

**Submittal
Date**

6/16/2017

Request:

**3.23 acres from
CX-3-UG & CX-3 w/SRPOD
to NX-5-UL-CU
w/ SRPOD**

VICINITY MAP





Certified Recommendation

Raleigh Planning Commission

CR# 11796

Case Information: Case Z-16-17 Hillsborough Street

<i>Location</i>	Hillsborough Street, south side, on the block bounded by Concord Street, Rosemary Street, and Stanhope Avenue Address: 3101 Hillsborough Street PIN: 0794523356
<i>Request</i>	Rezone property from CX-3 w/ SRPOD and CX-3-UG w/ SRPOD to NX-5-UL-CU w/ SRPOD
<i>Area of Request</i>	3.23 acres
<i>Property Owner</i>	The Standard at Raleigh, LLC
<i>Applicant</i>	Amanda Mann
<i>Citizens Advisory Council (CAC)</i>	Wade CAC Chair: Donna Bailey 919-828-2888 donna.bailey.nc@gmail.com
<i>PC Recommendation Deadline</i>	November 20, 2017

Comprehensive Plan Consistency

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

Future Land Use Map Consistency

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

Comprehensive Plan Guidance

<i>FUTURE LAND USE</i>	Neighborhood Mixed Use (NMU) and Office & Residential Mixed Use (ORMU)
<i>URBAN FORM</i>	Transit Emphasis Corridor and Main Street
<i>CONSISTENT Policies</i>	Policy LU 1.2 - Future Land Use Map and Zoning Consistency Policy LU 1.3 - Conditional Use District Consistency Policy LU 5.1 - Reinforcing the Urban Pattern Policy LU 5.4 - Density Transitions Policy LU 5.6 - Buffering Requirements Policy LU 7.4 - Scale and Design of New Commercial Uses Policy LU 10.3 - Ancillary Retail Uses Policy EP 8.4 - Noise and Light Impacts Policy UD 1.10 - Frontage Policy UD 2.3 - Activating the Street Policy UD 3.11 - Parking Structures Policy UD 5.4 - Neighborhood Character and Identity Policy UD 5.5 - Areas of Strong Architectural Character Policy UD 6.1 - Encouraging Pedestrian Oriented Uses Policy UD 7.3 - Design Guidelines

	Policy HP 2.7 - Mitigating Impacts on Historic Sites Policy AP-SV 1 - Hillsborough Street Building Frontages Policy AP-SV 4 - Residential Uses Policy AP-SV 8 - Stanhope Village Scale Transitions Policy AP-SV 13 - Stanhope Village Parking Design
<i>INCONSISTENT Policies</i>	Policy UD 5.6 - Protection of Neighborhood Open Space Policy HP 1.2 - Cultural and Historic Resource Preservation Policy HP 2.7 - Mitigating Impacts on Historic Sites Policy HP 3.1 - Adaptive Use Policy HP 3.2 - Retention over Replacement Policy AP-SV 2 - Concord Street as a Public Space Policy AP-SV 3 - Concord Street Land Uses Policy AP-SV 5 - Entry Stoops for Stanhope Village Housing Policy AP-SV 7 - Concord Street Flexible Shoulder Zone

Summary of Proposed Conditions

1. Prohibits certain uses
2. Requires 70% of floor area to be residential
3. Requires at least 5,000 sf of non-residential space
4. Requires any gym on site to be available to the public
5. Prohibits balconies facing Rosemary Street and Stanhope Avenue
6. Limits projection of balconies visible from Rosemary Street
7. Windows within 50 feet of Rosemary Street cannot be opened
8. Height is limited to 3 stories and 40 feet in the area within 40 feet of parcel to the northwest
9. Requires a 20 foot setback from Rosemary Street; limits building height to 3 stories and 40 feet for the area within 60 feet of Rosemary Street
10. Limits height to 4 stories and 60 feet adjacent to Hillsborough Street
11. For the area within 50 feet of Concord Street, height is limited to 4 stories within 70 feet of Hillsborough Street and 50 feet of Stanhope Avenue. Otherwise, height in this area may be up to 5 stories
12. Limits height to 3 stories and 51 feet along Stanhope Avenue except within 90 feet of Concord Street where height is limited to 4 stories
13. Limits height to 60 feet for the entire development
14. Roofs facing or visible from Hillsborough Street, Rosemary Street, and Stanhope Avenue will be pitched at 1:6
15. Swimming pool will be interior to the development
16. Swimming pool will close at 11:00 PM
17. The tractor sign will be placed on the Hillsborough Street frontage and lighted
18. Solid waste facilities will be accessed from Concord Street and screened
19. Solid waste will be collected between the hours of 8:00 AM and 5:00 PM
20. Owner will design the development to allow recycling service
21. Build-to on Hillsborough Street will be 100%
22. The building faces on and within 50 feet of Hillsborough Street will have articulation above the ground floor with minimum amounts of projection or recession
23. No more than 50% of the dwelling units will include 4 bedrooms
24. No dwelling unit will contain more than 4 bedrooms
25. 95% of off-street parking will be structure parking
26. Parking will not be visible from properties on Rosemary Street
27. Vehicular access to parking structure will be from Concord Street
28. Bicycle parking will be located within the parking structure
29. As allowed by deed restrictions, the owner will improve the access easement to the telecommunications tower as a public green space
30. Requires a 6.5-foot, closed fence on the boundary with parcel to the northwest
31. Offers a transit easement and transit shelter

32. Transit shelter will be built to City specifications and will be designed to match the development
33. Commercial space will be accessed from Hillsborough Street or Concord Street
34. Specifies exterior building materials for development
35. Requires masonry for at least 30% of building facing or within 50 feet of Hillsborough Street
36. Prohibits synthetic stucco
37. Use of fiber cementitious siding will include drainage plane
38. During construction, building will have security and surveillance
39. Owner will maintain rules for security and nuisance noise; owner will offer a telephone hotline to neighbors for noise complaints

Public Meetings

<i>Neighborhood Meeting</i>	<i>CAC</i>	<i>Planning Commission</i>	<i>City Council</i>
4/26/17	6/27/17; (18-Yes, 5-No)	8/22/17	

Attachments

1. Staff report

Planning Commission Recommendation

<i>Recommendation</i>	Approve. City Council may now schedule this proposal for Public Hearing, or refer it to committee for further study and discussion.
<i>Findings & Reasons</i>	The request is consistent with a number of relevant policies in the Comprehensive Plan and is reasonable and in the public interest due to the creation of additional housing supply near a major educational institution, an employment center, and transit service. The applicant has also addressed multiple issues raised by neighbors through the offered conditions.
<i>Motion and Vote</i>	Motion: Lyle Second: Terando In Favor: Alcine, Braun, Fluhrer, Hicks, Jeffreys, Lyle, Swink, Terando and Tomasulo

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.

Planning Director

Date

Planning Commission Chairperson

Date

Staff Coordinator:

John Anagnost: 919-996-2638; john.anagnost@raleighnc.gov



Zoning Staff Report – Z-16-17

Conditional Use District

Case Summary

Overview

The site which is proposed to be rezoned is 3.23 acres on the south side of Hillsborough Street. It comprises most of the block bounded by Concord Street and Rosemary Street on the east and west and Hillsborough Street and Stanhope Avenue to the north and south. The site is occupied by a large parking field and a brick building that was formerly the North Carolina Equipment Company and now houses a publishing company. On the roof of the building is a sign in the shape of a bulldozer which remained with the building after the departure of North Carolina Equipment Company.

The building and sign are contributing resources to the West Raleigh National Register Historic District. This 332-acre historic district contains the entire rezoning site as well as the single-family neighborhood to the southwest, Stanhope Village. The great majority of the West Raleigh Historic District is located north of Hillsborough Street and is roughly bounded by Faircloth Street to the west, Mayview Road to the North, and Chamberlain Street to the east.

The area immediately surrounding the site is generally very urban with a wide range of uses and a diverse mix of housing and building types. North Carolina State University's North Campus lies to the east and south of the site. Immediately east are a series of mixed-use and multi-family developments. The north side of Hillsborough Street is a linear retail district with a single row of commercial parcels. University Park lies behind this row of commercial parcels. Stanhope Village extends to the west of the site along Stanhope Avenue and Rosemary Street. This area, south of Hillsborough Street and west of the site, is also the location of a commercial laundry service, a bookstore, and a multi-family building. Farther west is a large electrical transformer station operated by Duke Energy Progress.

Along the front of the site, Hillsborough Street is designated on the Urban Form Map as both a Transit Emphasis Corridor and a Main Street. To the south of the site, a North Carolina Railroad corridor runs roughly parallel to Hillsborough Street.

The request is to rezone from Commercial Mixed Use-3 Stories with Special Residential Parking Overlay District (CX-3 w/ SRPOD) and Commercial Mixed Use-3 Stories-Urban General with Special Residential Parking Overlay District (CX-3-UG w/ SRPOD) to Neighborhood Mixed Use-5 Stories-Urban Limited-Conditional Use with Special Residential Parking Overlay District (NX-5-UL-CU w/ SRPOD). There are many conditions offered that would regulate allowed uses, setbacks, materials, parking, access, and height among other things.

The zoning district requested differs from the existing primarily in terms of height, frontage, and allowed uses. There are fewer uses allowed in NX than in CX and an offered condition further reduces allowed uses. Allowed height would increase under the proposal, but there are several conditions regulating height including one that sets a maximum height for any development at 60 feet. The proposed frontage would decrease the required build-to percentages for both primary and side streets. The parking setback would be decreased from 30 feet to 10 feet if the proposed

zoning is approved. Overall, the proposal would increase development intensity by about 50,000 to 60,000 square feet.

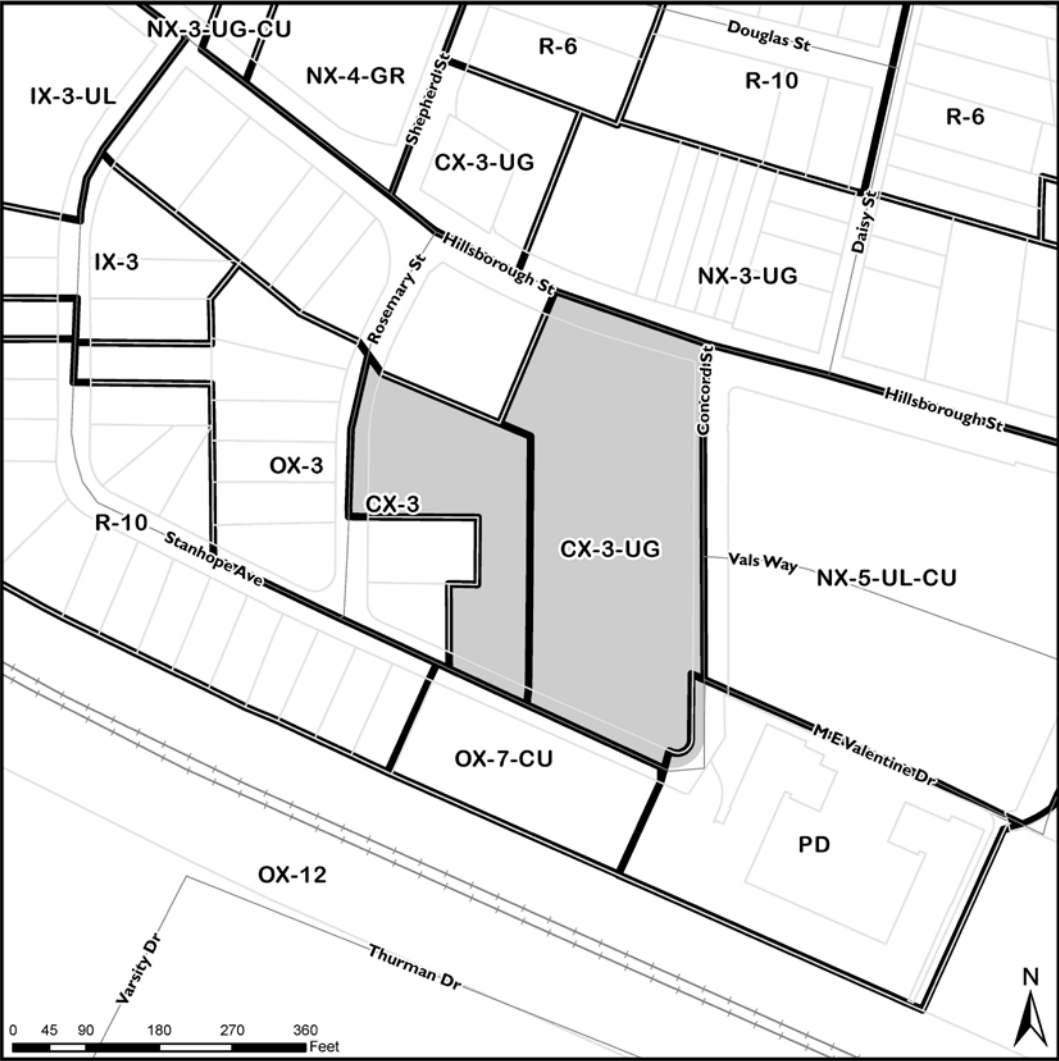
The site was the subject of a rezoning case that was initiated in 2015 and denied by the City Council in April of 2016. That case requested Neighborhood Mixed Use with a 4-story height, Urban Limited frontage, and a similar set of conditions.



Outstanding Issues

<i>Outstanding Issues</i>	1. None.	<i>Suggested Mitigation</i>	1. N/A
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Existing Zoning

Z-16-2017



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Rezoning Case Evaluation

1. Compatibility Analysis

1.1 Surrounding Area Land Use/ Zoning Summary

	Subject Property	North	South	East	West
<i>Existing Zoning</i>	CX-3, CX-3-UG	NX-3-UG, CX-3-UG	OX-7-CU, R-10	NX-5-UL-CU, PD	NX-3-UG, OX-3
<i>Additional Overlay</i>	SRPOD	SRPOD	SRPOD	SRPOD	SRPOD
<i>Future Land Use</i>	Neighborhood Mixed Use, Office & Residential Mixed Use	Neighborhood Mixed Use	Office & Residential Mixed Use, High Density Residential, Moderate Density Residential	Neighborhood Mixed Use, High Density Residential	Neighborhood Mixed Use, Office & Residential Mixed Use, Moderate Density Residential
<i>Current Land Use</i>		Retail, Personal Service, Mixed Use, Vehicle Service	Structure Parking, Single-family Residential	Multi-family Residential, Mixed Use	Single-family Residential
<i>Urban Form (if applicable)</i>	Transit Emphasis Corridor, Main Street	Transit Emphasis Corridor, Main Street	N/A	Transit Emphasis Corridor, Main Street	Transit Emphasis Corridor

1.2 Current vs. Proposed Zoning Summary

	Existing Zoning	Proposed Zoning
<i>Residential Density:</i>	58 u/a	72 u/a
<i>Setbacks:</i>		
<i>Primary Street:</i>	0' to 20'	0' to 20'
<i>Side Street:</i>	0' to 20'	0' to 20'
<i>Side:</i>	0' or 6'	0' or 6'
<i>Rear:</i>	0' or 6'	0' or 6'
<i>Retail Intensity Permitted:</i>	60,000 sf	64,000 sf
<i>Office Intensity Permitted:</i>	176,000 sf	56,000 sf

1.3 Estimated Development Intensities

	<i>Existing Zoning</i>	<i>Proposed Zoning*</i>
<i>Total Acreage</i>	3.23	3.23
<i>Zoning</i>	CX-3 w/ SRPOD and CX-3-UG w/ SRPOD	NX-5-UL-CU w/ SRPOD
<i>Max. Gross Building SF (if applicable)</i>	205,000	257,000
<i>Max. # of Residential Units</i>	187	233
<i>Max. Gross Office SF</i>	176,000	56,000
<i>Max. Gross Retail SF</i>	60,000	64,000
<i>Max. Gross Industrial SF</i>	107,000	N/A
<i>Potential F.A.R</i>	1.46	1.82

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

The proposed rezoning is:

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

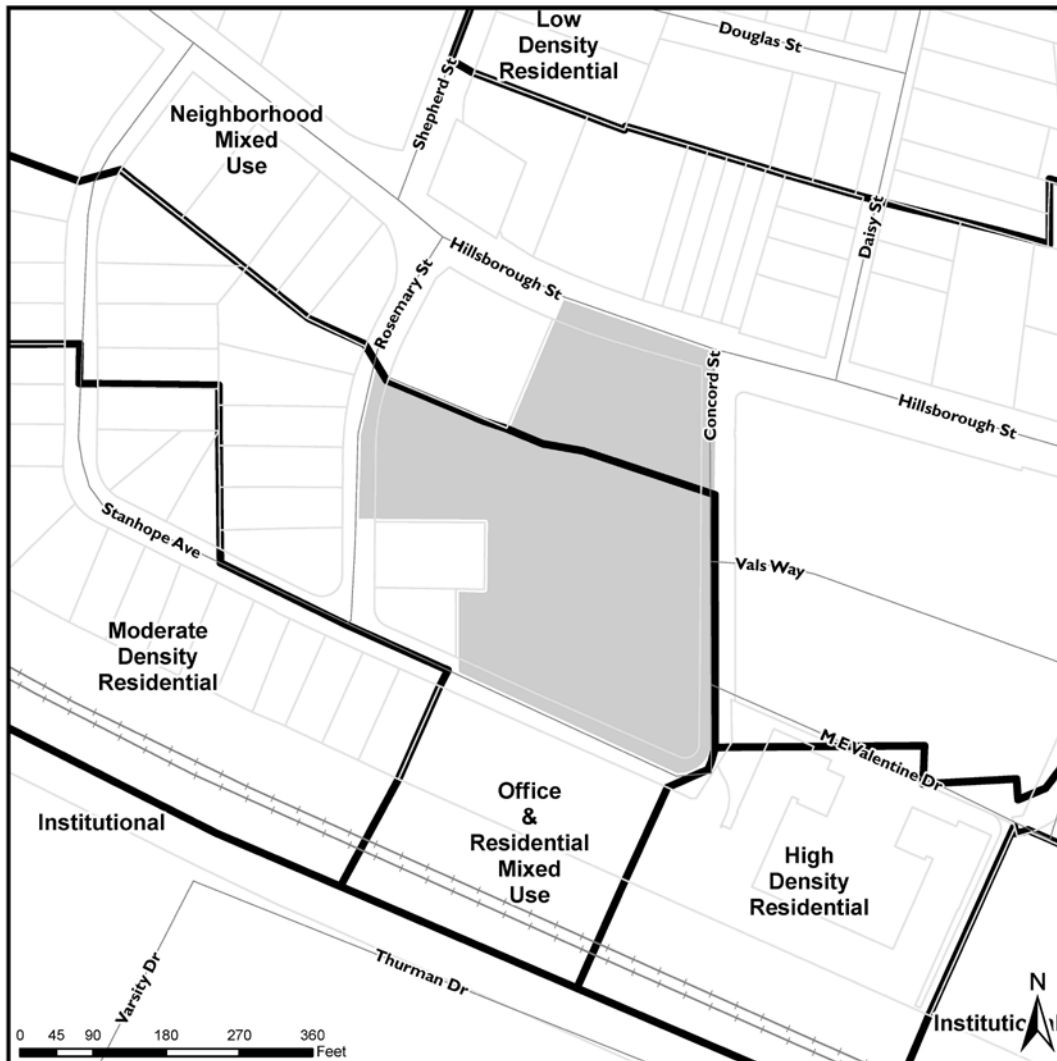
☐ **Incompatible.**

Analysis of Incompatibility:

The zoning proposal would prohibit many uses that are incompatible with nearby developments. While the proposal would increase allowed height, the conditions offered create a stepping-down effect from the east side of the site to the west. The tallest height of five stories would be limited to the area of the site that faces a six-story building. Additionally, the area of the site that is closest to single-family dwellings is limited to three stories and setback by condition to allow an area of public open space facing lower intensity uses. The predominance of residential use as conditioned would also ensure compatibility with surrounding uses. Finally, access to commercial uses is limited to the Hillsborough Street and Concord Street sides of the site, facing commercial uses in the Stanhope development and along Hillsborough Street. Overall, the proposal would allow for a mixed-use development in an area already characterized by a mix of uses and variety of housing types.

Future Land Use

Z-16-2017



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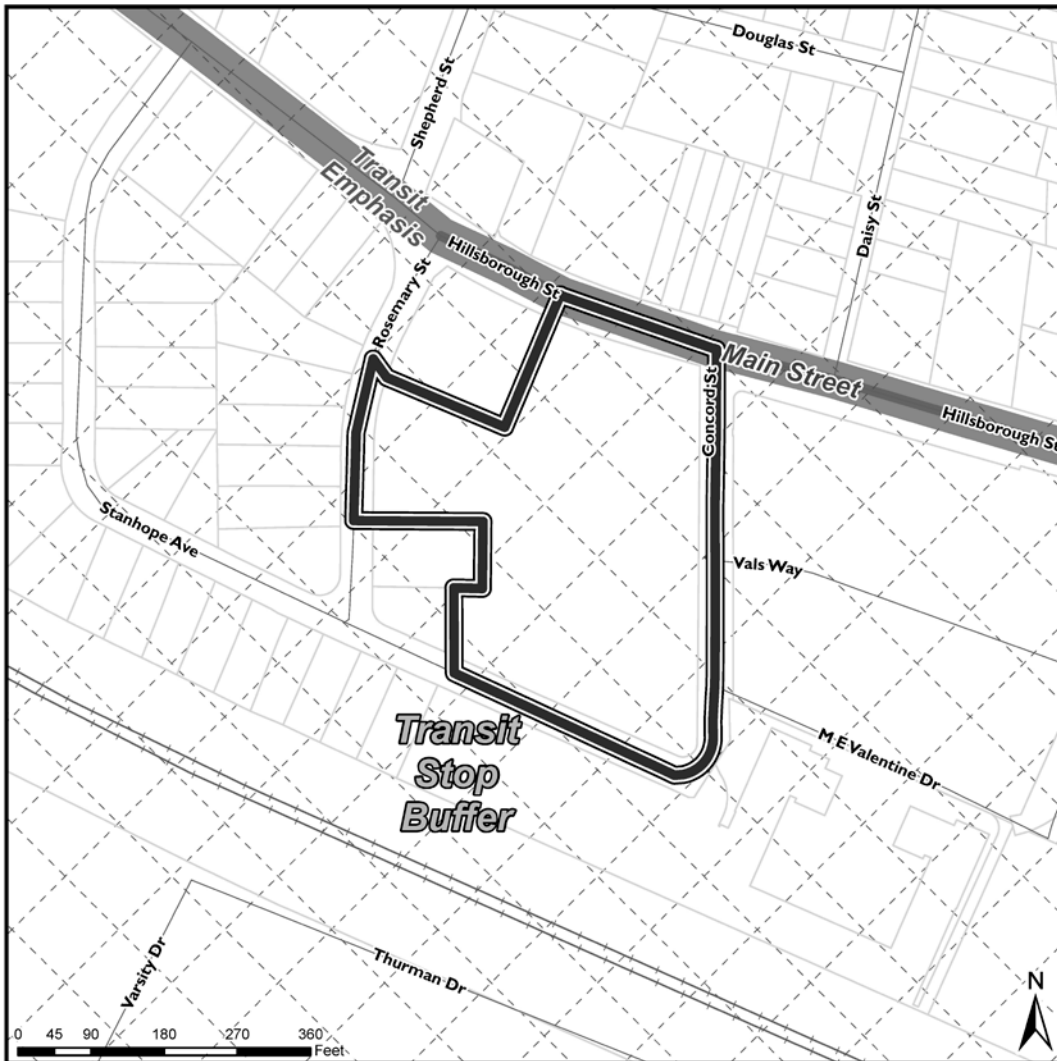
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2. Comprehensive Plan Consistency Analysis

2.1 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?
- B. Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?
- 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?
- D. Will community facilities and streets be available at City standards to serve the use proposed for the property?

- A. Yes. The proposal allows for dense, mixed use, pedestrian-friendly development in an area designated for greater urbanization. The offered conditions provide for transitions in scale and use that help to protect neighboring properties from adverse impacts. There is some inconsistency due to the potential destruction of a historic resource and failure to adhere to some components of the Stanhope Village small area plan. Overall, it is consistent with the Comprehensive Plan.
- B. Yes, the Future Land Use Map calls for a combination of Neighborhood Mixed Use and Office & Residential Mixed Use. The proposed zoning district is recommended for Neighborhood Mixed Use, and allowed uses are consistent with the recommendations of this designation. Conditions limit uses in such a way that the proposal is also consistent with the recommendations of the Office & Residential Mixed Use designation. These conditions require the majority of the development be residential and require access to commercial uses to be from or facing areas designated for Neighborhood Mixed Use.
- C. Not applicable. The use is specifically designated on the Future Land Use Map.
- D. Yes, development entitled in the proposed district would receive sufficient service from community facilities and streets. This section of Hillsborough Street is currently undergoing a streetscape and utility infrastructure improvements that will adequately serve development of the site. Community facilities could be improved through the inclusion of a public plaza serving residents of the rezoning site as called for in the Stanhope Village small area plan.

2.2 Future Land Use

Future Land Use designation: Neighborhood Mixed Use, Office & Residential Mixed Use

The rezoning request is:

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

☐ **Inconsistent**

Analysis of Inconsistency:

The recommended zoning district for the Neighborhood Mixed Use Future Lane Use Map designation is Neighborhood Mixed Use. The request is therefore consistent with this designation. The Office and Residential Mixed Use designation recommends primarily office or residential developments with some ancillary retail. The zoning conditions offered in the proposal require a development to be majority residential. Access to non-residential uses are required by condition to be from the Neighborhood Mixed Use designated area of the rezoning site or facing the Neighborhood Mixed Use area to the east.

2.3 Urban Form

Urban Form designation: Transit Emphasis Corridor, Main Street

☐ **Not applicable** (no Urban Form designation)

The rezoning request is:

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

☐ **Inconsistent**

Analysis of Inconsistency:

The section of Hillsborough Street adjacent to the site is designated as a Transit Emphasis Corridor and a Main Street. Transit Emphasis Corridors are recommended to have hybrid frontages while Main Streets should have urban frontages. The proposed Urban Limited frontage is consistent with the guidance for Main Streets. The description of Hybrid Frontage says they are appropriate where “on-street parking is not an option” and that pedestrian connections should be “convenient and direct” from the corridor in question. While on-street parking is not currently available on Hillsborough Street in front of the site, Hillsborough Street offers on-street parking to the east of the site. The rezoning site is located in an area where Hillsborough Street transitions from a Main Street to a more suburban-style corridor. Due to this transition, an Urban Frontage or a Hybrid Frontage would be appropriate. Considering that the properties on both sides of the rezoning site have Urban Frontages, the proposed Urban Limited frontage maintains a consistent streetwall and is consistent with the Urban Form Map.

2.4 Policy Guidance

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

Policy LU 1.2—Future Land Use Map and Zoning Consistency

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

- The rezoning site is designated for Neighborhood Mixed Use and Office & Residential Mixed Use. The proposed zoning district is recommended by the Neighborhood Mixed Use designation. Zoning conditions limit use intensity and location such that the allowed development would be consistent with Office & Residential Mixed Use.

Policy LU 5.1—Reinforcing the Urban Pattern

New development should be visually integrated with adjacent buildings, and more generally with the surrounding area. Quality design and site planning is required so that new development opportunities within the existing urban fabric of Raleigh are implemented without adverse impacts on local character and appearance.

- The proposed frontage continues the existing streetwall and activates the street, creating a pedestrian-friendly space. Offered conditions create a transition in height between the single family neighborhood to the west and the taller multi-family developments to the east.

Policy LU 5.4—Density Transitions

Low- to medium-density residential development and/or low-impact office uses should serve as transitional densities between lower-density neighborhoods and more intensive commercial and residential uses. Where two areas designated for significantly different development intensity abut on the Future Land Use Map, the implementing zoning should ensure that the appropriate transition occurs on the site with the higher intensity.

- The proposed five-story height fits the description of high density residential rather than the low- to medium-density recommended in this policy. Offered conditions allow five stories only on the side of the site facing other high density residential developments. The western portion of the site, which is closest to a single family neighborhood, is limited to three or four stories. Use transitions are also required by conditions. Commercial uses will only be accessed from the north and east sides where adjacent density and intensity are greatest.

Policy LU 5.6—Buffering Requirements

New development adjacent to areas of lower intensity should provide effective physical buffers to avoid adverse effects. Buffers may include larger setbacks, landscaped or forested strips, transition zones, fencing, screening, height and/or density step downs, and other architectural and site planning measures that avoid potential conflicts.

- The offered conditions include a setback from Rosemary Street as well as a fence between the rezoning site and the parcel to the northwest. Density is also stepped down by condition from the east to the west. Additional conditions limit the impact of windows and balconies on the western side of the site.

Policy LU 7.4—Scale and Design of New Commercial Uses

New uses within commercial districts should be developed at a height, mass, scale, and design that is appropriate and compatible with surrounding areas.

- The offered conditions control height so that the tallest allowed height is limited to the east side of the site, adjacent to buildings of similar scale. Lower heights are required for the portion of the site closest to Stanhope Village.

Policy LU 10.3—Ancillary Retail Uses

Ancillary retail uses in residential and office developments located in areas designated High Density Residential, Office Residential—Mixed Use and Office/Research and Development should not be larger in size than is necessary to serve primarily the residents, employees, visitors, and patrons of the primary uses in the area; should preferably be located within a mixed-use building; and should be sited to minimize adverse traffic, noise, and visual impacts on adjoining residential areas.

- The request limits non-residential uses to 30% of the floor area of the development. Offered conditions would limit access to any non-residential uses to the area of the site designated for Neighborhood Mixed Use on the Future Land Use Map.

Policy EP 8.4 — Noise and Light Impacts

Mitigate potential noise and light pollution impacts from new development on adjoining residential properties.

- A condition has been offered that prohibits windows that can be opened on west-facing portions of the development. Another condition requires the applicant to provide a hotline for noise complaints.

Policy UD 1.10—Frontage

Coordinate frontage across multiple sites to create cohesive places. Encourage consistency with the designations on the Urban Form Map. Development in centers and along corridors targeted for public investment in transit and walkability should use a compatible urban form.

- The proposed Urban Limited frontage matches the Urban Limited frontage of the site to the east. Other frontages along this stretch of Hillsborough Street are predominantly Urban General. Urban Limited and Urban General have the same build-to range, but the build-to percentage is slightly lower for Urban General. The request includes a condition requiring 100% coverage on the Hillsborough Street side.

Policy UD 2.3—Activating the Street

New retail and mixed-use centers should activate the pedestrian environment of the street frontage in addition to internal pedestrian networks and connections, particularly along designated Main Street corridors.

- The request includes a condition requiring that access to commercial space be from Hillsborough Street or Concord Street. Concord Street is identified as a pedestrian connection in the Stanhope Village small area plan.

Policy UD 3.11—Parking Structures

Encourage creative solutions including landscaping and other aesthetic treatments to design and retrofit parking structures to minimize their visual prominence. Where feasible, the street side of parking structures should be lined with active and visually attractive uses to lessen their impact on the streetscape.

- The requested frontage requires parking structures to be completely screened by active uses on the ground floor.

Policy UD 5.4—Neighborhood Character and Identity

Strengthen the defining visual qualities of Raleigh's neighborhoods. This should be achieved in part by relating the scale of infill development, alterations, renovations, and additions to existing neighborhood context.

- The height transitions required by the zoning conditions relate the development to the scale on the east and west sides. Height is limited to three stories on the west side and a 25 foot setback from Rosemary Street is required by an offered condition. The offered conditions also include provisions for balconies, articulation, and roof pitch that align the development with the character identified in the Stanhope Village small area plan.

Policy UD 5.5—Areas of Strong Architectural Character

Preserve the architectural continuity and design integrity of historic districts and other areas of strong architectural character. New development within such areas does not need to replicate prevailing architectural styles exactly but should be complementary in form, height, and bulk.

- Conditions require a height transition from three stories on the west to five stories on the east. This is complementary to the single-family neighborhood on the west and the taller, multi-family developments to the east and southeast.

Policy UD 6.1—Encouraging Pedestrian-Oriented Uses

New development, streetscape, and building improvements in Downtown, Main Streets, and TOD areas should promote high intensity, pedestrian-oriented use and discourage automobile-oriented uses and drive-through uses.

- Drive-through uses are prohibited by condition.

Policy UD 7.3—Design Guidelines

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

- The proposed zoning is consistent with the Design Guidelines through appropriate transitions (#2) based on conditions on height, building placement (#6 and #7) through the requested frontage, open space (#9) through a conditioned green space on Rosemary Street, parking (#17) through the requested frontage, and spatial definition (#23) through the requested frontage.

The rezoning request is **inconsistent** 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.

- Offered conditions are generally supportive of the density, urban form, uses, and connectivity suggested for this site in the Comprehensive Plan. However, some inconsistency remains with historic preservation policies because the historic building on the site can be demolished.

Policy UD 5.6—Protection of Neighborhood Open Space

Infill development should respect and improve the integrity of neighborhood open spaces and public areas. Buildings should be designed to avoid the loss of sunlight and reduced usability of neighborhood parks and plazas.

- The proposal does not necessarily provide for an activated, pedestrian-oriented Concord Street with a public seating area as called for in the Stanhope Village small area plan.

The request includes a condition requiring Concord Street to be the entry point for the parking structure. This entry point would compete for frontage length with public open space in this area.

Policy HP 1.2—Cultural and Historic Resource Preservation

Identify, preserve, and protect cultural and historic resources including buildings, neighborhoods, designed and natural landscapes, cemeteries, streetscapes, view corridors, and archaeological resources.

- The request would allow for the demolition of a historic building. The building in question is a contributing building to the West Raleigh National Register Historic District.

Policy HP 2.7—Mitigating Impacts on Historic Sites

Development proposals adjacent to or including historic sites should identify and minimize or mitigate any negative development impacts on those sites.

- The request would allow for the demolition of a historic building. The building in question is a contributing building to the West Raleigh National Register Historic District.

Policy HP 3.1—Adaptive Use

Encourage adaptive use of historic properties to preserve cultural resources and conserve natural resources.

- The request would allow for the demolition of a historic building. The building in question is a contributing building to the West Raleigh National Register Historic District.

Policy HP 3.2—Retention Over Replacement

Encourage the preservation and rehabilitation of significant or contributing existing structures, favoring retention over replacement, especially in areas where other historic resources are present.

- The request would allow for the demolition of a historic building. The building in question is a contributing building to the West Raleigh National Register Historic District.

2.5 Area Plan Policy Guidance

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

Policy AP-SV 1—Hillsborough Street Building Frontages

Hillsborough Street should have an identifiable and relatively continuous building frontage, punctuated by focal point buildings and accessory plazas notched in at mid-block with pedestrian passageways to parking behind.

- The proposed zoning includes an Urban Limited frontage that generally matches the surrounding frontages of Urban Limited and Urban General.

Policy AP-SV 4—Residential Uses

Residential uses should be predominant, particularly for the upper floors of mixed-use buildings and within the interior of the plan area.

- The proposal includes a condition requiring 70% of the development be residential.

Policy AP-SV 8—Stanhope Village Scale Transitions

A transition in scale should be provided for any redevelopment adjacent to existing single family neighborhoods along Stanhope Avenue and Rosemary Street. Any parking structure in proximity to the existing neighborhood should be either wrapped by active uses or screened. Parking deck openings visible from nearby occupied structures should contain elements such as louvers to block deck light and noise sources. Exterior lighting fixtures should be shielded so that direct illumination is contained on-site. Vehicular access to structured parking from Stanhope and Rosemary streets should be minimized.

- The scale is transitioned via condition from three stories on the west to five stories on the east. The parking structure is required by condition to be wrapped by active uses. The parking structure is prohibited by condition from having access from Rosemary Street or Stanhope Avenue.

Policy AP-SV 13—Stanhope Village Parking Design

Structured parking should accommodate most parking demand in the Stanhope Village area. Wherever possible, structured parking should be wrapped with active uses, especially at the street level. Surface parking should be restricted to small lots with minimum street frontage and screened from pedestrian view.

- An offered condition requires the parking structure to be wrapped with active uses. The urban frontage requested also requires parking structures to be wrapped with active uses.

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

Policy AP-SV 2—Concord Street as a Public Space

Concord Street should serve as the primary public space and entry feature for the area. This street should include on-street parking and areas for public seating and temporary events, such as markets or festivals.

- The proposal does not require any public amenity area on the Concord Street side.

Policy AP-SV 3—Concord Street Land Uses

Concord Street should be an active pedestrian-oriented street with diverse retail, restaurant, and entertainment uses on the ground floor and with mostly residential and some office uses above.

- The request offers a condition requiring non-residential uses to be accessed from Hillsborough Street or Concord Street. However, an offered condition requires access to the parking structure from Concord Street. This substantially limits the capacity for active uses on this side of the development.

Policy AP-SV 5—Entry Stoops for Stanhope Village Housing

Ground level residential uses in Stanhope Village should provide entry stoops and landscaped stoop yards fronting the street.

- The proposed zoning does not require entry stoops for residential units.

3. Public Benefit and Reasonableness Analysis

3.1 Public Benefits of the Proposed Rezoning

The proposal would create additional housing supply near a major education institution, an employment center, and a transit corridor.

3.2 Detriments of the Proposed Rezoning

The rezoning request would allow for the demolition of a historic structure.

4. Impact Analysis

4.1 Transportation

The Z-16-2017 site is located in the southwest quadrant of Hillsborough Street and Concord Street. Hillsborough Street (SR 3007) is maintained by the NCDOT while Concord Street is maintained by the City of Raleigh.

The Hillsborough Street Revitalization, Phase 2 will add a median, bike lanes and make other improvements along the Hillsborough Street frontage of the Z-16-2017 site.

Due to the character and setting of this site, access to adjacent parcels is provided by existing public sidewalks.

Vehicular access will be provided on Concord Street, Stanhope Avenue and Rosemary Street. The Hillsborough Street Revitalization will install a median across Concord Street; left turns will not be allowed from Concord Street onto Hillsborough Street. Left turns will be diverted to the intersection of Hillsborough/Rosemary via Stanhope Avenue. The intersection of Hillsborough Street with Rosemary Street and Shepard Street will be reconfigured as a single-lane roundabout.

In accordance with UDO section 8.3.2, the maximum block perimeter for NX-5 zoning is 2,500 feet. The block perimeter for Z-16-2017, as defined by public rights-of-way for Hillsborough Street, Concord Street, Stanhope Avenue and Rosemary Street is 1,700 feet.

The existing land use is an office building which generates an average of 320 trips per day. Current zoning conditions allow for approximately 110,000 sq. ft. of office use and 57,000 sq. ft. of retail use. Approval of case Z-16-2017 would permit a higher number of dwellings and allow retail use to increase by 6,500 sq. ft. The increase in residential and retail uses would be offset by a decrease in office use. The net result is that average volumes would be reduced for AM peak, PM peak and daily trips. A traffic study is not required for case Z-16-2017.

Z-16-2017 Existing Land Use (Office)	Daily	AM	PM
	320	45	43
Z-16-2017 Current Zoning Entitlements (Office + Retail)	Daily	AM	PM
	4,253	317	457
Z-16-2017 Proposed Zoning Maximums (Retail + Residential)	Daily	AM	PM
	3,808	196	328
Z-16-2017 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	-445	-121	-129

Impact Identified: None

4.2 Transit

[Insert comments – provide specific details on nearby transit stops including map, any easement/physical improvements needed?]

Impact Identified:

4.3 Hydrology

<i>Floodplain</i>	none
<i>Drainage Basin</i>	Rocky
<i>Stormwater Management</i>	Article 9.2 of the UDO
<i>Overlay District</i>	none

Impact Identified: No impacts identified

4.4 Public Utilities

	<i>Maximum Demand (current)</i>	<i>Maximum Demand (proposed)</i>
<i>Water</i>	0 gpd	145,625 gpd
<i>Waste Water</i>	0 gpd	145,625 gpd

1. The proposed rezoning would add approximately 145,625 gpd to the wastewater collection and water distribution systems of the City. There are existing public water mains in Hillsborough Street and Concord Street and an existing public sewer main in Hillsborough Street.
2. 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 Developer.

4.5 Parks and Recreation

1. This development is not adjacent to any existing or planned greenway trail or greenway corridor.

2. Nearest greenway trail access is provided via Rocky Branch Trail, at Gorman Street, approximately 0.4 miles away.
3. Nearest park access is provided at Isabella Cannon Park and Raleigh Rose Garden, approximately 0.7 miles away.

4.6 Urban Forestry

This site is greater than 2 acres has individual trees greater than 10-inch diameter and will have to comply with UDO Article 9.1 Tree Conservation.

Impact Identified: May conflict with UDO Article 9.1 Tree Conservation.

4.7 Designated Historic Resources

The site is located within the West Raleigh National Register Historic District. The extant building on site is a contributing resource to the historic district. It is a 1936, two-story, brick industrial building with metal casement windows that formerly housed the North Carolina Equipment Company. The 2003 National Register nomination from describes the building as follows:

“Two-story, industrial building for road machinery company, brick, flat roof, metal casement and 9/9 double-hung windows, lighted sign atop roof. The main building, which served as an office and showroom were linked to the concrete block warehouse and storage buildings to the rear by a two-story, brick addition in the 1950s. Albert E. Finley established the North Carolina Equipment Company in 1931 and specialized in road machinery. The company outgrew its original offices and relocated to a vacant site on Hillsborough Street in 1936. The facility was expanded through the 1940s and 1950s with additional buildings to the rear, machinery sheds, and paint and repair shops to the east across Concord Street. The company's warehouses have been demolished.”

Since 2003 the lights on the sign have been removed. The building to the north of the site is the Fincastle Apartments, a ca.1940 three-story, Spanish Colonial Revival apartment building with an open courtyard, brick, pent roof covered with terra cotta tile. It is also a contributing resource to the West Raleigh Historic District.

Impact Identified: The proposed height increase could threaten the preservation of the existing historic building.

4.9 Impacts Summary

The proposed rezoning does not offer any protections for the National Register contributing historic building on the site.

4.10 Mitigation of Impacts

The applicant may offer a condition requiring the contributing historic building be preserved, relocated, or salvaged.

5. Conclusions

The request is to rezone to a lower intensity zoning district with a taller height and conditions stepping back the height from the adjacent single-family neighborhood. Other conditions extensively control site components to reduce impacts to the neighborhood and focus activity on the Hillsborough Street and Concord Street frontages. The proposal is consistent with the Future Land Use Map in terms of allowed uses. The request is also consistent with the Comprehensive

Plan, largely due to the potential for dense, mixed-use development in close proximity to transit and a large institutional use and its compatibility with the surrounding urban form. Inconsistency arises from the possible removal of a historic resource and failure to fulfill some of the components of the relevant Small Area Plan, Stanhope Village.

REZONING REQUEST☐ General Use ☒ Conditional Use ☐ Master PlanExisting Zoning Base District: CX Height: 3 Frontage: UG (*Partial*) Overlay(s): SPROD

Proposed Zoning Base District: NX Height: 5 Frontage: UL Overlay(s): SPROD

**OFFICE
USE ONLY**

Transaction #

If the property has been previously rezoned, provide the rezoning case number: Z-27B-2014

JUN 16 2017 PM 4:46

Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:

508464

GENERAL INFORMATION

Date: June 16, 2017

Date Amended (1)

Date Amended (2)

Property Address: 3101 Hillsborough Street

Property PIN: 0794523356

Deed Reference (book/page): DB 16401 / PG 02218

Nearest Intersection: Hillsborough Street and Concord Street

Property Size (acres): 3.23
acres

(For PD Application Only) Total Units:

Total Square Feet:

Property Owner/Address:

The Standard at Raleigh, LLC
PO Box 130339
Carlsbad CA 92013-0339

Phone: 706-543-1910

Fax: 706-543-1909

Email: andrew.young@landmark-properties.com

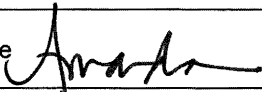
Project Contact
Person/Address:Amanda Mann, Esq.
Troutman Sanders LLP
434 Fayetteville St, Suite 1900
Raleigh, NC 27601

Phone: 919-835-4176

Fax: 919-835-4101

Email: amanda.mann@troutmansanders.com

Owner/Agent Signature



Email: amanda.mann@troutmansanders.com

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

REZONING APPLICATION ADDENDUM #1**Comprehensive Plan Analysis**

The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.

OFFICE USE ONLY**Transaction #****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.

1. The property is designated as Neighborhood Mixed Use and Office & Residential Mixed Use on the Future Land Use Map. This designation is consistent with the proposed rezoning to NX-5 CUD with an Urban Limited Frontage. Both the FLUM designation and the proposed zoning district envision a mix of neighborhood oriented commercial and urban scape residential uses.

2. With respect to the Growth Framework Map of the Comprehensive Plan, the Property is located on Hillsborough Street, which the map designates as a Multi-Modal Corridor, a roadway described as similar to an urban corridor with "denser residential and commercial development."

3. The Property is also very close to a future rail station and is within or at the fringe of an area designated for Transit Oriented Development in the Growth Framework Map. The Comprehensive Plan describes such areas as appropriate for a "moderate - to high - density mix of uses - such as residences, retail shops, office, and civic and entertainment uses..."

4. This rezoning request is consistent with the following policies contained in the Comprehensive Plan: Table LU-2 Recommended Height Designations, Policy LU 1.2 Future Land Use Map and Zoning Consistency, Policy LU 1.3 Conditional Use District Consistency, Policy LU 2.2 Compact Development, Policy LU 4.7 Capitalizing on Transit Access, Policy LU 4.9 Corridor Development, Policy LU 6.4 Bus Stop Dedication, Policy LU 10.3 Ancillary Retail Uses, Policy LU 10.6 Retail Nodes, Policy T 6.1 Surface Parking Alternatives, Policy UD 4.5 Improving the Street Environment, Policy UD 5.1 Contextual Design, Policy UD 6.1 Encouraging Pedestrian Oriented Uses; Policy UD 7.3 Design Guidelines, Policy AP-SV 1 Hillsborough Street Building Frontages, Policy AP-SV 13 Stanhope Village Parking Design, Policy AP-SV 4 Residential Uses, and Policy AP-SV 6 Stanhope Village Balconies.

PUBLIC BENEFITS

Provide brief statements regarding the public benefits derived as a result of the rezoning request.

1. This rezoning request provides compact, walkable residential development in close proximity to the NCSU campus and future rail access.

2. This proposal creates an opportunity for additional street front retail and greater residential density for Hillsborough Street. This would result in greater pedestrian activity along the street corridor.

REZONING APPLICATION ADDENDUM #2**Impact on Historic Resources**

The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.

OFFICE USE ONLY**Transaction #****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 rezoning would impact the resource.

PROPOSED MITIGATION

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

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: N/A

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: The proposed rezoning permits a mix of residential, office, and commercial uses consistent with this guideline. The Urban Limited frontage type along Hillsborough Street will encourage pedestrian activity.</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: Zoning conditions require a building setback of at least 25 feet as further described in the conditions and a limitation on height for development adjacent to Rosemary Street, as well as height limitations off of Stanhope Avenue.</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: The Property is adequately connected into the neighborhood road network and no new roads are proposed.</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: Interconnectivity currently exists, based on the exiting public street network.</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: Existing block spaces meet the requirements of this guideline.</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: The proposed Urban Limited frontage requires the building to be placed adjacent to the existing streets. Accordingly, off-street surface parking is not permitted between the building and right-of-way.</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: The Urban Limited frontage requires a street build-to of no more than 20 feet and prohibits on-site parking between the building and the right-of-way.</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: A zoning condition in this case requires a building side along the entire right-of-way of Hillsborough Street, except for certain exclusions.</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: Based on the proposed rezoning, the UDO requires that portions of the outdoor amenity areas in a Mixed-Use District be contiguous to a public sidewalk and visually permeable from the public right-of-way.</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: The provisions of the UDO applicable to the Urban Limited frontage will require primary street-facing entrances a minimum of 75 feet apart. UDO provisions similarly require transparency.</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: The zoning district proposed in this case, together with the proposed Urban Limited frontage, would facilitate the pedestrian-oriented uses referenced in this guideline.</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: Outdoor amenity areas required by the UDO will have proximity to the public right-of-way.</p>

13.	<p><i>New public spaces should provide seating opportunities.</i></p> <p>Response: <i>The UDO standards for outdoor amenity areas require seating opportunities consistent with this guideline.</i></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: <i>Substantially all of the off-street parking for this development will be within an enclosed parking structure. Further, the Urban Limited frontage requires a street build-to of no more than 20 feet and prohibits on-site parking between the building and the right-of-way.</i></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: <i>A zoning condition proposed in this case requires that a minimum of 95% off all off-street parking will be within a multi-level parking structure.</i></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: <i>The sides of the Parking Structure facing Hillsborough Street, Concord Street, and Stanhope Avenue, excepting the entrances and exits, will be screened per the attached condition.</i></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: <i>Hillsborough Street is designated a Transit Emphasis Corridor in the Urban Form Map of the Comprehensive Plan.</i></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: <i>Public sidewalks will provide convenient and comfortable pedestrian access between building entrances upon the Property and nearby transit stops.</i></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: <i>There are no steep slopes, watercourses, or flood plains upon the Property.</i></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: <i>There will be no new public streets constructed as part of this development.</i></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: <i>Sidewalks will be provided per the UDO requirements. Final widths will be determined at the time of Administrative Site Review.</i></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: <i>Street trees will be provided in accordance with the UDO.</i></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: <i>The proposed Urban Limited frontage along with other applicable provisions of the UDO will ensure that proper spatial definition will be achieved in this development.</i></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: <i>The proposed Urban Limited frontage requires a primary street-facing entrance at intervals no more than seventy-five (75) feet.</i></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: <i>The proposed Urban Limited frontage, along with other applicable provisions of the UDO require multiple pedestrian entrances, as well as transparency.</i></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: <i>This rezoning proposal, as well as applicable provisions of the UDO, ensure that the public sidewalk along Hillsborough Street will be a principal place of pedestrian movement and social interaction.</i></p>

REZONING APPLICATION SUBMITTAL REQUIREMENTS

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 the 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. Rezoning application review fee (see Fee Schedule for rate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
3. Completed application; Include electronic version via cd or flash drive	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
4. Two sets of stamped envelopes addressed to all property owners within 100 feet of property to be rezoned	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
5. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
6. Neighborhood Meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
7. Trip Generation Study	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. Traffic Impact Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
9. Completed and signed zoning conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
10. Completed Comprehensive Plan Consistency Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
11. Completed Response to the Urban Design Guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
12. For applications filed by a third party, proof of actual notice to the property owner	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
13. Master Plan (for properties requesting Planned Development or Campus District)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

Pre-Application Conference

(this form must be provided at the time of formal submittal)



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | eFax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

PROCESS TYPE

- ☐ Board of Adjustment
- ☐ Comprehensive Plan Amendment
- ☒ Rezoning
- ☐ Site Review*
- ☐ Subdivision
- ☐ Subdivision (Exempt)
- ☐ Text Change

* Optional conference

GENERAL INFORMATION

Date Submitted 03-20-2017

Applicant(s) Name Amanda Mann

Applicant's Mailing Address 434 Fayetteville Street, Suite 1900 Raleigh, NC 27601

Phone 919-835-4176

Email amanda.mann@troutmansanders.com

Property PIN #0794523356

Site Address / Location 3101 Hillsborough Street

Current Zoning CX-3 w/SRPOD & CX-3-UG w/SRPOD

Additional Information (if needed) :

OFFICE USE ONLY

Transaction # : 508464

Date of Pre-Application Conference : 3/28/17

Staff Signature



Pre-Application Conference

Meeting Record

Transaction #: 508464 Meeting Date & Time: 3/28/17, 2:00 PM

Location: Room 312, One Exchange Plaza

Attendees: John Anagnost, Matt Klem, Derek Hutchinson
Jeremy Shope, Travis Flitt, Amanda Mann, Brian
Purdy, Bowman Kelly, Doug Hill

Parcels discussed (address and/or PIN): 3101 Hillsborough St

Current Zoning: CX-3 w/ SRPOD & CX-3-UG w/ SRPOD

Potential Re-Zoning: NX-5

CAC Chair/Contact Information: Wade, Donna Bailey, donna.bailey.nc@gmail.com

General Notes: Applicant is interested in a student-targeted
apartment building with retail on Hillsborough
St, similar to Stanhope, applicant is seeking
around 220 units, a site plan was
submitted but will be withdrawn because it
exceeds the allowed number of stories, applicant
may propose UL frontage, there has been a zoning

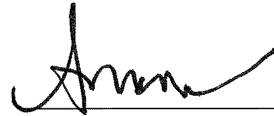
Department & Staff	Notes
Development Services ___Justin Rametta Justin.Rametta@raleighnc.gov 919-996-2665 ___Mike Walters Michael.Walters@raleighnc.gov 919-996-2636 ___Walt Fulcher Walt.Fulcher@raleighnc.gov 919-996-3517	<p>case on the site in the last two years, in previous case neighbors requested no retail on Rosemary St, Hillsborough St is a Transit Emphasis Corridor, UDO Sections: density should be focused on Hillsborough St, proximity of single-family suggests lower height on west and south</p>

REPORT OF APRIL 26, 2017 NEIGHBORHOOD MEETING

A neighborhood meeting was held with respect to this proposed rezoning case at 6:00 p.m. on Wednesday, April 26, 2017 in the former North Carolina Equipment Company building located at 3101 Hillsborough Street in Raleigh. Attached hereto as Exhibit A is a list of those persons and organizations contacted about the meeting. Those persons and organizations were mailed a letter of invitation concerning the meeting, a copy of which is also attached hereto as Exhibit B. The letters were provided to the City of Raleigh for mailing and were mailed on or about April 12, 2017 via first class U.S. Mail.

Attached hereto as Exhibit C is an original attendance roster of the persons who signed in at the meeting. There were approximately twenty (20) neighbors in attendance. The issues discussed at the meeting included the location of parking, green space, the number of units/beds to be provided, commercial space, construction timeframes and issues, traffic, existing residential areas, traffic calming on side streets, incorporation of the existing tractor component into the building design, general impact of height not to exceed 60 feet, existing roundabout plans, bike storage, and setbacks.

Respectfully submitted this 9th day of June, 2017.

A handwritten signature in black ink, appearing to read 'Amanda', written over a horizontal line.

Amanda S. Mann
Attorney for Petitioner

Exhibit A

Property Owners within 100' of 3101 Hillsborough Street

Property Owners within 100 Feet of 3101 Hillsborough Street

Owner Name	Property Address	PIN	Mailing Address
THE FLAGSHIP CO LLC	3116 HILLSBOROUGH ST	0794524716	5849 LEASE LN, RALEIGH NC 27617-4844
CAPETANOS HOLDINGS LLC	3114 HILLSBOROUGH ST	0794524784	3608 PINNACLE DR, CARY NC 27518-8922
CAPETANOS HOLDINGS LLC	3112 HILLSBOROUGH ST	0794525713	3608 PINNACLE DR, CARY NC 27518-8922
CAPETANOS HOLDINGS LLC	3110 HILLSBOROUGH ST	0794525732	3608 PINNACLE DR, CARY NC 27518-8922
CAPETANOS HOLDINGS LLC	3108 HILLSBOROUGH ST	0794525751	3608 PINNACLE DR, CARY NC 27518-8922
CAPETANOS HOLDINGS LLC	3108 HILLSBOROUGH ST	0794525781	3608 PINNACLE DR, CARY NC 27518-8922
CAPETANOS HOLDINGS LLC	3100 HILLSBOROUGH ST	0794526622	3608 PINNACLE DR, CARY NC 27518-8922
CAPETANOS HOLDINGS LLC	1 DAISY ST	0794526648	3608 PINNACLE DR, CARY NC 27518-8922
STANHOPE 2013 LLC	3001 HILLSBOROUGH ST	0794527278	4321 LASSITER AT NORTH HILLS AVE, RALEIGH NC 27609-5782
STANHOPE CENTER POA INC	3000 M E VALENTINE DR	0794516998	431 OFFICE PARK DR, MOUNTAIN BRK AL 35223-2411
PROVIDENT GROUP STANHOPE PROPERTIES LLC	3009 M E VALENTINE DR	0794515918	5565 BANKERS AVE, BATON ROUGE LA 70808-2608
RILEY ALBERT BUTLER, JR	3115 STANHOPE AVE	0794521131	101 W AYCOCK ST, RALEIGH NC 27608-2503
THOMAS & MARY HENNESSY	3117 STANHOPE AVE	0794520193	3117 STANHOPE AVE, RALEIGH NC 27607-5423
LAWRENCE JOHNS MARANGOS	15 ROSEMARY ST	0794521276	15 ROSEMARY ST, RALEIGH NC 27607-

			5417
GTP TOWERS LLC	11 ROSEMARY ST	0794521383	PO BOX 723597, ATLANTA GA 31139-0597
BILLY H WELLS & CLAIRE M FLEWIN	12 ROSEMARY ST	0794520333	3902 GLENFELIZ BLVD, LOS ANGELES CA 90039- 1459
ANDREW OLIVE LAWRENCE	10 ROSEMARY ST	0794520339	10 ROSEMARY ST, RALEIGH NC 27607- 5418
ROBERT I & ANN S SEALEY	8 ROSEMARY ST	0794520434	1204 GRANADA DR, RALEIGH NC 27612- 5108
WILLIAM C BIRMINGHAM III	6 ROSEMARY ST	0794520438	6 ROSEMARY ST, RALEIGH NC 27607- 5418
WILLIAM CLAY BIRMINGHAM III	4 ROSEMARY ST	0794520544	6 ROSEMARY ST, RALEIGH NC 27607- 5418
ANNA MANZONI	2 ROSEMARY ST	0794520549	2 ROSEMARY ST, RALEIGH NC 27607- 5418
LARRY D & VICKI A BOOTH	3109 HILLSBOROUGH ST	0794522528	PO BOX 66, HIGHFALLS NC 27259-0066
THE READERS CORNER INC	3201 HILLSBOROUGH ST	0794521607	3201 HILLSBOROUGH ST, RALEIGH NC 27607-5438
THE READERS CORNER INC	3203 HILLSBOROUGH ST	0794520760	3201 HILLSBOROUGH ST, RALEIGH NC 27607-5438
3126 HILLSBOROUGH ASSOCIATES	3126 HILLSBOROUGH ST	0794523813	5849 LEASE LN, RALEIGH NC 27617- 4844
CITY OF RALEIGH	3120 HILLSBOROUGH ST	0794522749	PO BOX 590, RALEIGH NC 27602- 0590

Exhibit B

Copy of Letter

AMANDA STOKES MANN
919.835.4176 telephone
919.829.8730 facsimile
amanda.mann@troutmansanders.com

TROUTMAN SANDERS

TROUTMAN SANDERS LLP
Attorneys at Law
434 Fayetteville Street
Suite 1900,
Raleigh, North Carolina 27601
919.835.4100 telephone
troutmansanders.com

April 12, 2017

Dear Neighboring Property Owners:

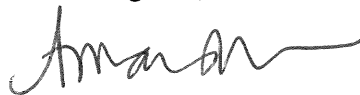
We would like to invite you to attend a neighborhood meeting concerning the proposed rezoning of the property located at 3101 Hillsborough Street, Raleigh, North Carolina (PIN 0794523356) by Landmark Properties, Inc. ("Landmark"). A map outlining the subject property in red is enclosed. Landmark proposes to rezone this property to NX-5-UL-CU w/SRPOD in order to allow for a mixed-use primarily residential development subject to conditions.

The meeting will be held in the former North Carolina Equipment Company building located at 3101 Hillsborough Street at **6:00 pm on Wednesday, April 26, 2017.**

We invite you to attend the neighborhood meeting in order to talk with us about the proposed development, rezoning request, and conditions to be proposed. Also, more additional information is available at the City of Raleigh Planning Department, which may be contacted at 919-996-2626 or rezoning@raleighnc.gov. Finally, more information can be found at the City of Raleigh's website <https://www.raleighnc.gov/>.

Our team looks forward to meeting with you in person and receiving your feedback. Please do not hesitate to contact me at any time in the interim if I can answer questions or be of any assistance at all.

Best regards,



Amanda Mann

3101 Hillsborough Street



Exhibit C

Meeting Sign-In Sheet

MEETING SIGN IN SHEET

Name

Address

Phone

Email

CHUCK GRANTHAM	99819-0718	CHUCK 246 CPO GMAZ
Peggy Seymour	919 755-403	meseymour@earthlink.net
Lisa Reinert	3123 Stanhope	702 300 3034 LKREINERT@AOL.com
Garuna Edwards	3131 Stanhope	919-6049063 luggate@hotmail.com
ANDY O. LAWRENCE	10 ROSEMARYS	919 601 3688 Andy@Olive-Arch.com
Karen Feczor	3135 Stanhope Ave	Raleigh NC 27607
Larry & Vicki Booth	100 Ashe Pl.	Chapel Hill, NC 27517 (Fingert Apts)
* KAREN JOHNS	3128 Stanhope Ave	Raleigh NC 27607

MEETING SIGN IN SHEET

<u>Name</u>	<u>Address</u>	<u>Phone</u>	<u>Email</u>
Denis Word	3201 Hillsborough St	919-839-8303	naidang@bellsouth.net
Leon Capetanos	3608 Pennade Dr		lcapetana@earthlink.net
Al Pleasants	3126 Hillsborough St		alpleasants@PiedmontLitre.com
Bill Birmingham	6 Rosemary St	919 832 1308	BillxBirmingham@gmail.com
Also own	4 + 4 1/2 Rosemary St.		
JANET CLARKE	3141 Stanhope Ave.	919-602-5979	enroute@mindspring.com
Matt Woods	3009 M E Valentine Drive Raleigh NC 27607	205-504-1568	mwoods@capstonemail.com