of no less than 5 years from the date of issuance of a certificate of occupancy for the existing units. The rent and income limits will follow the Affordable Housing Standards determined annually by the City of Raleigh Housing & Neighborhoods Department. An Affordable Housing Deed Restriction in a form approved by the City, and which identifies the affordable housing option chosen by the property owner, shall be filed and recorded in the property's chain of title by the property owner in the Wake County Register of Deeds prior to the project receiving a certificate of occupancy.

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Uses:

1. The following uses are prohibited: cemetery, adult establishment, detention center, jail, prison and vehicle repair (major). Vehicle gasoline sales shall be prohibited on the subject site.
2. For that portion of the subject site located on the block bounded by South Saunders Street on the west, Penmarc Drive on the south, Greene Street on the east, and Gilbert Avenue on the north, the following use restrictions shall apply: (i) retail uses shall not be the sole principal use within any building except during any period of time in which non-retail space within such building shall be vacant, (ii) total retail area within a single building shall not exceed the greater of (a) 25% of the gross floor area of the building; and (b) 4,000 square feet, and (iii) drive-thru and drive-in facilities shall be prohibited as part of any single-story building.

Heights:

3. Maximum building heights and step backs on the subject properties shall be in accordance with the attached Exhibit B.

Open Space and Habitat:

4. No certificate of occupancy shall be issued for any structure that would result in occupancy of more than 999 new dwelling units on the subject site after the effective date of these conditions, except where the following amenities have been provided for on one or more approved site plans for any portion of the subject site:
 - (a) Two access points from the subject property to the public greenway system located on or adjacent to the subject property.
 - (b) Two public art installations within or visible from any portion of the public greenway system or the access points thereto. The Raleigh Arts Commission through its Public Art and Design Board shall be consulted in the selection of an artist or artists and shall advise on content to ensure such public art installations reflect the culture and heritage of the local community.
 - (c) One or more outdoor areas (the "Initial Outdoor Area") with a minimum aggregate area of 6 acres and including no fewer than three of the following facilities and improvements: dog park, playground, play field, play court, public art, seating area, walking trail, community garden, entertainment venue, and pedestrian promenade. This outdoor area or areas shall be open to the public during daylight hours.

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Open Space and Habitat (continued):

5. No certificate of occupancy shall be issued for any structure that would result in occupancy of more than 1699 new dwelling units on the subject site after the effective date of these conditions, except where one or more outdoor areas in excess of the Initial Outdoor Area (the "Additional Outdoor Area") shall have been provided for on one or more approved site plans for any portion of the subject site. Such outdoor area shall have a minimum aggregate area of eight acres and include no fewer than three of the following facilities and improvements: dog park, playground, play field, play court, public art, seating area, walking trail, community garden, entertainment venue, and pedestrian promenade. This outdoor area or areas shall be open to the public during daylight hours. Nothing in these conditions shall prevent either the Initial Outdoor Area nor the Additional Outdoor Area (the "Outdoor Areas") from comprising all or a portion of any required outdoor amenity area to the extent such Outdoor Areas otherwise meet the requirements applicable to outdoor amenity areas and are so designated on any development plan. There shall be a minimum of two acres of Outdoor Area on the site situated at the southwest quadrant of I-40 and S. Saunders Street, the northwest quadrant of I-40 and S. Saunders Street, and the northeast quadrant of I-40 and S. Saunders Street, respectively.

6. All landscape installed in connection with a Tier 3 Site Plan shall utilize native or adapted plants. Native or adapted plants are plants indigenous to a locality or cultivars of native plants that are adapted to the local climate and are not considered invasive species or noxious weeds.

7. All pole lighting situated in a parking lot or on or within a parking deck or within a street right-of-way installed after the effective date of this zoning ordinance shall be full cut-off (shielded) design and directed away from any adjacent residential uses.

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Transportation:

8. Development of that area of the subject property situated in the northwest quadrant of I-40 and S. Saunders Street shall adhere to the following limitations: a maximum of 400,000 square feet for office uses, 25,000 square feet for retail uses, and 500 residential dwelling units. Development can include any otherwise permitted uses so long as these maximums are not exceeded. In the event that vehicular and pedestrian access to the subject property in this area is secured from both Maywood Avenue and S. Saunders Street, the maximum limits in this condition shall automatically increase by 50%.

9. Development of that area of the subject property situated in the southwest quadrant of I-40 and S. Saunders Street shall adhere to the following limitations: a maximum of 500,000 square feet for office uses, 50,000 square feet for retail uses, and 900 residential dwelling units. Development can include any otherwise permitted uses so long as these maximums are not exceeded. In the event that vehicular and pedestrian access to the subject property in this area is secured in excess of one point of access from each of S. Saunders Street and Carolina Pines Avenue, the maximum limits in this condition shall increase by 50%.

Stormwater Mitigation:

10. To provide enhanced treatment of stormwater before drainage to the Walnut Creek/Neuse River Watershed, any new Tier 3 site plan will provide for treatment of the first 1.34 inches of runoff from proposed impervious surfaces (in place of the City of Raleigh standard of 1.0 inch of runoff from impervious surfaces) or treatment of the difference in runoff from the predevelopment to post development site for the 1-year 24-hour storm, whichever is greater. Additionally, stormwater treatment shall include Green Stormwater Infrastructure measures within the project limits. Each of the following types of Green Stormwater Infrastructure shall be included on at least one of the first four site plans submitted in connection with the subject site: bio-retention areas, permeable pavement systems, rainwater harvesting (cisterns), green roofs, and planter boxes. Educational signage will be deployed where Green Stormwater Infrastructure techniques are located on site and such locations shall be open to the public and community groups for educational purposes.

11. No lot coverage shall be permitted within the portion of the floodway fringe or future conditions flood hazard areas on any lot, with the following exceptions: (i) uses permitted in floodways, and (ii) ground level loading areas, and other similar ground level uses.

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

DocuSigned by:

Owner/Agent Signature

Stephen N. Malik

767A9F0B67D74E9...

Print Name

Stephen N. Malik

MK SOUTH LLC III

CONDITIONAL USE DISTRICT ZONING CONDITIONSZoning Case Number **Z-13-20**Date Submitted **November 25, 2020**Existing Zoning **See Exhibit A (v.2.0)** Proposed Zoning **See Exhibit A (version 2.0)****OFFICE USE ONLY**

Transaction #

Rezoning Case #

Narrative of Zoning Conditions Offered

Enter a numbered list of conditions below. Each page of conditions must list the case number and submittal date.

Stormwater Mitigation (continued):

12. Prior to filing the first Tier 3 Site Plan, a comprehensive stormwater analysis shall be conducted and made available to the public through the City of Raleigh Stormwater Department. Such analysis shall evaluate potential downstream impacts from proposed development on the subject property and include examination, results, and interpretation of the following information:

A. Peak flows, water surface elevations and velocities on all ephemeral, intermittent and perennial streams flowing on or away from the subject property

B. 1-year/24 hour, 2-year/24 hour, 10-year/24 hour, 25-year/24 hour and 100-year/24 hour storm events

C. Hydrologic and hydraulic modeling (hydraulic modeling shall include flood hydrographs and examine the effects of culverts and backwater on the timing and duration of storm events and hydrologic modeling shall (i) include and ignore the dampening impacts (routing) of the Lake Raleigh and Lake Johnston impoundments; (ii) include an iteration which simulates a storm traveling west to east in general direction of the watershed; and (iii) include an iteration which simulates different timing conditions of storms as they approach the subject property from three different directions.

D. USGS gauge station and stage-storage data available on the USGS website, comparing and calibrating modeling data to evaluate the timing, duration and frequency of storm events and describing the potential effects of development on storm flows on a time series basis

E. Water surface elevations and peak discharges of Walnut Creek at S. Saunders Street, Walnut Creek at S. Wilmington Street, Walnut Creek at Garner Street, Walnut Creek at State Street, Walnut Creek at Rose Lane and an unnamed tributary at Bailey Drive

F. Water balance estimates of infiltration, runoff, and comparisons of the timing, duration, and frequency effects of flow on Walnut Creek.

If the foregoing comprehensive stormwater analysis shows an increase greater than 0.04 feet between predevelopment and post-development flood levels, then mitigation to pre-development flood conditions will be required to prevent further damage.

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Stormwater Mitigation (continued):

13. All preliminary stormwater plans, including CAD drawings, analysis, and modeling data relied on in the analysis shall be publicly available via a link or links posted online at www.visitdowntownsouth.com and submitted electronically to the City Department of Planning and Development not less than ten days before submittal of the first Tier 3 site plan for any portion of the site for City administrative review.

14. With the following exceptions, development on the subject property shall limit the post-development peak runoff rate to that of a fair forested condition for standard design storms up to the 100-year recurrence interval. For development situated on the northeast quadrant of I-40 and S. Saunders Street and west of Walnut Creek, the post-development peak runoff rate shall be limited to that of a fair forested condition for the 1 year/24 hour storm only. For development situated on the northeast quadrant of I-40 and S. Saunders Street and east of Walnut Creek, the post-development peak runoff rate shall be reduced by 10% from existing conditions. This condition shall only be required where it provides improved performance from the City of Raleigh requirements at the time of plan review for each development. If a detailed analysis as described in condition 10 completed in connection with a Tier 3 site plan shows that detaining a design storm will cause an increase in downstream water surface elevations or duration of flooding or a minimal decrease (0.04 feet), then that Tier 3 site plan shall be exempt from the applicable requirements in this condition.

15. For the purpose of improving water quality, mitigating flooding, or restoring streams, riparian communities, and wildlife habitats in the Walnut Creek Corridor, the owner shall establish a fund (the Walnut Creek Corridor Fund). Such fund shall be used for matching grants to support projects in furtherance of the above-mentioned purpose. Within one year of the effective date of the adopting ordinance, the owner shall provide the City the list of stakeholders included in a group to manage this fund (Walnut Creek Stakeholders Group). Such stakeholder group shall include Partners for Environmental Justice, the Owner, and their chosen community partners. The owner shall pay into the Walnut Creek Corridor Fund by depositing into an account, held by an escrow agent acceptable to the City of Raleigh, \$150,000 within 5 business days after issuance of the first certificate of occupancy for each Tier 3 site plan beginning with the second Tier 3 site plan issued for development on the subject property up to a maximum of \$2,500,000. The Owner shall ensure that cumulative total contributions to the Walnut Creek Corridor Fund shall equal or exceed \$750,000 on or before December 31st, 2031, including, if necessary, the obligation to make additional deposits by such date. If additional contributions not associated with certificates of occupancy are made, the amount of the additional contributions shall be credited against future contributions that would otherwise be due to the fund under this paragraph as future certificates of occupancy are issued by the City of Raleigh. The Walnut Creek Stakeholders Group, through its chosen designee, may submit to the City of Raleigh a grant distribution request, drawing from the funds then available in the Walnut Creek Corridor Fund. This condition shall not apply to any site plan including an affordable housing project, defined as a multi-family development with income restrictions, restrictions on rental rates, and subject to a binding regulatory agreement for a specified duration.

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Narrative of Zoning Conditions Offered

Enter a numbered list of conditions below. Each page of conditions must list the case number and submittal date.

Continued Community Outreach:

16. Beginning on or before the date 30 days after submittal to the City of the first Tier 3 site plan for any portion of the site, and not less than once per calendar quarter thereafter for a period of three years, the owner(s) of the site shall, separately, collectively, or in groups, hold public informational meetings, in person or virtually, to provide updates and receive comments regarding all development plan(s) that have been submitted for city administrative review for any portion of the site owned by the party(ies) convening such meeting. A written report of each required meeting will be submitted to the City's Department of Planning and Development within 15 business days after each such meeting and will include a list of persons and organizations contacted about the meeting, a listing of those in attendance who have provided their names, and a summary of issues discussed at the meeting. At least ten days prior to the first required meeting, written notice of such meeting shall be mailed to each property owner and tenant owning property or residing within 1,000 feet of the site, and emailed notice of such meeting shall be delivered to anyone requesting such notification by providing their complete and correct email address at least 11 days before the date of such meeting by emailing info@visitdowntownsouth.com. Notice of subsequent required meetings shall be provided via email to all email addresses collected from prior meeting attendees and to all who have provided their email address by emailing info@visitdowntownsouth.com not less than 11 days before the date of such meeting.

Affordable Housing:

17. No certificate of occupancy shall be issued for any structure that would result in occupancy of more than 999 dwelling units on the subject property after the effective date of these conditions, except where the following requirements relating to affordable housing are met: 10% of the units on the subject site at the time qualify as affordable for households earning 80% area median income or less for a period of no less than 5 years from the date of issuance of a certificate of occupancy for the existing units. The rent and income limits will follow the Affordable Housing Standards determined annually by the City of Raleigh Housing & Neighborhoods Department. An Affordable Housing Deed Restriction in a form approved by the City, and which identifies the affordable housing option chosen by the property owner, shall be filed and recorded in the property's chain of title by the property owner in the Wake County Register of Deeds prior to the project receiving a certificate of occupancy.

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Narrative of Zoning Conditions Offered

Enter a numbered list of conditions below. Each page of conditions must list the case number and submittal date.

Uses:

1. The following uses are prohibited: cemetery, adult establishment, detention center, jail, prison and vehicle repair (major). Vehicle gasoline sales shall be prohibited on the subject site.
2. For that portion of the subject site located on the block bounded by South Saunders Street on the west, Penmarc Drive on the south, Greene Street on the east, and Gilbert Avenue on the north, the following use restrictions shall apply: (i) retail uses shall not be the sole principal use within any building except during any period of time in which non-retail space within such building shall be vacant, (ii) total retail area within a single building shall not exceed the greater of (a) 25% of the gross floor area of the building; and (b) 4,000 square feet, and (iii) drive-thru and drive-in facilities shall be prohibited as part of any single-story building.


Heights:

3. Maximum building heights and step backs on the subject properties shall be in accordance with the attached Exhibit B.

Open Space and Habitat:

4. No certificate of occupancy shall be issued for any structure that would result in occupancy of more than 999 new dwelling units on the subject site after the effective date of these conditions, except where the following amenities have been provided for on one or more approved site plans for any portion of the subject site:
 - (a) Two access points from the subject property to the public greenway system located on or adjacent to the subject property.
 - (b) Two public art installations within or visible from any portion of the public greenway system or the access points thereto. The Raleigh Arts Commission through its Public Art and Design Board shall be consulted in the selection of an artist or artists and shall advise on content to ensure such public art installations reflect the culture and heritage of the local community.
 - (c) One or more outdoor areas (the "Initial Outdoor Area") with a minimum aggregate area of 6 acres and including no fewer than three of the following facilities and improvements: dog park, playground, play field, play court, public art, seating area, walking trail, community garden, entertainment venue, and pedestrian promenade. This outdoor area or areas shall be open to the public during daylight hours.

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 Owner/Agent Signature _____

Print Name **Stephen N. Malik****MK SOUTH LLC**

CONDITIONAL USE DISTRICT ZONING CONDITIONSZoning Case Number **Z-13-20**Date Submitted **November 25, 2020**Existing Zoning **See Exhibit A (v.2.0)** Proposed Zoning **See Exhibit A (version 2.0)****OFFICE USE ONLY**

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Open Space and Habitat (continued):

5. No certificate of occupancy shall be issued for any structure that would result in occupancy of more than 1699 new dwelling units on the subject site after the effective date of these conditions, except where one or more outdoor areas in excess of the Initial Outdoor Area (the "Additional Outdoor Area") shall have been provided for on one or more approved site plans for any portion of the subject site. Such outdoor area shall have a minimum aggregate area of eight acres and include no fewer than three of the following facilities and improvements: dog park, playground, play field, play court, public art, seating area, walking trail, community garden, entertainment venue, and pedestrian promenade. This outdoor area or areas shall be open to the public during daylight hours. Nothing in these conditions shall prevent either the Initial Outdoor Area nor the Additional Outdoor Area (the "Outdoor Areas") from comprising all or a portion of any required outdoor amenity area to the extent such Outdoor Areas otherwise meet the requirements applicable to outdoor amenity areas and are so designated on any development plan. There shall be a minimum of two acres of Outdoor Area on the site situated at the southwest quadrant of I-40 and S. Saunders Street, the northwest quadrant of I-40 and S. Saunders Street, and the northeast quadrant of I-40 and S. Saunders Street, respectively.

6. All landscape installed in connection with a Tier 3 Site Plan shall utilize native or adapted plants. Native or adapted plants are plants indigenous to a locality or cultivars of native plants that are adapted to the local climate and are not considered invasive species or noxious weeds.

7. All pole lighting situated in a parking lot or on or within a parking deck or within a street right-of-way installed after the effective date of this zoning ordinance shall be full cut-off (shielded) design and directed away from any adjacent residential uses.

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Transportation:

8. Development of that area of the subject property situated in the northwest quadrant of I-40 and S. Saunders Street shall adhere to the following limitations: a maximum of 400,000 square feet for office uses, 25,000 square feet for retail uses, and 500 residential dwelling units. Development can include any otherwise permitted uses so long as these maximums are not exceeded. In the event that vehicular and pedestrian access to the subject property in this area is secured from both Maywood Avenue and S. Saunders Street, the maximum limits in this condition shall automatically increase by 50%.


9. Development of that area of the subject property situated in the southwest quadrant of I-40 and S. Saunders Street shall adhere to the following limitations: a maximum of 500,000 square feet for office uses, 50,000 square feet for retail uses, and 900 residential dwelling units. Development can include any otherwise permitted uses so long as these maximums are not exceeded. In the event that vehicular and pedestrian access to the subject property in this area is secured in excess of one point of access from each of S. Saunders Street and Carolina Pines Avenue, the maximum limits in this condition shall increase by 50%.

Stormwater Mitigation:

10. To provide enhanced treatment of stormwater before drainage to the Walnut Creek/Neuse River Watershed, any new Tier 3 site plan will provide for treatment of the first 1.34 inches of runoff from proposed impervious surfaces (in place of the City of Raleigh standard of 1.0 inch of runoff from impervious surfaces) or treatment of the difference in runoff from the predevelopment to post development site for the 1-year 24-hour storm, whichever is greater. Additionally, stormwater treatment shall include Green Stormwater Infrastructure measures within the project limits. Each of the following types of Green Stormwater Infrastructure shall be included on at least one of the first four site plans submitted in connection with the subject site: bio-retention areas, permeable pavement systems, rainwater harvesting (cisterns), green roofs, and planter boxes. Educational signage will be deployed where Green Stormwater Infrastructure techniques are located on site and such locations shall be open to the public and community groups for educational purposes.

11. No lot coverage shall be permitted within the portion of the floodway fringe or future conditions flood hazard areas on any lot, with the following exceptions: (i) uses permitted in floodways, and (ii) ground level loading areas, and other similar ground level uses.

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Stormwater Mitigation (continued):

12. Prior to filing the first Tier 3 Site Plan, a comprehensive stormwater analysis shall be conducted and made available to the public through the City of Raleigh Stormwater Department. Such analysis shall evaluate potential downstream impacts from proposed development on the subject property and include examination, results, and interpretation of the following information:

A. Peak flows, water surface elevations and velocities on all ephemeral, intermittent and perennial streams flowing on or away from the subject property

B. 1-year/24 hour, 2-year/24 hour, 10-year/24 hour, 25-year/24 hour and 100-year/24 hour storm events

C. Hydrologic and hydraulic modeling (hydraulic modeling shall include flood hydrographs and examine the effects of culverts and backwater on the timing and duration of storm events and hydrologic modeling shall (i) include and ignore the dampening impacts (routing) of the Lake Raleigh and Lake Johnston impoundments; (ii) include an iteration which simulates a storm traveling west to east in general direction of the watershed; and (iii) include an iteration which simulates different timing conditions of storms as they approach the subject property from three different directions.

D. USGS gauge station and stage-storage data available on the USGS website, comparing and calibrating modeling data to evaluate the timing, duration and frequency of storm events and describing the potential effects of development on storm flows on a time series basis

E. Water surface elevations and peak discharges of Walnut Creek at S. Saunders Street, Walnut Creek at S. Wilmington Street, Walnut Creek at Garner Street, Walnut Creek at State Street, Walnut Creek at Rose Lane and an unnamed tributary at Bailey Drive

F. Water balance estimates of infiltration, runoff, and comparisons of the timing, duration, and frequency effects of flow on Walnut Creek.

If the foregoing comprehensive stormwater analysis shows an increase greater than 0.04 feet between predevelopment and post-development flood levels, then mitigation to pre-development flood conditions will be required to prevent further damage.

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Existing Zoning See Exhibit A (v.2.0 ⁺) Proposed Zoning See Exhibit A (version 2.0)

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Stormwater Mitigation (continued):

13. All preliminary stormwater plans, including CAD drawings, analysis, and modeling data relied on in the analysis shall be publicly available via a link or links posted online at www.visitdowntownsouth.com and submitted electronically to the City Department of Planning and Development not less than ten days before submittal of the first Tier 3 site plan for any portion of the site for City administrative review.

14. With the following exceptions, development on the subject property shall limit the post-development peak runoff rate to that of a fair forested condition for standard design storms up to the 100-year recurrence interval. For development situated on the northeast quadrant of I-40 and S. Saunders Street and west of Walnut Creek, the post-development peak runoff rate shall be limited to that of a fair forested condition for the 1 year/24 hour storm only. For development situated on the northeast quadrant of I-40 and S. Saunders Street and east of Walnut Creek, the post-development peak runoff rate shall be reduced by 10% from existing conditions. This condition shall only be required where it provides improved performance from the City of Raleigh requirements at the time of plan review for each development. If a detailed analysis as described in condition 10 completed in connection with a Tier 3 site plan shows that detaining a design storm will cause an increase in downstream water surface elevations or duration of flooding or a minimal decrease (0.04 feet), then that Tier 3 site plan shall be exempt from the applicable requirements in this condition.

15. For the purpose of improving water quality, mitigating flooding, or restoring streams, riparian communities, and wildlife habitats in the Walnut Creek Corridor, the owner shall establish a fund (the Walnut Creek Corridor Fund). Such fund shall be used for matching grants to support projects in furtherance of the above-mentioned purpose. Within one year of the effective date of the adopting ordinance, the owner shall provide the City the list of stakeholders included in a group to manage this fund (Walnut Creek Stakeholders Group). Such stakeholder group shall include Partners for Environmental Justice, the Owner, and their chosen community partners. The owner shall pay into the Walnut Creek Corridor Fund by depositing into an account, held by an escrow agent acceptable to the City of Raleigh, \$150,000 within 5 business days after issuance of the first certificate of occupancy for each Tier 3 site plan beginning with the second Tier 3 site plan issued for development on the subject property up to a maximum of \$2,500,000. The Owner shall ensure that cumulative total contributions to the Walnut Creek Corridor Fund shall equal or exceed \$750,000 on or before December 31st, 2031, including, if necessary, the obligation to make additional deposits by such date. If additional contributions not associated with certificates of occupancy are made, the amount of the additional contributions shall be credited against future contributions that would otherwise be due to the fund under this paragraph as future certificates of occupancy are issued by the City of Raleigh. The Walnut Creek Stakeholders Group, through its chosen designee, may submit to the City of Raleigh a grant distribution request, drawing from the funds then available in the Walnut Creek Corridor Fund. This condition shall not apply to any site plan including an affordable housing project, defined as a multi-family development with income restrictions, restrictions on rental rates, and subject to a binding regulatory agreement for a specified duration.

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Continued Community Outreach:

16. Beginning on or before the date 30 days after submittal to the City of the first Tier 3 site plan for any portion of the site, and not less than once per calendar quarter thereafter for a period of three years, the owner(s) of the site shall, separately, collectively, or in groups, hold public informational meetings, in person or virtually, to provide updates and receive comments regarding all development plan(s) that have been submitted for city administrative review for any portion of the site owned by the party(ies) convening such meeting. A written report of each required meeting will be submitted to the City's Department of Planning and Development within 15 business days after each such meeting and will include a list of persons and organizations contacted about the meeting, a listing of those in attendance who have provided their names, and a summary of issues discussed at the meeting. At least ten days prior to the first required meeting, written notice of such meeting shall be mailed to each property owner and tenant owning property or residing within 1,000 feet of the site, and emailed notice of such meeting shall be delivered to anyone requesting such notification by providing their complete and correct email address at least 11 days before the date of such meeting by emailing info@visitdowntownsouth.com. Notice of subsequent required meetings shall be provided via email to all email addresses collected from prior meeting attendees and to all who have provided their email address by emailing info@visitdowntownsouth.com not less than 11 days before the date of such meeting.

Affordable Housing:

17. No certificate of occupancy shall be issued for any structure that would result in occupancy of more than 999 dwelling units on the subject property after the effective date of these conditions, except where the following requirements relating to affordable housing are met: 10% of the units on the subject site at the time qualify as affordable for households earning 80% area median income or less for a period of no less than 5 years from the date of issuance of a certificate of occupancy for the existing units. The rent and income limits will follow the Affordable Housing Standards determined annually by the City of Raleigh Housing & Neighborhoods Department. An Affordable Housing Deed Restriction in a form approved by the City, and which identifies the affordable housing option chosen by the property owner, shall be filed and recorded in the property's chain of title by the property owner in the Wake County Register of Deeds prior to the project receiving a certificate of occupancy.

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EXHIBIT A TO REZONING APPLICATION (Version 2.0)											
PIN	ADDRESS	CITY	STATE	ZIP	CURRENT ZONING	TO BE ZONED	OWNER NAME	OWNER ADDRESS	DEED BOOK AND PAGE	CROSS STREET	PROPERTY SIZE (Acres)
1702381400	2400 S SAUNDERS ST	Raleigh	NC	27603	IX-3-SHOD-2	CX-20-SHOD-2	MK SOUTH LLC	4321 LASSITER AT NORTH HILLS AVE, STE 250, RALEIGH NC 27609-5782	17695 / 02495	S. Saunders St / Hubert St and S. Saunders St / Carolina Pines Ave	77.64
1703501032	100 PENMARC DR	Raleigh	NC	27603	IX-3-SHOD-2	CX-40-UL-SHOD-2	PENNY, ALICE W	PO BOX 37159, RALEIGH NC 27627-7159	014217 / 02793	Water Works St / Penmarc Dr	20.31
1703406591	126 PENMARC DR	Raleigh	NC	27603	IX-3-SHOD-2	CX-40-UL-SHOD-2	PENNY, ALICE W	120 PENMARC DR STE 118, RALEIGH NC 27603-2400	014217 / 02793	S. Saunders St / Penmarc Dr	6.05
1703404666	201 PENMARC DR	Raleigh	NC	27603	IX-3-SHOD-2	CX-40-UL-SHOD-2	PENNY, ALICE W	120 PENMARC DR STE 118, RALEIGH NC 27603-2400	014217 / 02793	S. Saunders / Penmarc Dr	5
1702492952	1821 S SAUNDERS ST	Raleigh	NC	27603	IX-3-PL-SHOD-2	CX-40-UL-SHOD-2	PENNY, ALICE W	120 PENMARC DR STE 118, RALEIGH NC 27603-2400	014217 / 02793	S. Saunders / Penmarc Dr	0.33
1703402054	1801 S SAUNDERS ST	Raleigh	NC	27603	IX-3-PL-SHOD-2	CX-40-UL-SHOD-2	PENNY, ALICE W	120 PENMARC DR STE 118, RALEIGH NC 27603-2400	014217 / 02793	S. Saunders / Penmarc Dr	0.34
1703402145	1811 S SAUNDERS ST	Raleigh	NC	27603	IX-3-PL-SHOD-2	CX-40-UL-SHOD-2	PENNY, ALICE W	120 PENMARC DR STE 118, RALEIGH NC 27603-2400	014217 / 02793	S. Saunders / Penmarc Dr	0.13
1703402242	1809 S SAUNDERS ST	Raleigh	NC	27603	IX-3-PL-SHOD-2	CX-40-UL-SHOD-2	PENNY, ALICE W	120 PENMARC DR STE 118, RALEIGH NC 27603-2400	014217 / 02793	S. Saunders / Penmarc Dr	0.32
1703402342	0 S SAUNDERS ST	Raleigh	NC	27603	IX-3-PL-SHOD-2	CX-40-UL-SHOD-2	PENNY, ALICE W	120 PENMARC DR STE 118, RALEIGH NC 27603-2400	014217 / 02793	S. Saunders / Penmarc Dr	0.32
1703402443	1731 S SAUNDERS ST	Raleigh	NC	27603	IX-3-PL-SHOD-2	CX-40-UL-SHOD-2	PENNY, ALICE W	120 PENMARC DR STE 118, RALEIGH NC 27603-2400	014217 / 02793	S. Saunders / Penmarc Dr	0.36
1703402539	1727 S SAUNDERS ST	Raleigh	NC	27603	IX-3-PL-SHOD-2	CX-40-UL-SHOD-2	PENNY, ALICE W	PO BOX 37159, RALEIGH NC 27627-7159	014217 / 02793	S. Saunders / Penmarc Dr	0.63
1703402735	1717 S SAUNDERS ST	Raleigh	NC	27603	IX-3-PL-SHOD-2	CX-40-UL-SHOD-2	PENNY, ALICE W	PO BOX 37159, RALEIGH NC 27627-7159	014217 / 02793	S. Saunders / Penmarc Dr	0.39
1703402838	1701 S SAUNDERS ST	Raleigh	NC	27603	IX-3-PL-SHOD-2	CX-40-UL-SHOD-2	PENNY, ALICE W	PO BOX 37159, RALEIGH NC 27627-7159	014217 / 02793	S. Saunders / Penmarc Dr	0.53
1703413123	1640 GREEN ST	Raleigh	NC	27603	R-6	CX-20-UL	PENNY, ALICE W	PO BOX 37159, RALEIGH NC 27627-7159	014217 / 02793	Green St / Penmarc Dr	0.34
1703413159	1632 GREEN ST	Raleigh	NC	27603	R-6	CX-20-UL	PENNY, ALICE W	PO BOX 37159, RALEIGH NC 27627-7159	014217 / 02793	Green St / Penmarc Dr	0.17
1703413254	1628 GREEN ST	Raleigh	NC	27603	R-6	CX-20-UL	PENNY, ALICE W	PO BOX 37159, RALEIGH NC 27627-7159	014217 / 02793	Green St / Penmarc Dr	0.16
1703413219	1624 GREEN ST	Raleigh	NC	27603	R-6	CX-20-UL	PENNY, ALICE W	PO BOX 37159, RALEIGH NC 27627-7159	015280 / 00776	Green St / Penmarc Dr	0.17
1703413440	1616 GREEN ST	Raleigh	NC	27603	R-6	CX-20-UL	PENNY, ALICE W	PO BOX 37159, RALEIGH NC 27627-7159	016028 / 01062	Green St / Gilbert Ave	0.28
1703413593	201 GILBERT AVE	Raleigh	NC	27603	R-6	CX-20-UL	PENNY, ALICE W	PO BOX 37159, RALEIGH NC 27627-7159	016626 / 01273	Green St / Gilbert Ave	0.17
1703415274	1639 GREEN ST	Raleigh	NC	27603	R-6	CX-20-UL	PENNY, ALICE W	PO BOX 37159, RALEIGH NC 27627-7159	014217 / 02793	Green St / Penmarc Dr	1.81
1703418217	150 PENMARC DR	Raleigh	NC	27603	IX-3	CX-20-UL	PENNY, ALICE W	PO BOX 37159, RALEIGH NC 27627-7159	014217 / 02793	Green St / Penmarc Dr	1.99
1703502802	130 PENMARC DR	Raleigh	NC	27603	IX-3-SHOD-2	CX-40-UL-SHOD-2	PENNY, ALICE W	PO BOX 37159, RALEIGH NC 27627-7159	014217 / 02793	Penmarc Dr / Water Works St	2.01
1703501517	120 PENMARC DR	Raleigh	NC	27603	IX-3-SHOD-2	CX-40-UL-SHOD-2	PENNY, ALICE W	PO BOX 37159, RALEIGH NC 27627-7159	04220 / 00480	Penmarc Dr / Water Works St	2.95
1703601307	125 BLUFF ST	Raleigh	NC	27603	IX-3-SHOD-2	CX-40-UL-SHOD-2	MK SOUTH II LLC	KANE REALTY CORPORATION, 4321 LASSITER AT NORTH HILLS AVE, RALEIGH NC 27609-5780	017695 / 02696	Bluff St / Plum St	0.1
1703509386	137 BLUFF ST	Raleigh	NC	27603	IX-3-SHOD-2	CX-40-UL-SHOD-2	MK SOUTH II LLC	KANE REALTY CORPORATION, 4321 LASSITER AT NORTH HILLS AVE, RALEIGH NC 27609-5780	017695 / 02696	Bluff St / Plum St	0.09
1702691938	1938 S Wilmington St	Raleigh	NC	27603	IH-SHOD-2	CX-40-UL	MK SOUTH II LLC	KANE REALTY CORPORATION, 4321 LASSITER AT NORTH HILLS AVE, RALEIGH NC 27609-5780	017695 / 02696	S. Wilmington St / Walker St	3.81
1703508002	201 Walker St	Raleigh	NC	27603	IH-SHOD-2	CX-40-UL	MK SOUTH II LLC	KANE REALTY CORPORATION, 4321 LASSITER AT NORTH HILLS AVE, RALEIGH NC 27609-5780	017695 / 02696	S. Wilmington St / Walker St	2.87
1702596769	2100 S Wilmington St	Raleigh	NC	27603	IX-3-SHOD-2	CX-40-UL	MK SOUTH II LLC	KANE REALTY CORPORATION, 4321 LASSITER AT NORTH HILLS AVE, RALEIGH NC 27609-5780	017695 / 02696	S. Wilmington St / Walker St	0.89
1703507332	212 Walker St	Raleigh	NC	27603	IX-3-SHOD-2	CX-40-UL	MK SOUTH II LLC	KANE REALTY CORPORATION, 4321 LASSITER AT NORTH HILLS AVE, RALEIGH NC 27609-5780	017695 / 02696	Walker St / Plum St	1.27
1703505297	228 Walker St	Raleigh	NC	27603	IX-3-SHOD-2	CX-40-UL	MK SOUTH II LLC	KANE REALTY CORPORATION, 4321 LASSITER AT NORTH HILLS AVE, RALEIGH NC 27609-5780	017695 / 02696	Walker St / Plum St	0.08
1703505257	232 Walker St	Raleigh	NC	27603	IX-3-SHOD-2	CX-40-UL	MK SOUTH II LLC	KANE REALTY CORPORATION, 4321 LASSITER AT NORTH HILLS AVE, RALEIGH NC 27609-5780	017695 / 02696	Walker St / Plum St	0.1
1703506166	235 WALKER ST	Raleigh	NC	27603	IH-SHOD-2	CX-40-UL	MK SOUTH II LLC	KANE REALTY CORPORATION, 4321 LASSITER AT NORTH HILLS AVE, RALEIGH NC 27609-5780	017695 / 02696	Walker St / Plum St	0.08

1703505186	239 WALKER ST	Raleigh	NC	27603 IH-SHOD-2	CX-40-UL	MK SOUTH II LLC	KANE REALTY CORPORATION, 4321 LASSITER AT NORTH HILLS AVE, RALEIGH NC 27609-5780	017695 / 02696	Walker St / Plum St	0.26
1703601391	95 Bluff St	Raleigh	NC	27603 IX-3-SHOD-2	CX-40-UL	MK SOUTH II LLC	KANE REALTY CORPORATION, 4321 LASSITER AT NORTH HILLS AVE, RALEIGH NC 27609-5780	017695 / 02696	Bluff St / Plum St	1.46
1702494929	1813 S Saunders St.	Raleigh	NC	27603 IX-4-PL-SHOD-2	CX-40-UL-SHOD-2	BW RRI I LLC	5847 SAN FELIPE ST STE 4650, HOUSTON TX 77057-3277	016015 / 01801	S. Saunders / Penmarc Dr	2.7
1703413364	1620 GREEN ST	Raleigh	NC	27603 R-6	CX-20-UL	MK SOUTH III LLC	STE 250, 4321 LASSITER AT NORTH HILLS AVE, RALEIGH NC 27609-5782	017826/02138 015496 / 00041 017900 / 01784	Green Street / Penmarc Drive	0.17
1703116256	655 Maywood	Raleigh	NC	27603 IX-3-SHOD-2	CX-20-UL-SHOD-2	JPB HOLDINGS LLC	1615 OBERLIN RD, RALEIGH NC 27608-2039		Maywood Ave / Lake Wheeler Rd	8.5
1703600326	133 Bluff Street	Raleigh	NC	27603 IX-3	CX-40-UL	MK SOUTH II LLC	4321 LASSITER NORTH HILLS AVE STE 2, RALEIGH NC 27609-5780		Bluff St / Plum St	0.09
1703412400	1615 S Saunders St	Raleigh	NC	27603 NX-3-PL	CX-40-UL-SHOD-2	TRUJILLO-ANGULO, IRENE LUCY SALOMON, AVI	5206 BLUE LAGOON LN, RALEIGH NC 27610-6463	017728/01785	S. Saunders / Gilbert Ave	0.36

EXHIBIT B**Maximum Building Heights and Step Backs**

Any development on the subject properties as listed on Exhibit A shall be limited to no more than twelve (12) stories in height as measured perpendicularly for a distance of 180 feet from property line of the following adjacent properties:

Property Address	Book and Page
578 Granite Street	016112 / 00830
574 Granite Street	005825 / 00765
570 Granite Street	17-E / 1460
566 Granite Street	017507 / 01550
562 Granite Street	015603 / 01377
558 Granite Street	014317 / 01588
554 Granite Street	002574 / 00227
550 Granite Street	007741 / 00513
546 Granite Street	007246 / 00915
542 Granite Street	013711 / 02375
538 Granite Street	011261 / 02716
532 Granite Street	013965 / 02235
518 Granite Street	016314 / 01009
500 Granite Street	017115 / 02747
498 Carolina Pines Avenue	017115 / 02747
450 Carolina Pines Avenue	017115 / 02747

Any development on the subject properties listed below, which are those located east of South Saunders Street and north of Penmarc Drive/Water Works Street, shall be limited in height to no greater than: (i) 5 stories in height within 50 feet of any neighborhood transition area required pursuant to Section 3.5 of the UDO, as measured perpendicular to the boundary of such neighborhood transition area, nor (ii) 20 stories in height.

Property Address	Book and Page
201 Gilbert Ave	016626 / 01273
1616 Green St	016028 / 01062
1624 Green St	015280 / 00776
1628 Green St	014217 / 02793
1632 Green St	014217 / 02793
1640 Green St	014217 / 02793
1639 Green St	014217 / 02793
150 Penmarc Dr	014217 / 02793
1620 Green St	017826/02138
1615 S Saunders St	017728/01785

DocuSigned by:

Property Owner(s) Signature

Alice W. Penny

B0790F4E73E2463...

Print Name Alice W. Penny

Any development on the following properties listed on Exhibit A shall be limited to no more than 20 stories in height as measured perpendicularly for a distance of 400 feet from the right-of-way along Wilmington Street:

Property Address	Book and Page
1938 South Wilmington Street	017695 / 02696
201 Walker Street	017695 / 02696
137 Bluff Street	017695 / 02696
133 Bluff Street	017900 / 01784
125 Bluff Street	017695 / 02696
95 Bluff Street	017695 / 02696

DocuSigned by:

Alice W. Penny

B0799F1E73E2463...

Property Owner(s) Signature

Print Name

Alice W. Penny

Rezoning Application



RALEIGH
DEPARTMENT OF
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan Existing Zoning Base District See Exhibit A (Version 1.0) Height See Exhibit A (Version 1.0) Frontage See Exhibit A (Version 1.0) Overlay(s) _____ Proposed Zoning Base District _____ Height _____ Frontage _____ Overlay(s) _____ Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			OFFICE USE ONLY Rezoning Case # _____
If the property has been previously rezoned, provide the rezoning case number: _____			
GENERAL INFORMATION			
Date _____		Date Amended (1) _____ Date Amended (2) _____	
Property Address See Exhibit A (Version 1.0)			
Property PIN See Exhibit A (Version 1.0)		Deed Reference (book/page) See Exhibit A (Version 1.0)	
Nearest Intersection See Exhibit A (Version 1.0)			
Property Size (acres) See Exhibit A (Version 1.0)	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address TRUJILLO-ANGULO, IRENE LUCY SALOMON, AVI 5206 BLUE LAGOON LN, RALEIGH NC 27610-6463		Phone _____	Fax _____
		Email _____	
Applicant Name/Address TRUJILLO-ANGULO, IRENE LUCY SALOMON, AVI 5206 BLUE LAGOON LN, RALEIGH NC 27610-6463		Phone _____	Fax _____
		Email _____	
Applicant* Signature(s)		Email gkuruc@kanerealtycorp.com	

*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

RECEIVED

By JP Mansolf at 2:40 pm, Sep 08, 2020

Rezoning Application



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REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan Existing Zoning Base District See Exhibit A (Version 1.0) Height See Exhibit A (Version 1.0) Frontage See Exhibit A (Version 1.0) Overlay(s) _____ Proposed Zoning Base District _____ Height _____ Frontage _____ Overlay(s) _____ Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			OFFICE USE ONLY Rezoning Case #
If the property has been previously rezoned, provide the rezoning case number:			
GENERAL INFORMATION			
Date		Date Amended (1)	Date Amended (2)
Property Address See Exhibit A (Version 1.0)			
Property PIN See Exhibit A (Version 1.0)		Deed Reference (book/page) See Exhibit A (Version 1.0)	
Nearest Intersection See Exhibit A (Version 1.0)			
Property Size (acres) See Exhibit A (Version 1.0)	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address JPB HOLDINGS LLC 1615 OBERLIN RD RALEIGH NC 27608-2039		Phone	Fax
		Email	
Applicant Name/Address JPB HOLDINGS LLC 1615 OBERLIN RD RALEIGH NC 27608-2039		Phone	Fax
		Email	
Applicant* Signature(s) DocuSigned by: <i>P. Baker</i> 79F1F5E6C2D54DA...		Email gkuruc@kanerealtycorp.com	

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By JP Mansolf at 2:39 pm, Sep 08, 2020

Rezoning Application



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REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan Existing Zoning Base District See Exhibit A (Version 1.0) Height See Exhibit A (Version 1.0) Frontage See Exhibit A (Version 1.0) Overlay(s) _____ Proposed Zoning Base District _____ Height _____ Frontage _____ Overlay(s) _____ Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			OFFICE USE ONLY Rezoning Case # _____
If the property has been previously rezoned, provide the rezoning case number: _____			
GENERAL INFORMATION			
Date _____		Date Amended (1) _____ Date Amended (2) _____	
Property Address See Exhibit A (Version 1.0)			
Property PIN See Exhibit A (Version 1.0)		Deed Reference (book/page) See Exhibit A (Version 1.0)	
Nearest Intersection See Exhibit A (Version 1.0)			
Property Size (acres) See Exhibit A (Version 1.0)	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address MK SOUTH LLC 4321 LASSITER AT NORTH HILLS AVE, STE 250, RALEIGH NC 27609-5782		Phone _____	Fax _____
		Email _____	
Applicant Name/Address MK SOUTH LLC 4321 LASSITER AT NORTH HILLS AVE, STE 250, RALEIGH NC 27609-5782		Phone _____	Fax _____
		Email _____	
Applicant* Signature(s) DocuSigned by: <i>Stephen Malik</i> 767A9F0B67D74E9...		Email gkuruc@kanerealtycorp.com	

*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

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By JP Mansolf at 2:37 pm, Sep 08, 2020

Rezoning Application



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REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan Existing Zoning Base District See Exhibit A (Version 1.0) Height See Exhibit A (Version 1.0) Frontage See Exhibit A (Version 1.0) Overlay(s) _____ Proposed Zoning Base District _____ Height _____ Frontage _____ Overlay(s) _____ Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			OFFICE USE ONLY Rezoning Case # _____
If the property has been previously rezoned, provide the rezoning case number: _____			
GENERAL INFORMATION			
Date _____		Date Amended (1) _____ Date Amended (2) _____	
Property Address See Exhibit A (Version 1.0)			
Property PIN See Exhibit A (Version 1.0)		Deed Reference (book/page) See Exhibit A (Version 1.0)	
Nearest Intersection See Exhibit A (Version 1.0)			
Property Size (acres) See Exhibit A (Version 1.0)	For Planned Development Applications Only:	Total Units Total Parcels	Total Square Footage Total Buildings
Property Owner Name/Address PENNY, ALICE W PO BOX 37159 RALEIGH NC 27627-7159		Phone _____	Fax _____
Applicant Name/Address PENNY, ALICE W PO BOX 37159 RALEIGH NC 27627-7159		Email _____	
Applicant* Signature(s) <i>Alice Penny</i>		Phone _____	Fax _____
DocuSigned by: B0799F1E73E2463...		Email gkuruc@kanerealtycorp.com	

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Rezoning Application



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REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan Existing Zoning Base District See Exhibit A (Version 1.0) Height See Exhibit A (Version 1.0) Frontage See Exhibit A (Version 1.0) Overlay(s) _____ Proposed Zoning Base District _____ Height _____ Frontage _____ Overlay(s) _____ Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			OFFICE USE ONLY Rezoning Case # _____
If the property has been previously rezoned, provide the rezoning case number: _____			
GENERAL INFORMATION			
Date _____		Date Amended (1) _____ Date Amended (2) _____	
Property Address See Exhibit A (Version 1.0)			
Property PIN See Exhibit A (Version 1.0)		Deed Reference (book/page) See Exhibit A (Version 1.0)	
Nearest Intersection See Exhibit A (Version 1.0)			
Property Size (acres) See Exhibit A (Version 1.0)	For Planned Development Applications Only:	Total Units Total Parcels	Total Square Footage Total Buildings
Property Owner Name/Address BW RRI I LLC 5847 SAN FELIPE ST STE 4650 HOUSTON TX 77057-3277		Phone _____	Fax _____
Applicant Name/Address BW RRI I LLC 5847 SAN FELIPE ST STE 4650 HOUSTON TX 77057-3277		Email _____	
Applicant* Signature(s) DocuSigned by: <i>Dorraine Lallani</i> FD286FBD061B4EB...		Phone _____	Fax _____
		Email gkuruc@kanerealtycorp.com	

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By JP Mansolf at 2:36 pm, Sep 08, 2020

Rezoning Application



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Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan Existing Zoning Base District See Exhibit A (Version 1.0) Height See Exhibit A (Version 1.0) Frontage See Exhibit A (Version 1.0) Overlay(s) _____ Proposed Zoning Base District _____ Height _____ Frontage _____ Overlay(s) _____ Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			OFFICE USE ONLY Rezoning Case # _____
If the property has been previously rezoned, provide the rezoning case number: _____			
GENERAL INFORMATION			
Date _____		Date Amended (1) _____ Date Amended (2) _____	
Property Address See Exhibit A (Version 1.0)			
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		Email _____	
Applicant Name/Address TRUJILLO-ANGULO, IRENE LUCY SALOMON, AVI 5206 BLUE LAGOON LN, RALEIGH NC 27610-6463		Phone _____	Fax _____
		Email _____	
Applicant* Signature(s) DocuSigned by: IRENE LUCY TRUJILLO-ANGULO 0255109EFC5C4A9...		Email gkuruc@kanerealtycorp.com	

*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

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By JP Mansolf at 2:35 pm, Sep 08, 2020

REZONING APPLICATION ADDENDUM #1	
Comprehensive Plan Analysis	OFFICE USE ONLY
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.	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.	
<p>1. The 2030 Comprehensive Plan identifies the subject properties as a high priority for redevelopment and reinvestment. Map ED-1 entitled Target Areas for Economic Development lists all three quadrants at the S. Saunders St. and I-440 interchange as priorities for redevelopment. The proposed rezoning will lay the groundwork for reinvestment in these areas.</p> <p>2. Similarly, Policy ED 1.1 (Corridor Revitalization), Policy ED 1.3 (Gateway Reinvestment and Action) ED 1.1 (Strategic Revitalization Plans) encourage redevelopment of the S. Saunders gateway into the City. Tools include zoning, public investments in infrastructure and incentives. The proposed rezoning would address these policies by supporting higher densities and a mix of uses that bring together residents, jobs and retail amenities in an important location just south of Downtown.</p> <p>3. Based on the unique facilities, scale and location of the proposed development, the rezoning meets a number of objectives under Regional Coordination. The development will locate a soccer stadium serving the region near Downtown with access to a major interstate and regional transit. It also will bring jobs, housing and retail amenities to a location that minimizes vehicle miles traveled and reduces sprawl and environmental impacts at a regional level.</p> <p>4. Much of the site also falls within Downtown Regional Center on the Growth Framework Map. As such, the Comprehensive Plan encourages significant infill development and redevelopment, particularly with an eye toward distinctive character through placemaking, transit and streetscape investments to encourage walkability.</p> <p>5. The base zoning is consistent with the Future Land Use Map. The properties in the northeast quadrant of S. Saunders St. and I-440 are designated Regional Mixed Use. The properties in the southwest quadrant are designated Office/Research and Development (ORD), and those at the southeast quadrant are Office and Residential Mixed Use (ORMU). CX is clearly appropriate for Regional Mixed Use. Given the proximity to a major interstate, CX is also appropriate for those designated ORMU and ORD. Note that these properties are already zoned CX or IX, which is inconsistent with the ORD and ORMU designation.</p>	
PUBLIC BENEFITS	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
<p>1. Economic Revitalization. Based on the large assemblage of land on three quadrants of a major interchange, the site offers a unique opportunity to shape the future of Downtown Raleigh, expanding in a direction in greatest need of investment. The scale and mix of uses will provide employment opportunities for the surrounding community and new amenities currently only available in other parts of the City.</p> <p>2. Infrastructure. The site is served by significant existing infrastructure, including a major highway and north-south corridor. In addition, the site falls along a corridor identified for Bus Rapid Transit, where the most intense development shall occur. The level of infrastructure supports a large redevelopment project. The City recently completed the Southern Gateway Corridor Study, which calls for more intense transit oriented development in this corridor.</p> <p>3. Stadium. The project envisions a stadium to accommodate soccer and other events throughout the year. Such a major cultural/recreational investment at a strategic location near Downtown will add to the City's attractiveness for economic growth.</p> <p>4. Greenway. The Walnut Creek Greenway traverses the site. A large mixed use project will provide residents and patrons with easy bike access to Downtown, Dix Park and the Neuse River Trail. Moreover, it will provide visitors an attractive destination along the greenway system.</p>	

REZONING APPLICATION ADDENDUM #2	
Impact on Historic Resources	OFFICE USE ONLY
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.	Rezoning Case #
INVENTORY OF HISTORIC RESOURCES	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
N/A	
PROPOSED MITIGATION	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	

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 City Growth Center

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

1.	<p><i>All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.</i></p> <p>Response:</p> <p>Development will contain retail as well as other mixed uses in a walkable layout.</p>
2.	<p><i>Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.</i></p> <p>Response:</p> <p>Height map will provide that buildings adjacent to lower density neighborhoods will transition to lower heights.</p>
3.	<p><i>A mixed use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed use area should be possible without requiring travel along a major thoroughfare or arterial.</i></p> <p>Response:</p> <p>Given the large site area, the proposed development will create a new street system as well as connect into existing streets.</p>
4.	<p><i>Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.</i></p> <p>Response:</p> <p>Given the large site area, the proposed development will create a new street system as well as connect into existing streets.</p>
5.	<p><i>New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.</i></p> <p>Response:</p> <p>Given the large site area, the proposed development will create a new street system as well as connect into existing streets.</p>
6.	<p><i>A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.</i></p> <p>Response:</p> <p>Based on the urban frontage, buildings will line streets and provide interest for pedestrians with active uses.</p>

7.	<p><i>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</i></p> <p>Response:</p> <p>Based on the urban frontage, buildings will line streets and provide interest for pedestrians with active uses.</p>
8.	<p><i>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</i></p> <p>Response:</p> <p>Based on the urban frontage, buildings will line streets and provide interest for pedestrians with active uses.</p>
9.	<p><i>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</i></p> <p>Response:</p> <p>Given the outdoor amenity requirements and large site area, the proposed development will carefully locate public areas to maximize utilizations for pedestrians.</p>
10.	<p><i>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</i></p> <p>Response:</p> <p>Given the outdoor amenity requirements and large site area, the proposed development will carefully locate public areas to maximize utilizations for pedestrians.</p>
11.	<p><i>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</i></p> <p>Response:</p> <p>Given the outdoor amenity requirements and large site area, the proposed development will carefully locate public areas to maximize utilizations for pedestrians.</p>
12.	<p><i>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</i></p> <p>Response:</p> <p>Given the outdoor amenity requirements and large site area, the proposed development will carefully locate public areas to maximize utilizations for pedestrians.</p>

13.	<p><i>New public spaces should provide seating opportunities.</i></p> <p>Response:</p> <p>The proposed development will activate open areas with outdoor seating.</p>
14.	<p><i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i></p> <p>Response:</p> <p>The proposed development will contain structured parking compliant with urban frontage requirements and design standards for screening, and activation of the ground level.</p>
15.	<p><i>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</i></p> <p>Response:</p> <p>The proposed development will contain structured parking compliant with urban frontage requirements and design standards for screening, and activation of the ground level.</p>
16.	<p><i>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</i></p> <p>Response:</p> <p>The proposed development will contain structured parking compliant with urban frontage requirements and design standards for screening, and activation of the ground level.</p>
17.	<p><i>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</i></p> <p>Response:</p> <p>Given the high level of transit on S. Saunders Street and possibly on Wilmington Street, the proposed development will place intensity within walking distance of transit service.</p>
18.	<p><i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i></p> <p>Response:</p> <p>Given the high level of transit on S. Saunders Street and possibly on Wilmington Street, the proposed development will place intensity within walking distance of transit service.</p>
19.	<p><i>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</i></p> <p>Response:</p> <p>Given the location of Walnut Creek, floodplains and existing greenway system, the proposed development will leverage these natural features as an asset for residents to enjoy and to access the surrounding area, including Downtown and Dix Park.</p>

20.	<p><i>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</i></p> <p>Response:</p> <p>Based on the urban frontage, the proposed development will include public streets as an integral component to design.</p>
21.	<p><i>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</i></p> <p>Response:</p> <p>Based on the urban design guidelines, sidewalks will meet these dimensions.</p>
22.	<p><i>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</i></p> <p>Response:</p> <p>Based on the urban frontage, the proposed development will include street trees.</p>
23.	<p><i>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</i></p> <p>Response:</p> <p>Based on the urban frontage, the buildings will define the streets spatially.</p>
24.	<p><i>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</i></p> <p>Response:</p> <p>Based on the urban frontage, the primary entrance of buildings will be street facing.</p>
25.	<p><i>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</i></p> <p>Response:</p> <p>Based on the urban frontage, the ground level of buildings will offer pedestrians interest along sidewalks.</p>
26.	<p><i>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</i></p> <p>Response:</p> <p>Based on the urban frontage, the sidewalks will be the principle place of pedestrian movement.</p>

REZONING APPLICATION SUBMITTAL REQUIREMENTS ("Rezoning Checklist")					
TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – General Use or Conditional Use Rezoning	YES	N/A	YES	NO	N/A
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
2. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
3. Neighborhood Meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. Rezoning application review fee (see Fee Schedule for rate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Completed application, submitted through Permit & Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Completed Comprehensive Plan Consistency Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Completed Response to the Urban Design Guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties within 500 feet of area to be rezoned	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Trip Generation Study	<input type="checkbox"/>	<input type="checkbox"/>			
8. Traffic Impact Analysis	<input type="checkbox"/>	<input type="checkbox"/>			
For properties requesting a conditional use district:					
9. Completed zoning conditions, signed by property owner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
If applicable (see Page 11):					
10. Proof of power of attorney or owner affidavit	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
For properties requesting a Planned Development (PD) or Campus District (CMP):					
10. Master Plan (see Master Plan Submittal Requirements)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
For properties requesting an Accessory Dwelling Unit Overlay District (ADUOD):					
15. Copy of ballot and mailing list	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

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

Who can initiate a rezoning request?

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

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

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

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

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

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

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



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To: Neighboring Property Owner
From: Mack Paul
Date: February 7, 2020
Re: Notice of meeting to discuss potential rezoning of certain property described in the chart below (the "Property")

Property

See attached list.

We are counsel for Kane Realty Corporation ("Kane"), which plans to rezone the above-captioned Property. Currently, the Property is zoned IX-3, IX-3-PL, IX-4-PL, IH, and R6 respectively. Kane is considering rezoning the Property to Commercial Mixed Use, up to 40 stories with Urban Limited frontage (CX-40-UL). The purpose of the rezoning is to facilitate development of Downtown South, a large mixed-use development that will include a stadium and other public amenities.

You are cordially invited to attend a meeting to discuss the potential rezoning. We have scheduled a meeting with surrounding property owners on Wednesday, February 19, 2020, from 6:00 p.m. to 7:00 p.m. This meeting will be held in a room at Trophy Brewing, 656 Maywood Avenue.

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

Please do not hesitate to contact me directly should you have any questions or wish to discuss any issues. I can be reached at 919.590.0377 or mpaul@morningstarlawgroup.com. Also, for more information about the rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at (919) 996-2682 or rezoning@raleighnc.gov.

EXHIBIT A TO REZONING APPLICATION										
PIN	ADDRESS	CITY STATE	ZIP	CURRENT ZONING	TO BE ZONED	OWNER NAME	OWNER ADDRESS	DEED BOOK AND PAGE	CROSS STREET	PROPERTY SIZE (Acres)
1702381400	2400 S SAUNDERS ST	Raleigh NC	27603	IX-3	CX-40-UL	MK SOUTH LLC	4321 LASSITER AT NORTH HILLS AVE, STE 250, RALEIGH NC 27609-5782	17695 / 02495	S. Saunders St / Hubert St and S. Saunders St / Caroline Pines Ave	77.64
1703501052	100 PENMAR DR	Raleigh NC	27603	IX-3	CX-40-UL	PENNY, ALICE W	PO BOX 37159, RALEIGH NC 27627-7159	014217 / 02793	Water Works St / Penmar Dr	20.31
1703406591	0 PENMAR DR	Raleigh NC	27603	IX-3	CX-40-UL	PENNY, ALICE W	120 PENMAR DR STE 116, RALEIGH NC 27603-2400	014217 / 02793	S. Saunders St / Penmar Dr	6.05
1703404666	201 PENMAR DR	Raleigh NC	27603	IX-3	CX-40-UL	PENNY, ALICE W	120 PENMAR DR STE 116, RALEIGH NC 27603-2400	014217 / 02793	S. Saunders / Penmar Dr	5
1702492952	1821 S SAUNDERS ST	Raleigh NC	27603	IX-3-PL	CX-40-UL	PENNY, ALICE W	120 PENMAR DR STE 116, RALEIGH NC 27603-2400	014217 / 02793	S. Saunders / Penmar Dr	0.35
1703492054	1801 S SAUNDERS ST	Raleigh NC	27603	IX-3-PL	CX-40-UL	PENNY, ALICE W	120 PENMAR DR STE 116, RALEIGH NC 27603-2400	014217 / 02793	S. Saunders / Penmar Dr	0.34
1703402145	1811 S SAUNDERS ST	Raleigh NC	27603	IX-3-PL	CX-40-UL	PENNY, ALICE W	120 PENMAR DR STE 116, RALEIGH NC 27603-2400	014217 / 02793	S. Saunders / Penmar Dr	0.15
1703402242	1809 S SAUNDERS ST	Raleigh NC	27603	IX-3-PL	CX-40-UL	PENNY, ALICE W	120 PENMAR DR STE 116, RALEIGH NC 27603-2400	014217 / 02793	S. Saunders / Penmar Dr	0.32
1703402342	0 S SAUNDERS ST	Raleigh NC	27603	IX-3-PL	CX-40-UL	PENNY, ALICE W	120 PENMAR DR STE 116, RALEIGH NC 27603-2400	014217 / 02793	S. Saunders / Penmar Dr	0.32
1703402443	1731 S SAUNDERS ST	Raleigh NC	27603	IX-3-PL	CX-40-UL	PENNY, ALICE W	120 PENMAR DR STE 116, RALEIGH NC 27603-2400	014217 / 02793	S. Saunders / Penmar Dr	0.36
1703402539	1727 S SAUNDERS ST	Raleigh NC	27603	IX-3-PL	CX-40-UL	PENNY, ALICE W	PO BOX 37159, RALEIGH NC 27627-7159	014217 / 02793	S. Saunders / Penmar Dr	0.63
1703402735	1717 S SAUNDERS ST	Raleigh NC	27603	IX-3-PL	CX-40-UL	PENNY, ALICE W	PO BOX 37159, RALEIGH NC 27627-7159	014217 / 02793	S. Saunders / Penmar Dr	0.39
1703402838	1701 S SAUNDERS ST	Raleigh NC	27603	IX-3-PL	CX-40-UL	PENNY, ALICE W	PO BOX 37159, RALEIGH NC 27627-7159	014217 / 02793	S. Saunders / Penmar Dr	0.55
1703413123	1640 GREEN ST	Raleigh NC	27603	R-6	CX-40-UL	PENNY, ALICE W	PO BOX 37159, RALEIGH NC 27627-7159	014217 / 02793	Green St / Penmar Dr	0.34
1703413159	1632 GREEN ST	Raleigh NC	27603	R-6	CX-40-UL	PENNY, ALICE W	PO BOX 37159, RALEIGH NC 27627-7159	014217 / 02793	Green St / Penmar Dr	0.17
1703413254	1628 GREEN ST	Raleigh NC	27603	R-6	CX-40-UL	PENNY, ALICE W	PO BOX 37159, RALEIGH NC 27627-7159	014217 / 02793	Green St / Penmar Dr	0.16
1703413219	1624 GREEN ST	Raleigh NC	27603	R-6	CX-40-UL	PENNY, ALICE W	PO BOX 37159, RALEIGH NC 27627-7159	015280 / 00776	Green St / Penmar Dr	0.17
1703413440	1616 GREEN ST	Raleigh NC	27603	R-6	CX-40-UL	PENNY, ALICE W	PO BOX 37159, RALEIGH NC 27627-7159	016026 / 01062	Green St / Gilbert Ave	0.28
1703413593	201 GILBERT AVE	Raleigh NC	27603	R-6	CX-40-UL	PENNY, ALICE W	PO BOX 37159, RALEIGH NC 27627-7159	016626 / 01273	Green St / Gilbert Ave	0.17
1703415274	1639 GREEN ST	Raleigh NC	27603	R-6	CX-40-UL	PENNY, ALICE W	PO BOX 37159, RALEIGH NC 27627-7159	014217 / 02793	Green St / Penmar Dr	1.81
1703418217	150 PENMAR DR	Raleigh NC	27603	IX-3	CX-40-UL	PENNY, ALICE W	PO BOX 37159, RALEIGH NC 27627-7159	014217 / 02793	Green St / Penmar Dr	1.99
1703502802	130 PENMAR DR	Raleigh NC	27603	IX-3	CX-40-UL	PENNY, ALICE W	PO BOX 37159, RALEIGH NC 27627-7159	014217 / 02793	Penmar Dr / Water Works St	2.01
1703501517	120 PENMAR DR	Raleigh NC	27603	IX-3	CX-40-UL	PENNY, ALICE W	PO BOX 37159, RALEIGH NC 27627-7159	04220 / 00480	Penmar Dr / Water Works St	2.95
1703601307	125 BLUFF ST	Raleigh NC	27603	IX-3	CX-40-UL	MK SOUTH II LLC	KANE REALTY CORPORATION, 4321 LASSITER AT NORTH HILLS AVE, RALEIGH NC 27609-5780	017695 / 02696	Bluff St / Plum St	0.1
1703509386	137 BLUFF ST	Raleigh NC	27603	IX-3	CX-40-UL	MK SOUTH II LLC	KANE REALTY CORPORATION, 4321 LASSITER AT NORTH HILLS AVE, RALEIGH NC 27609-5780	017695 / 02696	Bluff St / Plum St	0.09
1702494929	1813 S Saunders St.	Raleigh NC	27603	IX-4-PL	CX-40-UL	BW RRI LLC	5847 SAN FELIPE ST STE 4650, HOUSTON TX 77057-3277	016015 / 01801	S. Saunders / Penmar Dr	2.7
1702691938	1938 S Wilmington St	Raleigh NC	27603	IH	CX-40-UL	MK SOUTH II LLC	KANE REALTY CORPORATION, 4321 LASSITER AT NORTH HILLS AVE, RALEIGH NC 27609-5780	017695 / 02696	S. Wilmington St / Walker St	3.81
1703508002	201 Walker St	Raleigh NC	27603	IH	CX-40-UL	MK SOUTH II LLC	KANE REALTY CORPORATION, 4321 LASSITER AT NORTH HILLS AVE, RALEIGH NC 27609-5780	017695 / 02696	S. Wilmington St / Walker St	2.87
1702596769	2109 S Wilmington St	Raleigh NC	27603	IX-3-PL	CX-40-UL	MK SOUTH II LLC	KANE REALTY CORPORATION, 4321 LASSITER AT NORTH HILLS AVE, RALEIGH NC 27609-5780	017695 / 02696	S. Wilmington St / Walker St	0.89
1703507332	212 Walker St	Raleigh NC	27603	IX-3	CX-40-UL	MK SOUTH II LLC	KANE REALTY CORPORATION, 4321 LASSITER AT NORTH HILLS AVE, RALEIGH NC 27609-5780	017695 / 02696	Walker St / Plum St	1.27
1703505297	228 Walker St	Raleigh NC	27603	IX-3	CX-40-UL	MK SOUTH II LLC	KANE REALTY CORPORATION, 4321 LASSITER AT NORTH HILLS AVE, RALEIGH NC 27609-5780	017695 / 02696	Walker St / Plum St	0.08
1703505257	232 Walker St	Raleigh NC	27603	IX-3	CX-40-UL	MK SOUTH II LLC	KANE REALTY CORPORATION, 4321 LASSITER AT NORTH HILLS AVE, RALEIGH NC 27609-5780	017695 / 02696	Walker St / Plum St	0.1
1703506166	235 WALKER ST	Raleigh NC	27603	IH	CX-40-UL	MK SOUTH II LLC	KANE REALTY CORPORATION, 4321 LASSITER AT NORTH HILLS AVE, RALEIGH NC 27609-5780	017695 / 02696	Walker St / Plum St	0.08
1703505186	239 WALKER ST	Raleigh NC	27603	IH	CX-40-UL	MK SOUTH II LLC	KANE REALTY CORPORATION, 4321 LASSITER AT NORTH HILLS AVE, RALEIGH NC 27609-5780	017695 / 02696	Walker St / Plum St	0.26
1703601391	95 Bluff St	Raleigh NC	27603	IX-3	CX-40-UL	MK SOUTH II LLC	KANE REALTY CORPORATION, 4321 LASSITER AT NORTH HILLS AVE, RALEIGH NC 27609-5780	017695 / 02696	Bluff St / Plum St	1.46

SUMMARY OF ISSUES

A neighborhood meeting was held on February 19, 2020 (date) to discuss a potential rezoning located at See Exhibit A (property address).

The neighborhood meeting was held at Trophy Brewing & Taproom, 656 Maywood Ave, Raleigh (location).

There were approximately 58 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Stormwater / Flooding:

Attendee asked about stormwater runoff in Tract A (adjacent to Caraleigh Mills).

Attendee asked if there would be a study on how Developer can mitigate stormwater in the area.

Attendee noted that stormwater on C drains into A and that Developer need to consider that (though in truth it drains in the opposite direction).

Attendee noted efforts of residents to ensure stormwater mitigation during development of townhomes along Maywood Avenue.

Attendee noted storms and flooding are becoming more frequent and Developer need to consider future changes to flood maps.

North Carolina Equipment Co. Tracts:

Attendee asked if Developer was aware of an old cemetery located on Tract A.

SUMMARY OF ISSUES

A neighborhood meeting was held on February 19, 2020 (date) to discuss a potential rezoning located at See Exhibit A (property address).

The neighborhood meeting was held at Trophy Brewing & Taproom, 656 Maywood Ave, Raleigh (location).

There were approximately 58 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Attendee asked about the location of the property line between Tract A and the Caraleigh Mills condominium property.

Attendee discouraged any development north of Walnut Creek adjacent to Caraleigh Mills condominiums (Tract A).

Attendee asked about future development on NCEC. Would these tracts serve as parking for development on Tract C?

Attendee asked how many units would be built on Tracts A and B.

Attendee asked what zoning height will be requested on Tracts A and B.

Attendee asked whether the land clearing on Tract B was in connection with this development. She noted she previously planted cypress trees on Tract B and that it is mostly a "swamp."

Attendee remarked on limited access to Tract A.

Attendee is concerned about the density on Tract A and its effect on the Caraleigh Mills "backyard."

SUMMARY OF ISSUES

A neighborhood meeting was held on February 19, 2020 (date) to discuss a potential rezoning located at See Exhibit A (property address).

The neighborhood meeting was held at Trophy Brewing & Taproom, 656 Maywood Ave, Raleigh (location).

There were approximately 58 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Traffic / Infrastructure:

Attendee from Caraleigh Mills asked about traffic circulation along neighborhood streets.

Attendee requested consideration of traffic flow on Maywood Avenue, especially during sports/entertainment events in the development.

Attendee asked about a potential transportation link to Hammond Road to help distribute traffic.

Attendee asked that attention be focused on pedestrian connections and infrastructure improvements to connect the site to Downtown.

Rezoning / Included Properties:

Attendee asked about the proposed zoning designation and when the zoning would be filed with the City.

Attendee asked who is applying for the rezoning.

SUMMARY OF ISSUES

A neighborhood meeting was held on February 19, 2020 (date) to discuss a potential rezoning located at See Exhibit A (property address).

The neighborhood meeting was held at Trophy Brewing & Taproom, 656 Maywood Ave, Raleigh (location).

There were approximately 58 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Attendee asked whether Kane Realty has closed on all the Tracts connected to the proposed developments and whether purchase contracts are contingent on rezoning.

Attendee asked whether the Shell Station on S Saunders Street would be part of the development.

Attendee asked if the historic waterworks building along Wilmington Street would be included in the development.

Attendee asked about how likely the City was to approve our rezoning and whether they may fight us on it.

Natural Areas / Greenway:

Attendee expressed a desire to maintain natural areas along the greenways so that wildlife can remain in the area.

Attendee expressed concern that the natural areas would not be suitable for wildlife after development.

Attendee emphasized the "natural backyard" behind the Caraleigh Mills condominiums and wanted to avoid manicured parks on that tract.

SUMMARY OF ISSUES

A neighborhood meeting was held on February 19, 2020 (date) to discuss a potential rezoning located at See Exhibit A (property address).

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There were approximately 58 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Attendee asked how Developer planned to develop on wetlands.

Future Communications:

Attendee asked whether there would be future meetings with residents.

Attendee asked how Developer would notify them of future meetings.

Miscellaneous:

Attendee is fearful of what Developer is doing on Tract A without seeing a plan.

Attendee asked about the timeline for the development and when groundbreaking would occur.

Attendee asked about the cost of the overall development, the cost of the stadium and the source of funding for the stadium.

SUMMARY OF ISSUES

A neighborhood meeting was held on February 19, 2020 (date) to discuss a potential rezoning located at See Exhibit A (property address).

The neighborhood meeting was held at Trophy Brewing & Taproom, 656 Maywood Ave, Raleigh (location).

There were approximately 58 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Attendee asked about the reasons for moving the stadium from S. Saunders Street to Wilmington Street.

Attendee asked whether the site was in an Opportunity Zone.

Attendee asked whether there is a specific development plan for Tract C.

ATTENDANCE ROSTER	
NAME	ADDRESS
Tom Stuckey	1412 GILBERT AVE Raleigh
Bobby Lewis	1019 Copper dr. RA1
Garrett Lewis	1019 Copper Drive Raleigh
John Hixson	4111 Parker Landing, Raleigh
Karen Darrach	501 Pitted ct Raleigh
Oliver Koch	2701 S. Wilmington St.
Rhonda Stuenkel	1535 Caraleigh Mills Ct Raleigh
Eleanor Jones	Same
Susan Norris	312 Gilbert Ave + 1520 S. Saunders
Connie Crompler	120 Gilbert Ave
Brian Thomas	1121 Harper Rd
Pamela Blizzard	1535 Caraleigh Mills Ct
DREW DEANE	" " " "
Darren + Jenfer Kopf	611 Maywood Ave.
AYI SALOMON	1615 S. Saunders St
Donna Mach	1535 Caraleigh Mills Ct
Shirley Carroll	155 Gilbert Ave (Cedar St 1944 Carolee 119 819 7440 C.Hess)
David + Shirley Andrews	5405 Chasscot Ct (115 Gilbert)
Lindsey + Doug Kretzmann	613 Democracy St
Melanie Vonderhorst	1635 Caraleigh Mills Ct.
Jeff Keith	1535 Caraleigh Mills Ct #114
Lauren Warner	2300 Springhill Ave
Sean Sweeney	1535 Caraleigh Mills Ct
Brian Krug	131 Maywood Ave

ATTENDANCE ROSTER	
NAME	ADDRESS
Robert Roberson	1632-1640 S. Saunders
Sean Guy	2510 SPRINGHILL AVE
Roslyn + Joseph Bailey	2506 Springhill Ave.
Brian Sowers	2360 Springhill Ave
Chris Carter	450 Carthage Pines Ave
Sarah Carrator	1535-123 Caraleigh
Kathleen Bennett	1535 Caraleigh Mills 133
Karen Skarda	47 Summit Avenue
Greg Sanders	1535 Caraleigh Mills Ct
JEFFREY REZELI	1535-132 " " "
Mike Hanley	1535-131 " " "
Bob Edgerly	1919 Thynor Rd
Taylor King	4013 Westwood Ln
W DUMONT	303 Backgate Lane (copy
Maria Hachmeister	147 Gilbert ave. NC
Nicole Bleuer	1000 Silverstone Way
Jeff Mullen, Conception Gonzalez	Plum Frost Drive
Steven A. Hill	1535 Caraleigh mills unit 229.
Adrienne Milian/Carlos Milian	142 Maywood Ave Raleigh 27603
Mary Belle Pate (former ex ch)	2506 Crestline Ave "

ATTENDANCE ROSTER

NAME	ADDRESS
Ant Christensen	1535 Caraleigh Mills
Kyle Eckersole	135 MAYWOOD
LEON SHARGEL	1535 CARALEIGH MILLS
Brendan McLaughlin	1535 Caraleigh Mills
Benjamin Thomas	Moring St.
Max Delgado	163 Maywood Ave
Lauren Janarella	163 Maywood Ave
Chris Powers	29 Summit Ave
Merry Moore	1535 1535 Caraleigh Mills
Ethan Blaney	↓
Courtney Crowder	
Lauren Fory	2510 SPRINGHILL AVE
Mildred Flynn	149 Prospect Ave
Hal Thomas	1412 Moring St.

109 BLANCHARD LLC
2000 GARDEN WALL CT
RALEIGH NC 27614-6851

2018-4 IH BORROWER LP
INVITATION HOMES
1717 MAIN ST STE 2000
DALLAS TX 75201-4657

41 EAST THIRTY FIRST ST CORP
1969 EMERSON COOK RD
PITTSBORO NC 27312-9268

562 GRANITE LLC
1606 KILDAIRE FARM RD
CARY NC 27511-6557

658 MAYWOOD AVE LLC
514 S HARRINGTON ST
RALEIGH NC 27601-2108

A&A HOSPITALITY INC
2539 S SAUNDERS ST
RALEIGH NC 27603-2843

ABEBE, MOGES ARGAW, TENAGNE
1915 NEW BERN AVE
RALEIGH NC 27610-2426

ACOSTA, BRADLEY
31 SUMMIT AVE
RALEIGH NC 27603-2449

ADAMS, DWIGHT T ADAMS, CHERYL
B
138 GILBERT AVE
RALEIGH NC 27603-2420

ADAMS, KEITH TYRELL
1535 CARALEIGH MILLS CT APT 221
RALEIGH NC 27603-6458

ADAMS, KEITH TYRELL MILLS,
CORENTIA JAPZON
1535 CARALEIGH MILLS CT APT 139
RALEIGH NC 27603-6454

AGUILAR, CONRRADO BENITEZ
GARCIA, MARIA TORRES
156 GILBERT AVE
RALEIGH NC 27603-2420

AKINLADE, JOAN O
1205 OLE CT
RALEIGH NC 27603-7727

ALTMAN, KIMBERLY LYNN ALTMAN,
LLOYD HAMPTON III
2504 VAN DYKE AVE
RALEIGH NC 27607-6938

ANDERSON, JONATHAN W
PO BOX 6356
RALEIGH NC 27628-6356

ANDERSON, MEGAN MCCARTHY
1555 CARALEIGH MILLS CT APT 101
RALEIGH NC 27603-6459

ANDREWS, DAVID RAY JR ANDREWS,
BRENDA B
5405 CHASSCOT CT
RALEIGH NC 27606-5702

APPLE CAT REALTY LLC
212 MAYWOOD AVE
RALEIGH NC 27603-2440

AQUA EMPIRE LLC
133 FAYETTEVILLE ST STE 600
RALEIGH NC 27601-2911

AQUAGROOM INC
1400 SMITH RENO RD
RALEIGH NC 27603-7732

ARMSTRONG, STEVEN A
ARMSTRONG, JACQUELINE L
2238 SPRINGHILL AVE
RALEIGH NC 27603-7728

BAILEY, ROSLYN MARKS BAILEY,
JOSEPH C
2506 SPRINGHILL AVE
RALEIGH NC 27603-2722

BANKS, SHIRLEY HEIRS
PEGGY B LUCAS ADMIN
302 PLAZA DR
GARNER NC 27529-2730

BATES, DEBRA W BATES, WILLIAM C
JR
4612 SPRING CREST CT
FUQUAY VARINA NC 27526-8405

BBC MAYWOOD PROPERTIES LLC
301 FAYETTEVILLE ST UNIT 2808
RALEIGH NC 27601-2177

BEASLEY, RUTH N
5122 MIDLAND ST
RALEIGH NC 27603-4234

BEBCO
105 BERRY HILL DR
RALEIGH NC 27615-2060

BECERRIL-AVILA, PABLO
5213 BLUE LAGOON LN
RALEIGH NC 27610-6462

BENNETT, KATHLEEN
1535 CARALEIGH MILLS CT APT 133
RALEIGH NC 27603-6454

BENNETT, SAMUEL J
1535 CARALEIGH MILLS CT APT 117
RALEIGH NC 27603-6452

BEST, ADRIAN L BEST, ROSIE M
604 PARKANDER CT
RALEIGH NC 27603-7725

BESTIMT, JASON MICHAEL GABRIAN,
EMILY THERESA
1535 220 CARALEIGH MILLS CT
RALEIGH NC 27603-6457

BETTINGER, DOUGLAS
15160 EL CAMINO SENDA
SARATOGA CA 95070-6208

BHOTHIPITI, LUKE BHOTHIPITI,
LAUREN LUWISCH
609 MAYWOOD AVE
RALEIGH NC 27603-2339

BIELEC, ADRIENNE S
1535 103 CARALEIGH CT
RALEIGH NC 27603-6451

BLANEY, ETHAN MOORE, MEREDITH
1535 216 CARALEIGH MILLS CT
RALEIGH NC 27603-6457

BLIGHT, MICHAEL J BLIGHT, SHERRI
S
220 DEVANE ST
FAYETTEVILLE NC 28305-5061

BOCCHINO, JOSEPH VINCENT
BOCCHINO, LORETTA
1555 103 CARALEIGH MILLS CT
RALEIGH NC 27603-6459

BODLE, JOSEPHINE C
2301 SPRINGHILL AVE
RALEIGH NC 27603-7724

BRICK CLAN LLC
300 WINDCHASE LN
WILMINGTON NC 28409-3028

BURKETT, LAURA E
1535 CARALEIGH MILLS CT APT 136
RALEIGH NC 27603-6454

BURNS, BRANDY LYNN
2513 SPRINGHILL AVE
RALEIGH NC 27603-2721

BW RRI I LLC
5847 SAN FELIPE ST STE 4650
HOUSTON TX 77057-3277

CAMERON, ROBERT H
742 MCKNIGHT DR STE 213
KNIGHTDALE NC 27545-7764

CARALEIGH 119 LLC
4108 OAK PARK RD
RALEIGH NC 27612-5625

CARALEIGH 144 LLC
4108 OAK PARK RD
RALEIGH NC 27612-5625

CARALEIGH MILLS CONDO ASSOC
INC
YORK PROPERTIES INC
2108 CLARK AVE
RALEIGH NC 27605-1606

CARALEIGH VILLAGE LLC
2901 TIMPANI TRL
APEX NC 27539-3621

CAROLINA BUILDERS
RALEIGH PORTFOLIO SL LLC
3843 W CHESTER PIKE
NEWTOWN SQUARE PA 19073-2304

CARROLL, SHIRLEY W
2881 NC 42 HWY
WILLOW SPRING NC 27592-7818

CHALCO, NATALIE
1535 134 CARALEIGH MILLS CT
RALEIGH NC 27603-6454

CHAMCO II INC
PO BOX 530710
BIRMINGHAM AL 35253-0710

CIRKLE K STORES INC
PROPERTY TAX DC17
PO BOX 52085
PHOENIX AZ 85072-2085

CLARK STORES LLC
PO BOX 469
CLINTON NC 28329-0469

CONOLOGUE, ERIC EDWARD
607 MAYWOOD AVE
RALEIGH NC 27603-2339

COWLEY, LISA M
1535 CARALEIGH MILLS CT APT 213
RALEIGH NC 27603-6457

CROWN BUILDERS AND
DEVELOPERS OF NC LLC
105 W WILLIAMS ST
APEX NC 27502-1830

CRUMPLER, CONNIE G
120 GILBERT AVE
RALEIGH NC 27603-2420

DALAL, AMY GUPTA, HEMANSHU
1535 CARALEIGH MILLS CT APT 209
RALEIGH NC 27603-6456

DALRYMPLE, JOHN THOMAS
DALRYMPLE, AMY MCNEILL
1449 DALRYMPLE FARM RD
SANFORD NC 27330-6494

DANFORTH GABLES AND FROST LLC
1208 MANTRA CT
CARY NC 27513-9672

DANIELS, ELLYN E
500 W PARK DR
RALEIGH NC 27605-1746

DARRAH, KAREN L
501 TIPPED CT
RALEIGH NC 27603-7726

DAVIS, ELIJAH JR GLENN, JAMES
ALVIS
856 NEWCOMBE RD
RALEIGH NC 27610-4725

DAVIS, R EARL
PO BOX 464
RALEIGH NC 27602-0464

DEANE, DREW D
1535 CARALEIGH MILLS CT APT 109
RALEIGH NC 27603-6451

DEIHL, JENNIFER J
1535 CARALEIGH MILLS CT APT 126
RALEIGH NC 27603-6453

DELGADO, MAX JANARELLA,
LAUREN
163 MAYWOOD AVE
RALEIGH NC 27603-2437

DEPASQUA, LISA A
2617 SPRINGHILL AVE
RALEIGH NC 27603-2723

DEROSA, DANIEL G KAZAL,
ELIZABETH A
1619 ELLA WIGGINS WAY
RALEIGH NC 27603-6487

DEVINCENZO, BRUCE DEVINCENZO,
SONDRA
7912 RIVER RIDGE RD
WAKE FOREST NC 27587-9355

DEVINCENZO, BRUCE DEVINCENZO,
SONDRA M
7912 RIVER RIDGE RD
WAKE FOREST NC 27587-9355

DICKERSON, ERIKA T
44 E 132ND ST APT 5A
NEW YORK NY 10037-2976

DOWNEY, RONALD E JR
601 OLEANDER RD
RALEIGH NC 27603-2713

DUKE ENERGY PROGRESS INC
TAX DEPT - DEC41B
550 S TRYON ST
CHARLOTTE NC 28202-4200

DUMONT, WILLIAM
303 BATHGATE LN
CARY NC 27513-5565

DUMONT, WILLIAM DUMONT,
BARBARA D
303 BATHGATE LN
CARY NC 27513-5565

DUMONT, WILLIAM J
303 BATHGATE LN
CARY NC 27513-5565

DUMONT, WILLIAM J DUMONT,
BARBARA
303 BATHGATE LN
CARY NC 27513-5565

DUMONT, WILLIAM J DUMONT,
BARBARA J
303 BATHGATE LN
CARY NC 27513-5565

DUMONT, WM J DUMONT, BARBARA
J
303 BATHGATE LN
CARY NC 27513-5565

DUO LLC
1535 114 CARALEIGH MILLS CT
RALEIGH NC 27603-6452

DUPREE, SHEILA
150 GILBERT AVE
RALEIGH NC 27603-2420

DYNAMIC HANDS CONCRETE, INC.
YOLANDA HERRERA
1514 S SAUNDERS ST
RALEIGH NC 27603-2310

ECKENRODE, KYLE BURNS
135 MAYWOOD AVE
RALEIGH NC 27603-2437

ESCALERA, PABLO G
615 PARKANDER CT
RALEIGH NC 27603-7725

FENNER, DAUREEN FENNER,
GEORGE E
2309 SPRINGHILL AVE
RALEIGH NC 27603-7724

FINLEY, JACK EDWARD GRAYSON,
WILLIAM
1535 CARALEIGH MILLS CT APT 226
RALEIGH NC 27603-6458

FITCH, HENRY A MARCUS, LI A
608 PARKANDER CT
RALEIGH NC 27603-7725

FLOWSERVE US INC
DELOITTE TAX LLP
222 W LAS CAROLINAS BLVD
IRVING TX 75039

FMO REAL ESTATE LLC
LAMAR ADVERTISING COMPANY
5200 ATLANTIC AVE
RALEIGH NC 27616-1870

FOOD RUNNERS COLLABORATIVE
PO BOX 12501
RALEIGH NC 27605-2501

FOX, LISA COURTNEY
27 SUMMIT AVE
RALEIGH NC 27603-2449

FRANK, DEREK T
2621 SPRINGHILL AVE
RALEIGH NC 27603-2723

FRANSMAN, BRYAN
1535 CARALEIGH MILLS CT APT 218
RALEIGH NC 27603-6457

FROEHLING & ROBERTSON INC
3015 DUMBARTON RD
RICHMOND VA 23228-5831

FTP A STORAGE RALEIGH LLC
ANDOVER PROPERTIES LLC
215 E 58TH ST FL 4
NEW YORK NY 10022-1214

GAFFNEY, MARCUS LEONARD III
GAFFNEY, BRENDA LEE
149 MAYWOOD AVE
RALEIGH NC 27603-2437

GAUTHIER, SANDRA
111 GILBERT AVE
RALEIGH NC 27603-2419

GAY, MARVIN E JR GAY, CYNTHIA W
1320 MEDFIELD RD
RALEIGH NC 27607-4720

GLADIEUX, CLAYTON COOK
809 E HARGETT ST
RALEIGH NC 27601-1631

GRAY, WALTER L
1535 204 CARALEIGH MILLS CT
RALEIGH NC 27603-6456

GUERRA, ESAU DE JESUS VEASQUEZ,
MARJORIE ANTONELA
9017 BRITT FARM DR
RALEIGH NC 27603-9181

GUPTA, ANGELA K
3316 BOULDER CT
RALEIGH NC 27607-3111

GUPTA, BHOLA N
3316 BOULDER CT
RALEIGH NC 27607-3111

GUPTA, BHOLA N GUPTA, RADHA L
3316 BOULDER CT
RALEIGH NC 27607-3111

GUPTA, RADHA L GUPTA, BHOLA N
3316 BOULDER CT
RALEIGH NC 27607-3111

GUPTA, SANJAI
3316 BOULDER CT
RALEIGH NC 27607-3111

GUPTA, SANJAI K
3316 BOULDER CT
RALEIGH NC 27607-3111

GUPTA, SANJAI K TRUSTEE WILSON
G. BANEGAS-GUPTA TRUST
3316 BOULDER CT
RALEIGH NC 27607-3111

GUY, SEAN GUY, LAUREN STANTON
2510 SPRINGHILL AVE
RALEIGH NC 27603-2722

HAAG, ELLIOT NICHOLAS
1535 CARALEIGH MILLS CT APT 211
RALEIGH NC 27603-6457

HACHMEISTER, MARIAH C
147 GILBERT AVE
RALEIGH NC 27603-2419

HANLEY, MICHAEL T HANLEY,
SUSAN M
1535 CARALEIGH MILLS CT APT 131
RALEIGH NC 27603-6454

HARRIS, MATTHEW HARRIS,
TIMOTHY A
2505 SPRINGHILL AVE
RALEIGH NC 27603-2721

HARVEY-HILLMAN, DEBORAH LYNN
1535 225 CARALEIGH MILLS CT
RALEIGH NC 27603-6458

HAWKES, CHRISTINE V
1535 135 CARALEIGH MILLS CT
RALEIGH NC 27603-6454

HEINZE, KAREN
609 PARKANDER CT
RALEIGH NC 27603-7725

HERNANDEZ, ADELAIDO
HERNANDEZ, SOFIA
2600 SPRINGHILL AVE
RALEIGH NC 27603-2724

HERRERA, CRISTOBAL HERCULES,
MARTA
505 TIPPED CT
RALEIGH NC 27603-7726

HILL, JAMIE
1535 212 CARALEIGH MILLS CT
RALEIGH NC 27603-6457

HILL, STEVEN A HILL, MARNIE E
1535 CARALEIGH MILLS CT APT 229
RALEIGH NC 27603-6458

HOBBS, DAVID G HOBBS, HELEN R
414 PIERCE RD
GARNER NC 27529-7912

HOBBY FAMILY LLC
PO BOX 18506
RALEIGH NC 27619-8506

HODGE, RODERICK
3209 BARWELL RD
RALEIGH NC 27610-5405

HOGLE, PAUL
2415 BANNER ST
DURHAM NC 27704-4449

HOLLJES, ERIC
1535 CARALEIGH MILLS CT APT 230
RALEIGH NC 27603-6458

HORTON, SHELLEY
549 GRANITE ST
RALEIGH NC 27603-2821

INCE, SILASIA
600 PARKANDER CT
RALEIGH NC 27603-7725

IRBY, WILLIAM S
442 EUREKA CHURCH RD
STATESBORO GA 30461-7671

ISRAEL, AZOR S ISRAEL, JUDY
2500 SPRINGHILL AVE
RALEIGH NC 27603-2722

IVEY SELF STORAGE INC
225 PEEDIN RD
SMITHFIELD NC 27577-4719

JAENICKE, STEPHEN JAENICKE,
LAURA
114 CLYDESDALE RD
PEACHTREE CITY GA 30269-1813

JAY DAN GIGEV REALTY 2501 LLC
RAVIRAJ G VIRADIYA
3120 NEW BERN AVE
RALEIGH NC 27610-1217

JC LANDMARK PROPERTIES LLC
JANET CHRISTENSON MGR
PO BOX 12333
RALEIGH NC 27605-2333

JOHNSON, BENJAMIN CHRISTOPHER
1214 GIFFORD CT
CARY NC 27511-5113

JONES, ELEANOR THOMAS
1535 CARALEIGH MILLS CT APT 118
RALEIGH NC 27603-6452

JONES, LUCRATA L ALBRECHT,
SALLY LOU DENTON
107 MAYWOOD AVE
RALEIGH NC 27603-2437

JONES, NATHANIEL ANDREW
1555 CARALEIGH MILLS CT APT 104
RALEIGH NC 27603-6459

JORDAN, CORDELL J
9531 PRINCE GEORGE LN APT F
RALEIGH NC 27615-2812

JORDAN, VALERIE D
600 OLEANDER RD
RALEIGH NC 27603-2714

JPB HOLDINGS LLC
1615 OBERLIN RD
RALEIGH NC 27608-2039

KIRBY, LINDA F KIRBY, GLORIA A
2409 SPRINGHILL AVE
RALEIGH NC 27603-7722

KOPSA, THOMAS A KOPSA, CHANCE
N
121 GILBERT AVE
RALEIGH NC 27603-2419

KRAFTHEFER, KEVIN M
1535 CARALEIGH MILLS CT APT 232
RALEIGH NC 27603-6458

LAKE, SHERWIN C LAKE, JOYCE D
6525 WATERFALLS DRIVE
WAKE FOREST NC 27587

LANGDON, JOHN MARK LANGDON,
CYNTHIA SAIN
616 VELMA HOPKINS LN
RALEIGH NC 27603-6489

LASSITER, TRAVIS HEALEY, SARAH
1535 CARALEIGH MILLS CT APT 123
RALEIGH NC 27603-6453

LAWSON, MICHAEL J JR
1535 CARALEIGH MILLS CT APT 202
RALEIGH NC 27603-6456

LEE, JOSEPH I III TRUSTEE THE
JOSEPH I LEE JR RVCBLE TRUST
501 MARLOWE RD
RALEIGH NC 27609-7019

LEONARD, HALEIGH MORGAN
LEONARD, TIMOTHY C
2408 SPRINGHILL AVE
RALEIGH NC 27603-7721

LEWIS, LISA B LEWIS, CHARLES B
1620 GREEN ST
RALEIGH NC 27603-2432

LI, HONG LECH, KRZYSZTOF A
712 BRENT RD
RALEIGH NC 27606-2775

LIGGINS, PERCY ROY JACKSON,
ANNIE P HEIRS
1605 THOMPSON ST
RALEIGH NC 27603-2353

LM BELTLINE CENTER LLC
LM ACQUISITIONS LLC
37 W 39TH ST RM 402
NEW YORK NY 10018-3888

LONG, DANIEL
2629 SIERRA DR
RALEIGH NC 27603-2672

LOPEZ, OCOTLAN SILVA
HERNANDEZ, ERNESTO PRUDENTE
533 GRANITE ST
RALEIGH NC 27603-2821

LOVINGOOD, TRAVIS LOVINGOOD,
AMANDA PAIGE
2315 SPRINGHILL AVE
RALEIGH NC 27603-7724

LOWY, ANDREW PATRICK
417 S HILL ST APT 401
LOS ANGELES CA 90013-1283

LUMPKIN, WILLIS GREEN BLIZZARD,
PAMELA LYNN
1535 140 CARALEIGH MILLS CT
RALEIGH NC 27603-6454

LYLES, KASSANDRA L
2305 SPRINGHILL AVE
RALEIGH NC 27603-7724

M BEST AND SONS, LLC
JACK BEST, MANAGING PARTNER
809 MILL RD
GOLDSBORO NC 27534-8947

MACK, ANNIE TRUSTEE ANNIE
MACK TRUST
1535 111 CARALEIGH MILLS CT
RALEIGH NC 27603-6452

MACNEILL, ROBERT ANDREW JR
INGRAM, PAUL ADAM
1535 CARALEIGH MILLS CT APT 108
RALEIGH NC 27603-6451

MAKGILL, DIANE C
1535 CARALEIGH MILLS CT APT 141
RALEIGH NC 27603-6455

MARTIN, RICHARD H III MARTIN,
JODY
81332 CHENEL RD
FOLSOM LA 70437-5410

MASON CORP
PO BOX 530710
BIRMINGHAM AL 35253-0710

MASON, JULIA BUDJAN
1535 CARALEIGH MILLS CT APT 120
RALEIGH NC 27603-6452

MATTHEW CHAPEL FULL
DELIVERANCE HOLINESS CHURCH
INC
1516 MONTROSE ST
RALEIGH NC 27603-2346

MATTHEWS, ROBERT GRADY
TRUSTEE
6209 MALIBU DR
RALEIGH NC 27603-4903

MAUNEY, JOSHUA B MAUNEY,
LINDY J
1535 105 CARALEIGH MILLS CT
RALEIGH NC 27603-6451

MCLAUGHIN, BRENDAN JAMES
1535 138 CARALEIGH MILLS CT
RALEIGH NC 27603-6454

MEANEY, KATHLEEN T
1535 CARALEIGH MILLS CT APT 219
RALEIGH NC 27603-6457

MEARES, JAMIE C
1555 102 CARALEIGH MILLS CT
RALEIGH NC 27603-6459

MENDOZA, JAVIER BENITEZ
BENITEZ, ESPERANZA VASAVES
112 GILBERT AVE
RALEIGH NC 27603-2420

MIGUEL, ELIA MIGUEL, DONATO
536 MARBLE ST
RALEIGH NC 27603-2824

MILIAN, ADRIENNE DANIELLE
GONZALEZ, JUAN CARLOS MILIA
142 MAYWOOD AVE
RALEIGH NC 27603-2438

MILIAN, JUAN CARLOS MILIAN,
ADRIENNE DANIELLE
142 MAYWOOD AVE
RALEIGH NC 27603-2438

MILIAN, JUAN CARLOS MILIAN,
ADRIENNE DANNIELLE
142 MAYWOOD AVE
RALEIGH NC 27603-2438

MINOR, DEBRA J
2401 SPRINGHILL AVE
RALEIGH NC 27603-7722

MK SOUTH II LLC
KANE REALTY CORPORATION
4321 LASSITER AT NORTH HILLS AVE
RALEIGH NC 27609-5780

MK SOUTH LLC
STE 250
4321 LASSITER AT NORTH HILLS AVE
RALEIGH NC 27609-5782

MK SOUTH LLC
STE 250
4321 LASSITER AT NORTH HILLS AVE
RALEIGH NC 27609-5782

MONTAGUE, PETTIS MONTAGUE,
ROGER W
316 KETTLEBRIDGE DR
CARY NC 27511-6358

MORRIS, MATTHEW M MORRIS,
JENNIFER M
1535 231 CARALEIGH MILLS CT
RALEIGH NC 27603-6458

MORRISON, JAMES DALE MORRISON,
DENISE W
3200 CLAVERACK WAY
RALEIGH NC 27613-8827

MOUNTAIN, BRIAN MOUNTAIN,
JAMIE
313 SHERWEE DR
RALEIGH NC 27603-3521

MOXOM, JEREMY
2647 VIA BERRENDIA
SANTA FE NM 87505-6731

MUELLER, JASON W
1535 CARALEIGH MILLS CT APT 206
RALEIGH NC 27603-6456

MURPHY, DANFORD MURPHY,
CLARA J
604 OLEANDER RD
RALEIGH NC 27603-2714

NEHREN, LISA G
500 CAROLINA PINES AVE
RALEIGH NC 27603-2814

NEW GROUP LLC
304 E JONES ST
RALEIGH NC 27601-1028

NORDBY, ERIC C
517 GRANITE ST
RALEIGH NC 27603-2821

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

NORTH CAROLINA STATE OF
ATTN: STATE PROPERTY OFFICE
116 W JONES ST STE 4055
RALEIGH NC 27603-1335

NORTH CAROLINA STATE OF
C/O DOROTHEA DIX HOSPITAL
ADMIN
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NORTH MAIN STREET INVESTMENTS,
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147 CARNEGIE RD
RUTHERFORDTON NC 28139-2129

O'BRIEN, DENIS C TRUSTEE O'BRIEN,
GEORGIA M TRUSTEE
8920 ROBIN HILL DR
WOODSTOCK IL 60098-7886

ONEILL, AGNES V HEIRS
SANDRA O PARKER
601 LAKEVIEW DR
RALEIGH NC 27603-4705

ONEILL, KENNETH ONEILL, TERESA
1601 THOMPSON ST
RALEIGH NC 27603-2353

ONYENЕКWE, JONATHAN S
2245 SPRINGHILL AVE
RALEIGH NC 27603-7729

OZGUNDUZ, JOHN T OZGUNDUZ,
VERDA
2412 SPRINGHILL AVE
RALEIGH NC 27603-7721

PARK, CLAY D PARK, LISA C
8 COCONUT ROW
PORT ORANGE FL 32127-8316

PARTIN, DANIELLE HARRIS PARTIN,
DARRYL
613 MAYWOOD AVE
RALEIGH NC 27603-2339

PATEL, SACHIN A
1535 107 CARALEIGH MILLS CT
RALEIGH NC 27603-6451

PENALOZA, MARIA CONCEPCION
VALDE
159 MAYWOOD AVE
RALEIGH NC 27603-2437

PENNY, ALICE W
PO BOX 37159
RALEIGH NC 27627-7159

PENNY, MARION C PENNY, ALICE W
120 PENMARC DR STE 118
RALEIGH NC 27603-2400

PENNY, MARION C PENNY, ALICE W
PO BOX 37159
RALEIGH NC 27627-7159

PEREZ, JOSE A PEREZ, TANJA PEREZ
2240 SPRINGHILL AVE
RALEIGH NC 27603-7728

PERKES, MARK ROBERT
1535 130 CARALEIGH MILLS CT
RALEIGH NC 27603-6453

PETERSON, STEVEN K
1535 CARALEIGH MILLS CT APT 115
RALEIGH NC 27603-6452

PHIPPS, JANE E
309 MAYWOOD AVE
RALEIGH NC 27603-2333

POWERS, CHRISTOPHER D
29 SUMMIT AVE
RALEIGH NC 27603-2449

QUALITY OIL COMPANY LLC
1540 SILAS CREEK PKWY
WINSTON SALEM NC 27127-3758

RALEIGH CITY OF
222 W HARGETT ST
RALEIGH NC 27601-1316

RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

RALEIGH DEVELOPMENT COMPANY
IV LLC
333 FAYETTEVILLE ST STE 100
RALEIGH NC 27601-1882

RANGEL, GAGNOLI GARCIA
RESENDES, MARIA G PEREZ
1621 THOMPSON ST
RALEIGH NC 27603-2353

RDC CAROLINA PINES LLC
333 FAYETTEVILLE ST STE 100
RALEIGH NC 27601-1882

REAVES, MARGARET A
6320 ROCK QUARRY RD
RALEIGH NC 27610-9606

REAVES, MARGARET W
604 SARDIS DR
RALEIGH NC 27603-2716

REDAN ASSOCIATES LLC
GEORGE LEE SINGLETON
2117 WHITE OAK RD
RALEIGH NC 27608-1451

REFERRAL REALTY US LLC
100 LYNN RD
RALEIGH NC 27609-2835

REZELI, JEFFREY REZELI, DEBRA
1535 CARALEIGH MILLS CT APT 132
RALEIGH NC 27603-6454

RICKETTS, DARYL L RICKETTS,
LACHANTAL S
1204 OLE CT
RALEIGH NC 27603-7727

RIGHT FORCE
303 BATHGATE LN
CARY NC 27513-5565

RIGHT FORCE INC
303 BATHGATE LN
CARY NC 27513-5565

RIGHT FORCE INC
WILLIAM J DUMONT
303 BATHGATE LN
CARY NC 27513-5565

RIGHTEOUS ART LLC
PO BOX 2194
CARY NC 27512-2194

ROBERSON, ROBERT
PO BOX 27705
RALEIGH NC 27611-7705

ROBERT ROBERSON SS LLC
PO BOX 27705
RALEIGH NC 27611-7705

ROBINSON, MICHAEL S ROBINSON,
SARA P
19 SUMMIT AVE
RALEIGH NC 27603-2449

ROBINSON, MICHAEL S ROBINSON,
SARA P
19 SUMMIT AVE
RALEIGH NC 27603-2449

ROGERS, REBECCA ANN ONEILL,
WARREN EARL JR
1304 PINEVIEW DR
RALEIGH NC 27606-2558

ROLLINS CONTINENTAL INC
2170 PIEDMONT RD NE
ATLANTA GA 30324-4135

ROSSBACH, DAVID W JONES, RUTH
208 MAYWOOD AVE
RALEIGH NC 27603-2440

ROUSSEAU, DANIEL R ROUSSEAU,
DANYELLE
1535 124 CARALEIGH MILLS CT
RALEIGH NC 27603-6453

ROWDY RIDGEBACKS HOLDINGS
LLC
2500 MEDWAY DR
RALEIGH NC 27608-1615

RUBRIGHT, AMANDA ROSE LAMB,
DANIEL JAMES
1535 147 CARALEIGH MILLS CT
RALEIGH NC 27603-6455

SAFARI TWO ASSET COMPANY LLC
5001 PLAZA ON THE LK STE 200
AUSTIN TX 78746-1053

SAM'S REAL ESTATE BUSINESS TRUST
REAL ESTATE ENTITY MGMT DEPT 9385
2001 SE 10TH ST
BENTONVILLE AR 72712-6489

SANDERS, GREGORY L SANDERS,
LAUREL J
1535 106 CARALEIGH MILLS CT
RALEIGH NC 27603-6451

SAVCO C LLC
1406 SYCAMORE ST
RALEIGH NC 27604-1325

SAVCOMIL LLC
1406 SYCAMORE ST
RALEIGH NC 27604-1325

SCHMIDT, STEPHEN L SCHMIDT,
MICHELE F
1 CYPRESS ST
HOLLIDAYSBURG PA 16648-2705

SELJENES, DANIELLE E. SELJENES,
HENNING A.
607 VELMA HOPKINS LN
RALEIGH NC 27603-6489

SHAIL INVESTORS AND DEVELOPERS
LLC
114 TEALIGHT LN
CARY NC 27513-5766

SHARGEL, LEON
1535 CARALEIGH MILLS CT APT 228
RALEIGH NC 27603-6458

SHARIR, AMY SHARIR, NADAV
1535 CARALEIGH MILLS CT APT 205
RALEIGH NC 27603-6456

SIMMONS, TYRANIUS
116 MORELAND CT
CARY NC 27518-8644

SKARDA, KAREN R
47 SUMMIT AVE
RALEIGH NC 27603-2460

SMITH, JENNIFER LEIGH
2226 TOAD HOLLOW TRL
APEX NC 27502-9507

SMITH, JOEL
1013 HAWSER CT
RALEIGH NC 27606-8076

SMITH, ROSETTA ROSS
554 GRANITE ST
RALEIGH NC 27603-2822

SMITH, SHEPHERD CONLON-SMITH,
ANN
1535 CARALEIGH MILLS CT APT 203
RALEIGH NC 27603-6456

SOUTHERN BELL TELEPHONE &
1155 PEACHTREE ST NE # 15H08
ATLANTA GA 30309-7629

SPEEDWAY LLC
PROPERTY TAX DEPT
539 S MAIN ST
FINDLAY OH 45840-3229

SPEEDWAY LLC
539 S MAIN ST
FINDLAY OH 45840-3229

STEPHENSON, SHAWN MICHAEL
1113 BEDSTONE CT
RALEIGH NC 27603-5196

STEVENS, DONALD A JR STEVENS,
WONDRA
2905 SIDNEY RD
RALEIGH NC 27603-4429

STEWART, JEREMIAH JEROME
LOPEZ, NORMA DERQUI
1535 210 CARALEIGH MILLS CT
RALEIGH NC 27603-6456

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RALEIGH NC 27610-3435

STUCKEY, THOMAS STUCKEY,
DONNA ELAINE
PO BOX 817
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204 KNIGHTSBRIDGE DR
MUNDELEIN IL 60060-3243

SWEENEY, SEAN
1535 CARALEIGH MILLS CT APT 137
RALEIGH NC 27603-6454

TAYBRAN RIDGE APARTMENTS LLC
1202 S SAUNDERS ST
RALEIGH NC 27603-2206

TAYLOR, JUANITA C
570 GRANITE ST
RALEIGH NC 27603-2822

THAIBAHAMAS LLC
605 MERCURY ST
RALEIGH NC 27603-2343

THOMPSON, WILLIAM DODDING
139 MAYWOOD AVE
RALEIGH NC 27603-2437

TILLEY, LISA GRAY
1535 CARALEIGH MILLS CT APT 121
RALEIGH NC 27603-6453

TOLOUI, MANOUCHEHR ANSARI,
AFSANEH
1008 PARKTOP DR
CARY NC 27513-2115

TORRES, MARIA
23300 N INTERSTATE 35
WEST TX 76691-1871

TRUJILLO-ANGULO, IRENE LUCY
SALOMON, AVI
5206 BLUE LAGOON LN
RALEIGH NC 27610-6463

TRUSTEE FOR JOSEPH I LEE JR
REVOCABLE LIVING TRUST
4200 GLEN LAUREL DR
RALEIGH NC 27612-3704

TRUSTEE OF CLARISTEEN REDFERN
TRUST
612 E EDENTON ST
RALEIGH NC 27601-1130

TUCKER, LYNN E
1117 FULLER ST
RALEIGH NC 27603-2217

TURNER INVESTMENTS LLC
1404 SMITH RENO RD
RALEIGH NC 27603-7732

VANDERHORST, CURT C
VANDERHORST, MELANIE A
1535 CARALEIGH MILLS CT APT 208
RALEIGH NC 27603-6456

VERNON, STACEY KRUG, BRIAN
131 MAYWOOD AVE
RALEIGH NC 27603-2437

VESPER, PAMELA MARY
1535 CARALEIGH MILLS CT APT 222
RALEIGH NC 27603-6458

VINZANI, GILL T VINZANI,
CATHERINE O
5904 BAIRD DR
RALEIGH NC 27606-9444

VIVAS, ABEL ZENON VIVAS, MARIA
C
209 GILBERT AVE
RALEIGH NC 27603-2421

WAKE COUNTY
PO BOX 550
RALEIGH NC 27602-0550

WARNER, LAUREN
2300 SPRINGHILL AVE
RALEIGH NC 27603-7723

WASHINGTON, DONALD
WASHINGTON, MOIRA
4501 DURALEIGH RD
RALEIGH NC 27612-3533

WASHINGTON, MORIA A
WASHINGTON, DONALD
4501 DURALEIGH RD
RALEIGH NC 27612-3533

WEEKS, CHYANNE
506 GRANITE ST
RALEIGH NC 27603-2822

WHETZEL, STEVEN
1535 128 CARALEIGH MILLS CT
RALEIGH NC 27603-6453

WHITE OAK COMMERCIAL INC
403 E SIX FORKS RD
RALEIGH NC 27609-7829

WHITFIELD, ALISON
1200 OLE CT
RALEIGH NC 27603-7727

WIGGS, BRANDON PATRICK
FAULKNER, SARAH JANE
529 GRANITE ST
RALEIGH NC 27603-2821

WILLIAMS, JOEL L
1306 WALNUT ST
CARY NC 27511-4733

WINDSOR CREST PROPERTIES INC
10014 CHAPEL HILL RD
MORRISVILLE NC 27560-9399

WINDSOR CREST PROPERTIES INC
10014 CHAPEL HILL RD # A
MORRISVILLE NC 27560-9399

WINDSOR CREST PROPERTIES INC
10014 CHAPEL HILL RD STE A
MORRISVILLE NC 27560-9399

WINDSOR CREST PROPERTIES INC
10014A
CHAPEL HILL RD
MORRISVILLE NC 27560

WINDSOR CREST PROPERTIES INC
BRIAN W DUMONT
10014A CHAPEL HILL RD
MORRISVILLE NC 27560-9399

WINDSOR CREST PROPERTIES INC
BRIAN W DUNMONT
10014A CHAPEL HILL RD
MORRISVILLE NC 27560-9399

WISHART, CRAIG G TRUSTEE
408 BUCKINGHAM RD
PITTSBURGH PA 15215-1555

SUMMARY OF ISSUES

A neighborhood meeting was held on _____(date) to discuss a potential rezoning located at _____(property address).
The neighborhood meeting was held at _____(location).
There were approximately _____(number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

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Summary of Issues:

ATTENDANCE ROSTER

[illegible]

ATTENDANCE ROSTER

[illegible]

ATTENDANCE ROSTER

[illegible]

ATTENDANCE ROSTER

[illegible]



Raleigh

MEMO

TO: Bynum Walter, AICP, Comprehensive Planning Supervisor
Matt Klem, CZO, Senior Planner

FROM: Eric J. Lamb, PE, Transportation Planning Manager

DATE: December 3, 2020

SUBJECT: Traffic Impact Analysis Review for Z-13-20 – Downtown South
(Revised)

We have received and reviewed the updated the Traffic Impact Analysis (TIA) prepared by Kimley-Horn (KHA) for the Downtown South rezoning, case number Z-13-20. This revised TIA reflects reductions in maximum potential land uses on tracts A and B based on the most recent conditions submitted for the case.

The following memorandum summarizes the most relevant information pertaining to the study as well as City Staff's review of the analysis and recommendations.

Updated Trip Generation

KHA Updated the trip generation for each of the three tracts associated with the case. The updated peak trip generation for these land uses are indicated in the following three tables.

For Tract C, it should be noted that ITE Land Use 710 (General Office Building) may not be the most appropriate category for analyzing a condition with over 9 million square feet of total office space. Observations for that category include single office buildings up to 1.2 million square feet. Based on LU 710, the daily trip generation for the Tract C would be over 86,000 trips per day (see Table 3). A related category would be ITE Land Use 750 (Office Park), however observations for that category also do not exceed 1 million total square feet. Under that category, the daily trip generation for Tract C would be 75,542 trips per day.

For the AM and PM Peak Hour calculations for Tract C, KHA utilized the Dense Multi-Use Urban subcategory of LU 710.

Reductions were allowed for each tract where a mix of uses created internal trip capture, for pass-by trips associated with retail, and for multimodal accessibility for sites with access to transit. A conservative 5% reduction for multimodal trips was allowed for Tracts B and C based on adjacent transit services. However, Tract C is planned to adjoin the proposed Wilmington Street Bus Rapid Transit (BRT) corridor, which will offer high-frequency, high-capacity transit service. This type of transit service directly adjacent to a high-density project like this will likely spur higher transit trips than those proposed here.

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)

Table 1: Maximum Proposed Zoning Trip Generation – Tract A

Land Use	ITE Code	Intensity	Daily Traffic (vpd)	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Multifamily Housing (High Rise)	222	500 DU	2,182	37	116	153	109	70	179
General Office Building	710	400,000 SF	4,071	346	56	402	68	357	425
General Retail	820	25,000 SF	2,342	58	36	94	94	101	195
Subtotal			8,595	441	208	649	271	528	799
Internal Capture				-30	-30	-60	-52	-52	-104
Pass-By Site Trips				-	-	-	-26	-25	-51
Net New Total Trips				411	178	589	193	451	644

Table 2: Maximum Proposed Zoning Trip Generation – Tract B

Land Use	ITE Code	Intensity	Daily Traffic (vpd)	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Multifamily Housing (High Rise)	222	900 DU	3,758	64	201	265	192	123	315
General Office Building	710	500,000 SF	5,055	427	69	496	84	441	525
General Retail	820	50,000 SF	3,752	69	43	112	156	169	325
Subtotal			12,565	560	313	873	432	733	1165
Internal Capture				-38	-38	-76	-88	-88	-176
Pass-By Site Trips				-	-	-	-44	-41	-85
Bike/Ped/Transit Reductions				-26	-14	-40	-15	-30	-45
Net New Total Trips				496	261	757	285	574	859

Table 3: Maximum Proposed Zoning Trip Generation – Tract C

Land Use	ITE Code	Intensity	Daily Traffic (vpd)	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
General Office Building	710	9,298,187 SF	86,116	5,776	940	6,716	1236	6,489	7,725
Bike/Ped/Transit Reductions				-289	-47	-336	-62	-324	-386
Net Total Trips				5,487	893	6,380	1,174	6,165	7,339

Results and Impacts

KHA included scenarios for direct impacts to the street network, but also considered a scenario where congested traffic conditions associated with the project would create large-scale traffic diversions to other major transportation facilities. This condition may have merit, and KHA has conducted analysis at North Hills and found similar diversions associated with Six Forks Road. Their diversion scenario assumed a redirection of 30% of existing trips to other streets. However, for the purpose of the review of this case and the inability to predict or measure impacts associated with any such diversions, staff has reviewed the 2030 buildout non-diversion scenario as a worst-case condition.

Traffic generated by the site exacerbates current traffic challenges in the S. Saunders Street corridor, particularly with respect to the I-40 interchange. Many of the intersections in the corridor operate at a high LOS F under the proposed rezoning for all three tracts, as shown in Table 4.

Table 4. Signalized Intersections operating at Overall LOS F (Control Delay Per Vehicle > 80 sec)

Intersection	Buildout Current Zoning		Buildout Proposed Zoning	
	AM Peak	PM Peak	AM Peak	PM Peak
US 401/Hubert/Water Works*	B (10.6)	B (16.4)	D (39.3)	F (232.9)
US 401/Penmarc*	A (6.5)	A (4.7)	E (74.8)	F (203.6)
US 401/I-40 Westbound Ramps	C (25.0)	C (21.3)	F (204.4)	F (258.7)
US 401/I-40 Eastbound Ramps	C (29.0)	C (26.9)	F (130.7)	F (172.3)
US 401/Carolina Pines/Pecan	C (27.1)	F (95.4)	F (130.7)	F (172.3)
Wilmington/Fayetteville*	B (10.9)	A (9.5)	F (144.3)	E (68.9)
Wilmington/Salisbury/MLK	F (99.0)	E (59.5)	F (99.5)	E (64.1)

* Assumes new traffic signal

Study Recommendations

KHA has proposed traffic improvements for many of these intersections, which were included in the analysis shown in Table 4. While helpful, these treatments do not fully mitigate the traffic impacts associated with the proposed rezoning. There has also not been any reconciliation for vehicular LOS mitigation versus improving the surrounding transportation system for bicycle, pedestrian, and transit integration (i.e., triple left turn lanes and dual right turn lanes can impede accessibility for pedestrians).

The following changes are recommended by KHA for this case:

S. Saunders Street at Maywood Avenue:

- Construct an exclusive southbound right-turn lane on S. Saunders Street

S. Saunders Street at Water Works Street/Hubert Street:

- Reconfigure intersection to a left-out/right-in/right-out configuration
- Restripe existing through-left lanes on Water Works Street and Hubert Street to left-turn only lanes
- Construct an additional exclusive westbound left-turn lane on Water Works Street to provide dual left-turn lanes on this approach
- Construct an exclusive northbound right-turn lane
- Construct an additional westbound left-turn lane on Water Works Street to provide triple left-turn lanes on that approach
- Install a traffic signal

S. Saunders Street at Penmarc Drive/Street 4:

- Reconfigure intersection to a left-in/right-in/right-out configuration
- Construct two southbound left-turn lanes on S. Saunders Street
- Construct a northbound right-turn lane on S. Saunders Street
- Construct an exclusive northbound U-Turn lane on S. Saunders Street
- Construct Street 4 with one ingress and one egress lane, including dual right-turn lanes on the westbound approach
- Install a traffic signal

S. Saunders Street at I-40 Westbound Ramps:

- Construct an exclusive southbound right-turn lane on S. Saunders Street
- Construct an additional eastbound right-turn lane on the I-40 Westbound-to-Southbound Off-Ramp to provide triple right-turn lanes on this approach
- Construct an additional westbound right-turn lane on the I-40 Westbound-to-Northbound Off-Ramp to provide triple right-turn lanes on this approach
- Modify the existing traffic signal to accommodate the recommended laneage

S. Saunders Street at I-40 Eastbound Ramps:

- Construct an additional eastbound right-turn lane on the I-40 Eastbound-to-Southbound Off-Ramp to provide triple right-turn lanes on this approach
- Construct an additional westbound right-turn lane on the I-40 Eastbound-to-Northbound Off-Ramp to provide triple right-turn lanes on this approach
- Construct an exclusive northbound right-turn lane on S. Saunders Street
- Modify the existing traffic signal to accommodate the recommended laneage

S. Saunders Street at Carolina Pines Avenue/Granite Street:

- Construct an additional exclusive eastbound left-turn lane on Carolina Pines Avenue to provide dual left-turn lanes on this approach
- Modify the existing signal to provide protected side street left-turn phases

S Wilmington Street at Fayetteville Street:

- Construct an additional eastbound right-turn lane on Fayetteville Street to provide dual right-turn lanes on this approach
- Install traffic signal

Lake Wheeler Road at Maywood Avenue:

- Restripe the existing exclusive westbound right-turn lane to a shared left-right turn lane
- Install traffic signal

S. Saunders Street at Street 3:

- Construct Street 3 as a right-in/right-out access with one ingress lane and one egress lane
- Construct a northbound right-turn lane on S. Saunders Street

S. Saunders Street at Street 5:

- Construct Street 5 as a right-in/right-out access with one ingress lane and one egress lane
- Construct a northbound right-turn lane on S. Saunders Street

S. Saunders Street at Tract B Driveway:

- Construct driveway as a right-in/right-out access with one ingress lane and one egress lane
- Construct a southbound right-turn lane on S. Saunders Street

Maywood Avenue at Site Driveway:

- Construct an exclusive westbound left-turn lane on Maywood Avenue
- Construct an exclusive eastbound right-turn lane on Maywood Avenue
- Construct site driveway with one ingress and separate left and right-turn egress lanes

KHA recommends a number of these improvements in order to satisfy the buildout under the current zoning, however as many of the subject intersections operate at LOS E or better, they would not be required by the City but could be required by NCDOT as part of a site plan submittal.

The recommendation to add a dual right turn lane at Fayetteville Street onto S. Wilmington is in conflict with the City's plans to remove a travel lane along the corridor for the purpose of integrating BRT service.

Conclusions

The proposed rezoning will likely add roughly 90,000-100,000 vehicular trips for all three tracts. Tract C has an advantage of being served by high capacity transit, and as such this analysis may be very conservative. But regardless, the combination of all three tracts has substantial operational impacts on the S. Saunders Street/US 401 corridor that may require even more substantial mitigations than those proposed here, especially for the I-40 interchange.

While there have been discussions regarding a potential soccer stadium associated with this site, that scenario is not included with this submittal. The construction of a soccer stadium could conceivably reduce the office yield for Tract C, thereby reducing the AM and PM peak hour impacts. But a stadium would generate its own special event traffic demands that would need to be analyzed separately. Such an analysis would occur at the time that a special use permit is pursued for the construction of a stadium at this location.