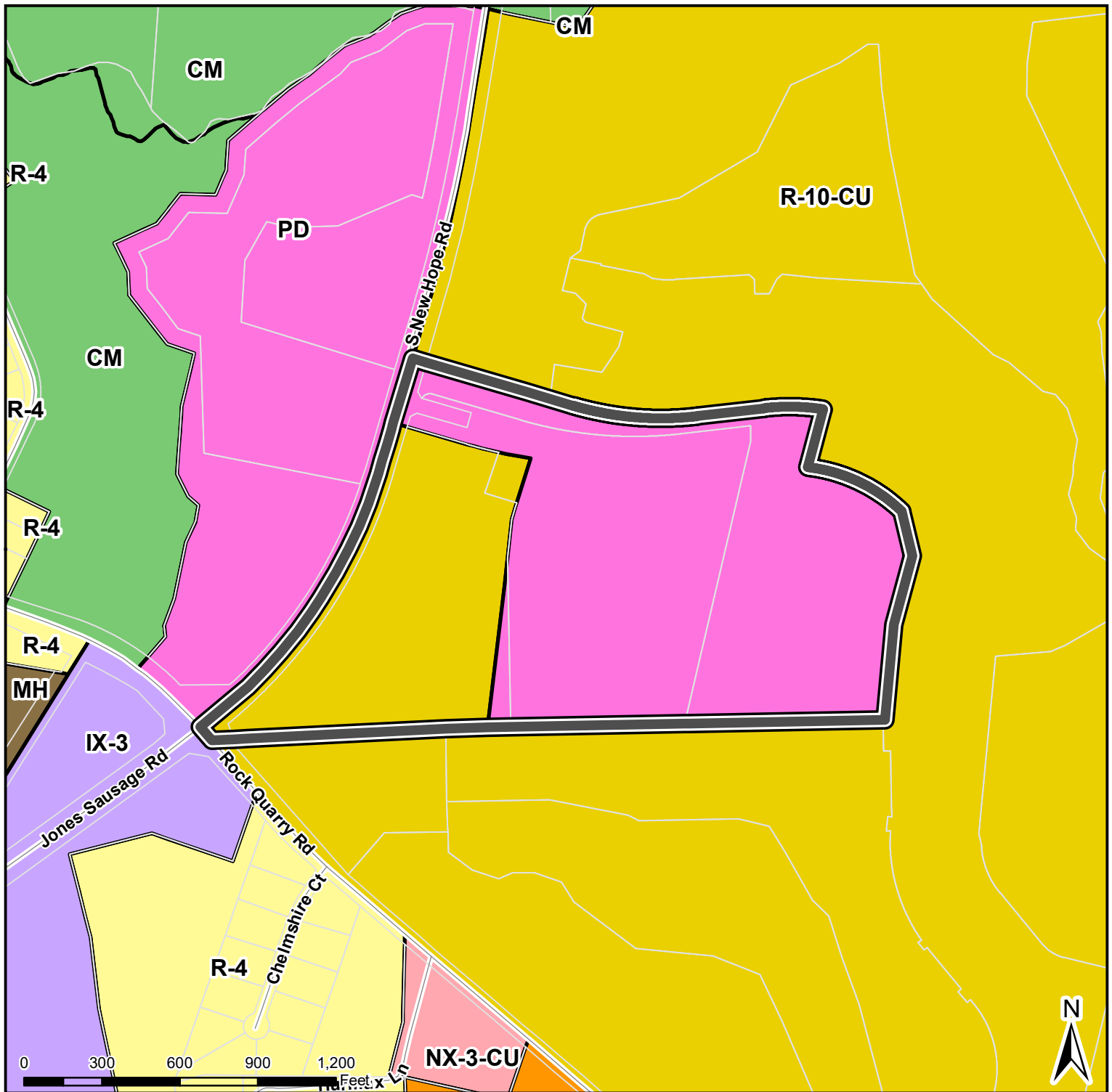
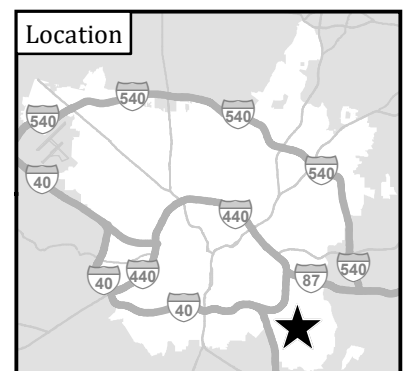


Existing Zoning

Z-21-2019



Property	2211, 2221, & 2231 S New Hope Rd
Size	58.65 acres
Existing Zoning	R-10-CU; PD
Requested Zoning	CX-5-CU





RALEIGH PLANNING COMMISSION

CERTIFIED RECOMMENDATION

CR#

CASE INFORMATION: Z-21-19 OLDE TOWNE EAST VILLAGE

Location	S. New Hope Road, at the eastern corner of its intersection with Rock Quarry Road Address: 2211, 2221 & 2231 S. New Hope Road PINs: 1732041995, 1722945976, 1722848717 iMaps , Google Maps , Directions from City Hall
Current Zoning	R-10-CU, PD
Requested Zoning	CX-5-CU
Area of Request	58.65 acres
Corporate Limits	The subject site is within the corporate limits of the city.
Property Owners	OT Retail East Company LLC 85 Mine Road, Suite 115 Stafford, VA 22554 Lobro LLC 226 Kelso Court Cary, NC 27511
Applicant	Charles R. Walker III, PLA Entitlement Preservation Group
Citizens Advisory Council (CAC)	Southeast CAC Ulysses Lane
PC Recommendation Deadline	January 6, 2020

SUMMARY OF PROPOSED CONDITIONS

1. The following uses shall be prohibited: office; medical; boardinghouse; dormitory, fraternity, sorority; adult establishment; outdoor sports or entertainment facility of any size, passenger terminal; vehicular sales; detention center, jail, prison; light manufacturing; bed and breakfast; research and development; light industrial; golf course; rest home; cemetery.
2. Residential development shall be limited to 450 apartment units. Units will have no more than 2 bedrooms.
3. Non-residential uses shall be limited to 360,000 square feet.
4. The total gross floor area of non-residential buildings shall be no greater than 300,000 square feet on 2221 S. New Hope Road. If more than 100,000 square feet of non-residential uses are constructed, a site plan containing a grocery store must

be approved.

5. No more than nine stand-alone restaurants on 2231 S. New Hope Road.
6. Building height limited to four stories within 150 feet of any structures on adjacent parcels.
7. Required shade trees will be a minimum caliper of 3.5 inches.
8. Any standalone buildings with a bar as primary use will be at least 100 feet from any residential structures on adjacent parcels.
9. If the existing pedestrian tunnel cannot be used as a pedestrian connection, there will be a minimum 10-foot-wide path directly connected, at grade, to the sidewalks that will be constructed as part of the main project entrance east of S. New Hope Road.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Community Mixed Use; Private Open Space
Urban Form	N/A
Consistent Policies	Policy LU 1.2—Future Land Use Map and Zoning Consistency Policy LU 2.2—Compact Development Policy LU 4.4—Reducing Vehicle Miles Traveled Through Mixed-use Policy LU 8.10—Infill Development Policy LU 8.11—Development of Vacant Sites Policy LU 10.1—Mixed-use Retail Policy LU 10.6—Retail Nodes Policy H 1.8—Zoning for Housing
Inconsistent Policies	Policy LU 5.4—Density Transitions Policy LU 5.6—Buffering Requirements Policy LU 7.5—High-Impact Commercial Uses Policy PR 1.3—Coordinated Park Planning Policy PR 3.8—Pedestrian Links to Greenways

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

Neighborhood Meeting	Southeast CAC	Planning Commission	City Council
3/14/19 10 attendees	7/11/19 17 (Y) – 4 (N) –1 (A) 13 (Y) – 2 (N) –7 (A) * <i>*with conditions</i>	10/8/19; 10/22/19 11/12/2019	

PLANNING COMMISSION RECOMMENDATION

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

Reasonableness and Public Interest	
Change(s) in Circumstances	
Amendments to the Comprehensive Plan	
Recommendation	
Motion and Vote	
Reason for Opposed Vote(s)	

ATTACHMENTS

1. Staff report
2. Rezoning Application
3. Original conditions

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

Planning Director Date

Planning Commission Chair Date

Staff Coordinator: Ira Mabel: (919) 996-2652; Ira.Mabel@raleighnc.gov



ZONING STAFF REPORT – CASE Z-21-19

Conditional Use District

OVERVIEW

The rezoning site is 58.65 acres of undeveloped land located at the eastern corner of the intersection of S. New Hope Road and Rock Quarry Road. New Hope Road turns into Jones Sausage Road south of this intersection. The site is composed of three parcels that together completely surround approximately 220 feet of public right-of-way stubbed from New Hope Road. This stub street was built as an entrance to the Planned Development (PD) for which a portion of the site is currently zoned; a street closure petition for this right-of-way has been submitted but held pending administrative site review. This rezoning request does not address the street closure.

The site has some informal dirt roadways, but mostly contains grasslands and tree stands. The site has a number of small hills, and generally slopes downward from the south to the north. Streams in the area flow northward with the grade toward Walnut Creek, approximately 1/3 of a mile north of the site. A 200-foot major utility easement runs north-south through the westernmost parcel.

The PD, called Olde Towne, was approved in 2004. It allowed 2,405 dwelling units, 368,000 square feet of retail space, and 128,000 square feet of office space on a total of 532 acres. The master plan for the PD allows commercial and medium density residential uses along S. New Hope Road, with moderate- and low-density residential development forming the remainder of the development. The master plan required that a golf course be constructed on the site, generally following the stream system. The master plan also allowed tree conservation and stormwater requirements for commercial developments to be provided within the residential, golf course, and open space components of the project. A condition offered with the PD zoning required nine acres of the site to be dedicated to the City of Raleigh for a park.

This rezoning request is for one of the commercial areas of the master plan. The residential areas were removed from the PD when they were rezoned to Residential-10-Conditional Use (R-10-CU) in 2018 (Z-7-18). The zoning conditions in that case limit development to 1,700 dwelling units; limit apartment development to 300 units; require apartments to be age restricted to 55 years and older; prohibit apartments except within 2,500 feet of Rock Quarry Road; require 25 acres to be set aside for a park; require construction of greenway trails; require 25% of the site to be set aside for open space; and require a build-to for most of the site's frontage along Rock Quarry Road.

Approval of Z-7-18 rendered the remainder of the PD, which includes 41.5 acres of this request and an additional 43.51 acres on the western side of New Hope Road, effectively undevelopable unless rezoned. This is because the requirement in the PD to construct a golf course remained in effect, even though the land dedicated for the golf course was removed from the district. A rezoning request has also been submitted for the remnant of the PD on the west side of New Hope Road (Z-22-19).

This request is to rezone the three-lot site from PD and R-10-CU to Commercial Mixed Use—5 Stories—Conditional Use (CX-5-CU). Proposed zoning conditions prohibit a number of uses otherwise allowed in CX districts; limit residential development to 450 apartment units with no more than 2 bedrooms; limit total non-residential development to 360,000 square feet; limit building height to four stories within 150 feet of any structures in adjacent residential zoning districts; prohibit standalone bars within 100 feet of residential zoning; require shade trees to be 3.5 caliper inches when planted; and specify that if an existing pedestrian tunnel cannot be used, that a 10-foot-wide path will be constructed that connects to sidewalks at the main entrance to the site. Conditions for the center of the three lots (2221 S. New Hope Rd) restrict any individual non-residential building to 300,000, and also require a site plan for a grocery store to be approved if more than 100,000 square feet of non-residential uses are constructed. Conditions for the westernmost of the three lots (2231 S. New Hope Rd) cap stand-alone restaurants to no more than nine, totaling no more than 75,000 square feet.

In the original Olde Towne master plan, the lot at 2231 S. New Hope Road was designated for open space and up to 31,000 square feet of two-story restaurants. Under the R-10-CU zoning approved as Z-7-18, the capacity of the parcel on its own is now 171 dwelling units, no non-residential uses. In the master plan, the other two lots that are part of this request were allowed 60 dwelling units and 361,000 square feet of combined retail and office uses limited to three stories.

The nearby vicinity of the site is largely low density residential or vacant. Jones Sausage Road between Rock Quarry Road and I-40 has the nearest commercial development, mostly in IX zoning. Barwell Road Elementary School and Barwell Road Park are located approximately one mile southeast of the site. The Walnut Creek Amphitheatre is just under a mile north on Rock Quarry Road. Walnut Creek and the Walnut Creek greenway are approximately 1/3 of a mile north of the site, at the northern boundary of the former PD district.

The subject site is designated as Community Mixed Use (41 acres) and Private Open Space (18 acres) on the Future Land Use Map. The Private Open Space designation is on the western side of the site, and encompasses the utility easement and a small portion of a stream that is subject to the state's Neuse river buffer requirements. The former portion of the PD to the north, east, and south are a mix of Moderate Density Residential and Private Open Space. The remaining portion of the PD on the west side of New Hope Road is Community Mixed Use, Office & Residential Mixed Use, and Private Open Space. The Urban Form Map shows Rock Quarry Road as a Transit Emphasis Corridor, but this designation does not affect the rezoning property.

The Southeast CAC voted in favor of the request (17-4-1) on August 19, in combination with the Z-22-19 case. The CAC also took a second vote (13-2-7) requesting the following conditions: a "grocery store-based" shopping center; a maximum of 300,000 sf of office; landscaping of a higher quality than the minimum code standard; a sit-down restaurant, a bank, and a gas station required.

Update for November 12, 2019

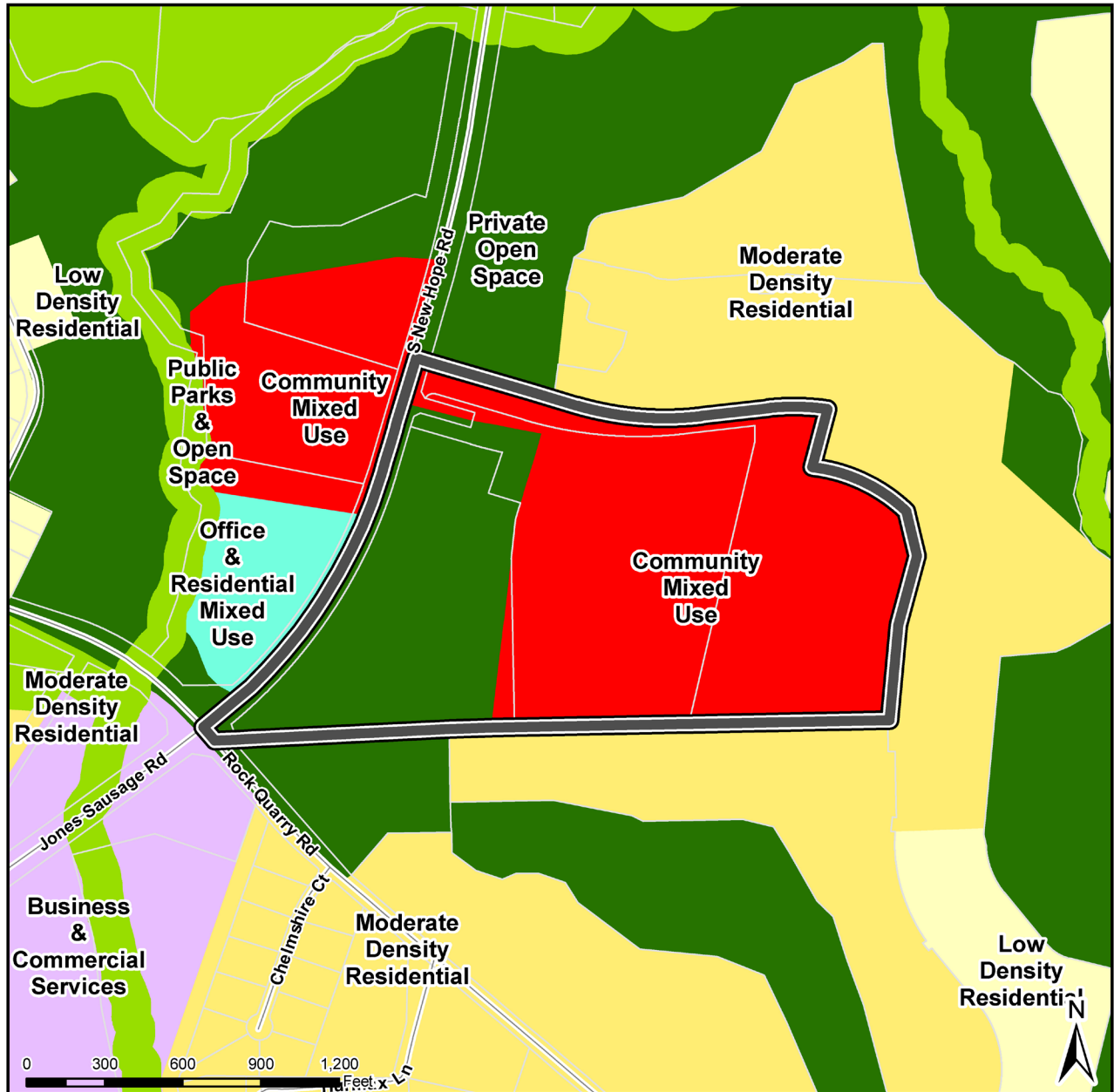
There have been no substantial changes to the case since it was last heard by the Planning Commission on October 22. However, new conditions related to greenway connectivity have been added to Z-22-19 on the west side of New Hope Road.

OUTSTANDING ISSUES

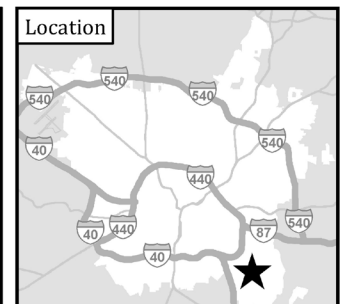
Outstanding Issues	1. None	Suggested Mitigation	1. None
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Future Land Use

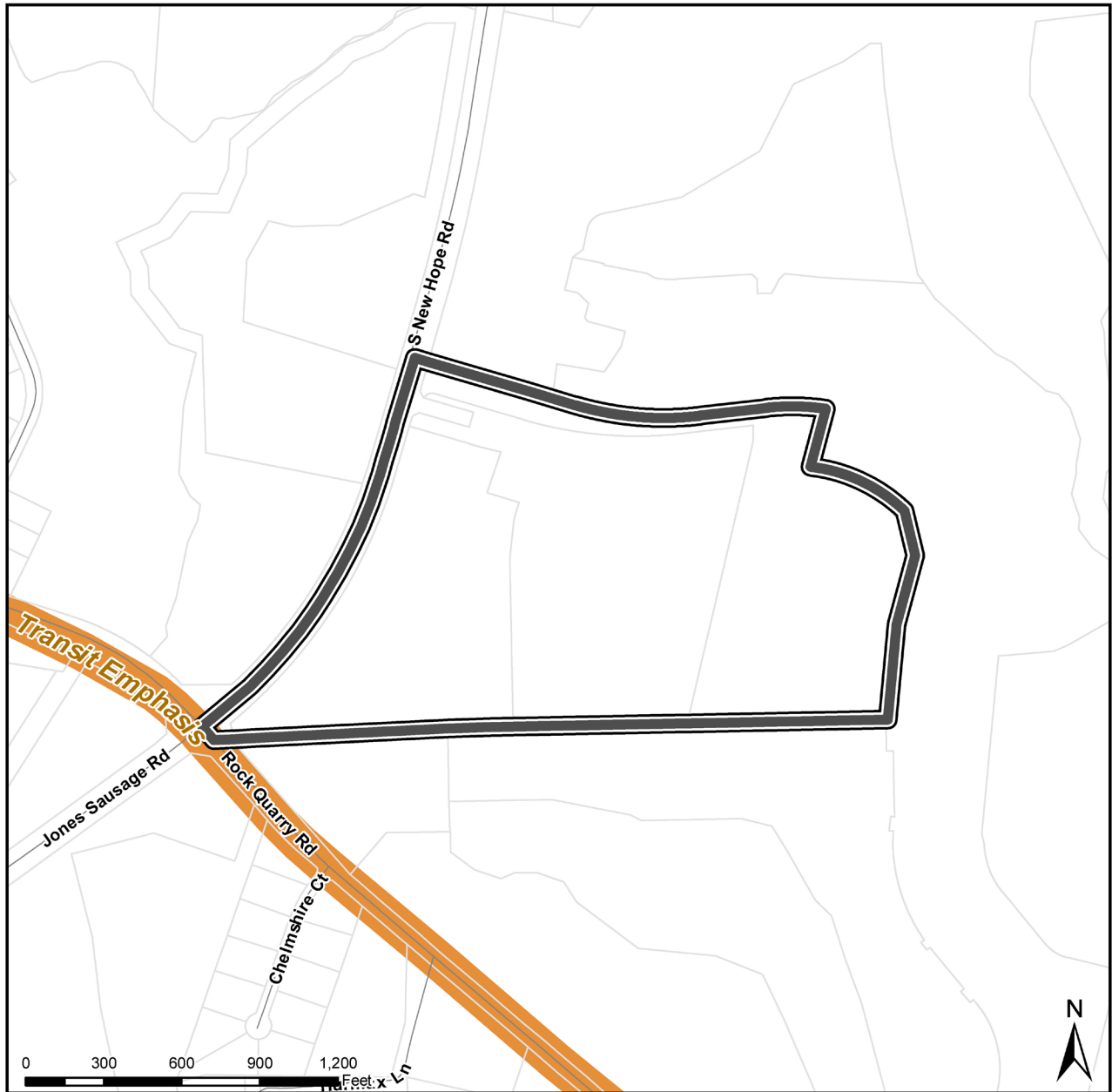
Z-21-2019



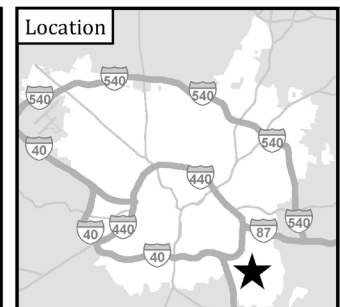
Property	2211, 2221, & 2231 S New Hope Rd
Size	58.65 acres
Existing Zoning	R-10-CU; PD
Requested Zoning	CX-5-CU



Map by Raleigh Department of City Planning (reckhowh): 7/23/2019



Property	2211, 2221, & 2231 S New Hope Rd
Size	58.65 acres
Existing Zoning	R-10-CU; PD
Requested Zoning	CX-5-CU



COMPREHENSIVE PLAN

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

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

The request is consistent with the vision and themes in the Comprehensive Plan.

The request is consistent with the **Expanding Housing Choices** vision theme, which encourages expanding the supply of affordable housing. The request would permit up to 450 modest-sized apartment units, which is a substantial increase over the 231 permitted under the current zoning.

The request is consistent with the **Managing Our Growth** vision theme. This theme encourages integrated land uses and providing desirable spaces and places to live, work, and play. The request would permit a mixed use-development with commercial uses, such as restaurants and a grocery store, that are synergistic and proximate to extensive potential residential uses.

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

Yes. The majority of the subject site is classified as Community Mixed Use on the Future Land Use Map, which recommends the Commercial Mixed Use zoning district. However, the proposal would allow development of a Private Open Space area without commensurate open space dedication.

- 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?

The Private Open Space designation includes land that “may have a limited amount of development potential, and may be used for agriculture, forestry, pasture, etc. but the overall intent is to protect its open and undeveloped character through the horizon year of the Plan.” Although the development potential of this land is limited due to a 20-foot utility easement bisecting it and required stream buffering, the Olde Towne master plan located the club house and community center at this location, including swimming pools, tennis courts, and parking. The amount of land in this category is approximately 28% of the total site, greater than would be required by the UDO for outdoor amenity area, tree conservation area, etc. The applicant could strengthen consistency with the Future Land Use Map by explicitly prohibiting development on all or some of this part of the site.

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

Unknown. A new Avenue 2-Lane, Undivided street shown on the Street Plan Map will be required to be dedicated and constructed by the developer of the rezoning site, and continued by the developer of the Z-7-18 site. A traffic study is currently being completed for the adjacent land zoned R-10-CU, which will indicate street improvements needed to serve that development. A traffic study will also be required for the zoning case on the west side of S. New Hope Road (Z-22-19). The results of both of these studies will also have to incorporate the projected impact of the development scenarios possible from the approval this case. The zoning conditions approved as part of Z-7-18 require a 25-acre park, new greenway trails, and 25% of the site to remain as open space. No park or greenway conditions are included in this request.

Future Land Use

Future Land Use designation: Community Mixed Use; Private Open Space

The rezoning request is

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

☐ **Inconsistent**

The request is for Commercial Mixed Use zoning. The majority of the subject site is classified as Community Mixed Use on the Future Land Use Map, which recommends the Commercial Mixed Use zoning district. The proposal would allow development of a Private Open Space area without commensurate open space dedication. Although the development potential of this land is limited due to a 20-foot utility easement bisecting it and required stream buffering, the Olde Towne master plan located the club house and community center at this location, including swimming pools, tennis courts, and parking.

Urban Form

Urban Form designation: None.

The rezoning request is

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

☐ **Inconsistent**

☒ **Other** (no Urban Form designation)

Compatibility

The proposed rezoning is

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

As currently proposed, the request is not compatible with the surrounding area. However, it can be established without adversely impacting neighboring properties. Although the Olde Towne Master Plan envisioned a similar commercial intensity in this location, this request is not encumbered by the Olde Towne Master Plan, nor is it guaranteed to be developed alongside the surrounding residential development by a single entity. As an independent request for a relatively intense commercial zoning district adjacent to residential zoning, explicit transitions are necessary to ensure compatibility. Specifically, the guidance in Table LU-2 in the Comprehensive Plan is that height within 150 feet of moderate-density residential areas, such as R-10 zoning districts, should not exceed four stories. A new condition addressing height was submitted on Oct. 11, but it might not require a reduction in height, because the condition limits height within 150 feet of structures, not residential parcels, and no structures currently exist on adjacent parcels. However, if structures are built before this site is developed, the height limitation would apply.

Public Benefits of the Proposed Rezoning

- The request would create a mixed-use area by providing frequently-requested commercial services such as a grocery store and restaurants near to both existing and new residents.
- The request would provide greater housing choice in the area and, by increasing supply, improve housing affordability.

Detriments of the Proposed Rezoning

- The request would permit a relatively intense commercial zoning district adjacent to residential zoning with minimal or no transition above and beyond UDO requirements.
- The timing of development on this rezoning site, the Z-22-19 site across S. New Hope Road, and the adjacent R-10-CU zoned land may result in some development occurring before sufficient transportation infrastructure is in place.

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 request is consistent with the Future Land Use Map designation of Community Mixed Use, which applies to medium-sized shopping centers and larger pedestrian-oriented retail districts.
- The proposal would allow development of a Private Open Space area without commensurate open space dedication. The applicant could strengthen consistency with the Future Land Use Map by explicitly prohibiting development on all or some of this part of the site.

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 4.4—Reducing Vehicle Miles Traveled Through Mixed-use

Promote mixed-use development that provides a range of services within a short distance of residences as a way to reduce the growth of vehicle miles traveled (VMT).

Policy LU 10.1—Mixed-use Retail

Encourage new retail development in mixed-use developments.

Policy LU 10.6—Retail Nodes

Retail uses should concentrate in mixed-use centers and should not spread along major streets in a linear "strip" pattern unless ancillary to office or high-density residential use.

- The proposed development will permit both high intensity residential and commercial uses on the same site. In addition, the request would create a mixed-use area by providing frequently-requested commercial services such as a grocery store and restaurants near to both existing and new residents.

Policy LU 8.10—Infill Development

Encourage infill development on vacant land within the City, particularly in areas where there are vacant lots that create "gaps" in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern.

Policy LU 8.11—Development of Vacant Sites

Facilitate the development of vacant lots that have historically been difficult to develop due to infrastructure or access problems, inadequate lot dimensions, fragmented or absentee ownership, or other constraints. Explore lot consolidation, acquisition, and other measures that would address these.

- The subject site has never been developed, even though the previously-approved PD and master plan was approved 15 years ago. The proposed rezoning would seek to renew site development activity by being more in-line with current market conditions.

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.

- The rezoning request would nearly double the potential residential entitlement from 231 units to 450 units. Although restricted to 2-bedroom apartments at the largest, the type of housing permitted would provide variety given the context of the surrounding zoning.

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

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.

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 current request would permit Commercial Mixed Use, which is a relatively intense commercial district, adjacent to a residential zoning district with no requirements for neighborhood transitions above and beyond those required by the UDO.
- The guidance in Table LU-2 in the Comprehensive Plan is that height within 150 feet of moderate-density residential areas, such as R-10 zoning districts, should not exceed four stories. The requested height for the entire site is five stories. A new condition addressing this consideration was submitted on October 11. However, the condition related to height might not in practice require a reduction in height, as the condition specifies structures, not residential parcels, and no structures currently

exist on adjacent parcels. However, if structures are built before this site is developed, the height limitation would apply.

Policy LU 7.5—High-Impact Commercial Uses

Ensure that the City's zoning regulations limit the location and proliferation of fast food restaurants, sexually-oriented businesses, late night alcoholic beverage establishments, 24-hour mini-marts and convenience stores, and similar high impact commercial establishments that generate excessive late night activity, noise, or otherwise affect the quality of life in nearby residential neighborhoods.

- Although some high-impact commercial uses are prohibited, the request would permit others by right, such as bars, restaurants with drive-thrus, fuel sales, and vehicle repair.
- A new condition submitted on October 11 prohibits buildings with bars as the primary use from being within 100 feet of residential structures. However, given the limited scenarios in which this restriction would take effect, as well as its narrow application to only one high impact use, this conditions did not affect this consistency of this policy.

Policy PR 1.3—Coordinated Park Planning

Work with interdepartmental and external partners to align siting, land acquisition, co-location, programming design, and construction opportunities with growth projections and demographic information.

Policy PR 3.8—Pedestrian Links to Greenways

Improve pedestrian linkages to existing and proposed greenway corridors. Development adjacent to a greenway trail should link their internal pedestrian network to the greenway trail where appropriate.

- Parks, Recreation and Cultural Resources staff evaluated the current park access level of service in this area as a D letter grade. This area is considered a high priority for park land acquisition or park development.
- The request does not include a condition that requires new pedestrian and bicycle access to the greenway or park required under the zoning conditions of Z-7-18.

HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	21	GoTriangle's FY2019 Annual Work Plan included new bus service in southeast Raleigh. New service along Rock Quarry Road to the Shoppes at Battle Bridge passes by the S. New Hope Road/Rock Quarry Road intersection near the rezoning site.
Walk Score	30	2	This site and much of the surrounding area is currently undeveloped. However, future development plans for the entirety of the Olde Towne PD will significantly improve pedestrian infrastructure.

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: According to Walk Score, this part of Raleigh has below average walkability. However, increasing the commercial entitlement in this location, and therefore potential destinations, could improve the walk score for surrounding properties.

Carbon/Energy Footprint: Housing

Housing Type	Average Annual Energy Use (million BTU)	Permitted in this project?
Detached House	82.7	No
Townhouse	56.5	No
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 proposed rezoning will only permit apartment units, which are the most energy efficient.

Housing Supply and Affordability

Does it add/subtract from the housing supply?	Adds	This request increases the residential entitlement of the site by a factor of 2.
Does it include any subsidized units?	No	
Does it permit a variety of housing types?	No	The proposed district would permit only the apartment building type.
If not a mixed-use district, does it permit smaller lots than the average?*	N/A	The request is for a mixed-use district, Commercial Mixed Use-5 Stories. The district does not specify lot size per housing unit, meaning that the cost of the land can be spread across more units.
Is it within walking distance of transit?	Yes	There is transit service on Rock Quarry Road at New Hope Road, approximately 1/4 of a mile (5 minutes walking) from the site.

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

Summary: The request would only allow residential uses in apartment building types, which are generally more affordable than detached and attached units.

IMPACT ANALYSIS

Historic Resources

1. The site is not located within or adjacent to a National Register Historic District or Raleigh Historic Overlay District. It does not include nor is adjacent to any National Register individually-listed properties or Raleigh Historic Landmarks.

Impact Identified: None.

Parks and Recreation

1. This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors.
2. Nearest existing park access is provided by Walnut Creek Athletic Complex (2.3 miles) and Barwell Rd. Park (1.1 miles).
3. Nearest existing greenway trail access if provided by Walnut Creek Greenway Trail (0.5 mile).
4. Current park access level of service in this area is graded a D letter grade.
5. This area is considered a high priority for park land acquisition or park development.
6. Please consider addressing bicycle & pedestrian connectivity to the Walnut Creek Greenway Trail & the park proposed in zoning conditions Z-7-2018.

Impact Identified: No pedestrian and bicycle access to the greenway or proposed park is included in this request.

Public Utilities

1. The proposed rezoning would add approximately 53,660 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 a building permit and 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 developer.

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	0 gpd	104,890 gpd	158,550 gpd
Waste Water	0 gpd	104,890 gpd	158,550 gpd

Impact Identified: None.

Stormwater

1. Subject to stormwater regulations under Article 9 of UDO.

Floodplain	None
Drainage Basin	Walnut and Big Branch – S
Stormwater Management	Subject to stormwater regulations under Article 9 of UDO.
Overlay District	None

Impact Identified: None.

Transit

1. GoRaleigh Route 17 stops every 60 min on Rock Quarry Road.

Impact Identified: Development will create additional demand for transit.

Transportation

1. **Location:** The Z-21-19 site is located in southeast Raleigh and is bounded by New Hope Road on the west, Rock Quarry Road on the south, Barwell Road on the east and Walnut Creek on the north. The Z-21-19 parcels were the commercial component of the former Olde Towne development.
2. **Area Plans:** The Z-21-19 site not located within or adjacent to an area plan.
3. **Other Projects in the Area:** The City of Raleigh has two nearby major street improvement projects. One is on Poole Road, from Maybrook Drive to Barwell Road. This project is planned to be complete in 2022. The other is on Barwell and Pearl Roads, from south of Rock Quarry Road to Berkeley Lake Drive. This project is scheduled to be complete in 2023.
4. **Existing and Planned Streets:** New Hope Road is designated as a 4-lane divided avenue on map T-1 of the comprehensive plan; it is maintained by NCDOT. It currently

has two travel lanes and curb and gutter on the west side. Development of the Z-21-19 parcels will require construction of the median and the two northbound lanes. At that time the existing lanes will be converted for southbound travel.

In accordance with UDO section 8.3.2, the maximum block perimeter for a CX-5 zoning district is 2,500 feet. The existing block perimeter is very large, but the adjoining property is undeveloped, providing many opportunities for new public street connections.

5. **Existing and Planned Pedestrian Facilities:** There are not sidewalks currently along New Hope Road.
6. **Existing and Planned Bicycle Facilities:** There are no existing bicycle facilities surrounding the Z-21-19 site. Non-motorized access to the existing Walnut Creek Greenway Trail is an important consideration with development of this site. Pedestrian safety in crossing New Hope Road is also an important consideration.
7. **Access:** Access to the subject property may be via New Hope Road or streets to be connected to the east of the site from expected development (Z-7-18 site).
8. **TIA Determination:** Approval of case Z-21-19 may increase trip generation by approximately 66 vehicles in the PM peak hour and approximately 37 vehicles in the AM peak hour. Trips generated may increase by approximately 883 vehicles per day. These increases are below thresholds in the Raleigh Street Design Manual for requiring a Traffic Impact Analysis (150 trips per peak hour). A fatal or disabling crash occurred at the intersection of New Hope Road and Rock Quarry Road in a recent year. A traffic study for Z-21-19 is not required. A site plan for this property may require a traffic analysis given access to a major street.

Z-21-19 Existing Land Use Vacant	Daily	AM	PM
	0	0	0
Z-21-19 Current Zoning Entitlements Mixed Use	Daily	AM	PM
	8,758	500	918
Z-21-19 Proposed Zoning Maximums Commercial Mixed Use	Daily	AM	PM
	9,642	536	984
Z-21-19 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	883	37	66

Impact Identified: Non-motorized access to the existing Walnut Creek Greenway Trail is an important consideration with development of this site. Pedestrian safety in crossing New Hope Road is also an important consideration.

Urban Forestry

1. This rezoning doesn't affect the requirements of Urban Forestry.

Impact Identified: None.

Impacts Summary

- Although the area designated as high priority for park development, there is no requirement to connect to nearby planned greenways or new parks.
- Strong coordination between the developers of this site, the other remaining portion of the PD on the west side of New Hope Road (Z-22-19), and the adjacent R-10-CU land (Z-7-18, TCZ-4-19) would result in the most efficient and safe transportation network in the area. This is particularly important for pedestrian crossings on New Hope Road.

Mitigation of Impacts

- The applicant could add a condition requiring the internal pedestrian network of the site connect to adjacent planned park facilities.
- The applicant is encouraged to work closely with developers of nearby properties to coordinate transportation investments.

CONCLUSION

This request is to rezone approximately 58.65 acres from Residential–10–Conditional Use (R-10-CU) and Planned Development (PD) to Commercial Mixed Use–5 Stories–Conditional Use (CX-5-CU).

Proposed zoning conditions prohibit a number of uses otherwise allowed in CX districts; limit residential development to 450 apartment units with no more than 2 bedrooms; limit total non-residential development to 360,000 square feet; limit building height to four stories within 150 feet of any structures in adjacent residential zoning districts; prohibit standalone bars within 100 feet of residential zoning; require shade trees to be 3.5 caliper inches when planted; and specify that if an existing pedestrian tunnel cannot be used, that a 10-foot-wide path will be constructed that connects to sidewalks at the main entrance to the site. Conditions for the center of the three lots (2221 S. New Hope Road) restrict any individual non-residential building to 300,000, and also require a site plan for a grocery store to be submitted if more than 100,000 square feet of retail are constructed. Conditions for the westernmost of the three lots (2231 S. New Hope Road) cap stand-alone restaurants at nine, totaling no more than 75,000 square feet.

The request is **consistent** with the Future Land Use Map and **consistent** with Comprehensive Plan overall.

The request is **consistent** with Comprehensive Plan policies regarding compact and mixed-use development. The request is **inconsistent** with policies regarding transitioning density and linking to greenways.

The request would support the Vision Themes of *Expanding Housing Choice* and *Managing Our Growth*. Development under the proposal could potentially be incompatible with the surrounding community, but impact could be mitigated through zoning conditions.

CASE TIMELINE

Date	Action	Notes
7/19/19	Submitted application	TIA required
9/19/19	Submitted revised conditions	TIA no longer required
10/8/19	Planning Commission review	Deferred until 10/22
10/22/19	Planning Commission review	
11/1/19	Submitted revised conditions	
11/12/19	Planning Commission review	

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	R-10-CU; PD	R-10-CU	R-10-CU	R-10-CU	PD
Additional Overlay	N/A	N/A	N/A	N/A	N/A
Future Land Use	Community Mixed Use; Private Open Space	Moderate Density Residential; Private Open Space	Moderate Density Residential; Private Open Space	Moderate Density Residential; Private Open Space	Community Mixed Use; Office & Residential Mixed Use; Private Open Space
Current Land Use	Open space	Open space	Open space	Open space	Open space
Urban Form	N/A	N/A	Transit Emphasis Corridor	N/A	N/A

CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	R-10-CU; PD	CX-5-CU
Total Acreage	58.65	58.65
Setbacks:	(R-10, apartment)	(CX, apartment)
Front	10'	5'
Side	0' or 6'	0' or 6'
Rear	20'	0' or 6'
Residential Density:	3.94	7.67
Max. # of Residential Units	231	450
Max. Gross Building SF	652,000 (res. + retail + off.)	886,230 (res. + retail)
Max. Gross Office SF	60,000	0
Max. Gross Retail SF	261,000	360,000
Potential F.A.R	0.26	0.35

*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-21-19**Date Submitted **Revised 11/01/19**Existing Zoning **PD/R-10**Proposed Zoning **CX-5-CU****OFFICE USE ONLY**

Transaction #

Rezoning Case #

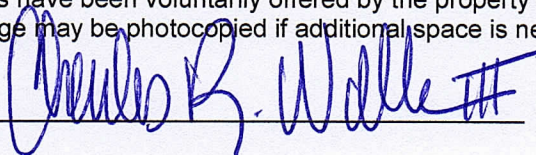
Narrative of Zoning Conditions Offered

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

1. The following uses shall be prohibited in this CX zoning district: office; medical; boardinghouse; dormitory, fraternity, sorority; adult establishment; outdoor sports or entertainment facility of any size, passenger terminal; vehicular sales; detention center, jail, prison; light manufacturing; bed and breakfast; research and development; light industrial; golf course; rest home; cemetery.
2. Residential development shall be limited to 450 units and limited to the apartment building type. Units will have no more than 2 bedrooms/unit.
3. Non-residential uses shall be limited to 360,000 square feet.
4. The total gross floor area of buildings containing exclusively non-residential uses shall be no greater than 285,000 square feet on 2221 South New Hope Rd (Wake County PIN 1722945976; "New Lot 3" in Wake County Registry Book of Maps 2019 Page 1046). Once a total of 100,000 square feet of non-residential uses has been constructed on this same lot, no other new non-residential construction will be permitted on the lot until the property owner submits and receives approval for a site plan that contains a grocery store on the lot.
5. There shall be no more than 9 buildings totaling no more than 75,000 SF that exclusively contain restaurant uses on 2231 North Hope Rd (Wake County PIN 1722848717; "Open Space New Lot 5017" in Wake County Registry Book of Maps 2019 Page 1046).
6. Allowing for step-backs, any portion of a perimeter building height shall be limited to 4 stories when it is less than 150 ft from a structure on tracts 1732073161, 1732150043, 1732040116 and 172284611. Otherwise, maximum height within this proposal shall be 5 stories.
7. All required Canopy trees within this proposal will be planted with a minimum caliper of 3.5".
8. Buildings that contain a bar/nightclub/tavern/lounge as the primary use shall be located no closer than 100 ft from a residential structure on tracts 1732073161 ("Open Space Area 4"), 1732150043 ("Lot 5003"), 172284611 ("Lot 5008"), and 1732040116 ("Lot 5006"), being the lots as identified above in Wake County Registry Book of Maps 2008 Page 280.
9. If the existing pedestrian tunnel cannot be used as a pedestrian connection, there shall be a minimum 10-foot wide path directly connected, at grade, to the sidewalks that will be constructed as part of the main project entrance east of S. New Hope Road.

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.

Owner/Agent Signature



Print Name

Charles R. Walker III, Agent

[illegible]

STATE OF NORTH CAROLINA
COUNTY OF ROCK
I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED
AND TESTIFIED THAT HE (SHE) IS THE SAME PERSON(S) NAMED IN THE
AFFIDAVIT OF DETENTION AND IN THE CAPTIONED REQUEST:
LOUIS ARMSTRONG
DOB: 08-12 20th 1901 PLT. M.D.
REGISTERED NAME: ARMSTRONG, LOUIS
ARREST/DETENTION NUMBER: 04-20-2020

[illegible]

NOTARY PUBLIC
STATE OF
CALIFORNIA
Spencer
I CERTIFY THAT THE FOLLOWING PERSON(S) APPEARED BEFORE ME AND
ACKNOWLEDGED TO ME THAT HE/SHE WAS THE PERSON(S) SIGNED
HEREON.
Name: James S. Garrett
Date: 4-10
County: San Diego
City: San Diego
Notary Public
My Comm. Expires: 4-30-91

LOT 501	34251.59 SF OR 7.00 ACRES	7470.68 SF OR 1.33 ACRES
LOT 3	95000.20 SF OR 2.18 ACRES	98807.19 SF OR 2.21 ACRES
LOT 4	66660.15 SF OR 1.51 ACRES	64277.44 SF OR 1.45 ACRES

"A"	OT RETAIL, EAST COMPANY, LLC LOHND, LLC	2,130,280 SF OR 0.002 ACRES
"B"	OT RETAIL, EAST COMPANY, LLC LOHND, LLC	36,240,424 SF OR 0.603 ACRES
"C"	OT RETAIL, EAST COMPANY, LLC LOHND, LLC	29,471,555 SF OR 0.499 ACRES
"D"	OT RETAIL, EAST COMPANY, LLC	17,752,448 SF OR 0.401 ACRES

[illegible]

LINE	BRAND	QTY	PRICE
L1	8672.93%	18.00	
L2	5178.00%	227.64	
L3	8671.01%	65.57	
L4	5179.93%	129.47	
L5	5178.90%	80.84	
L6	5178.90%	22.66	
L7	5687.90%	49.95	
L8	5007.93%	144.71	
L9	5007.93%	100.36	
L10	INTERVAL	DELTD	
L11	5007.93%	754.42	
L12	5687.90%	82.40	
L13	5687.90%	68.46	
L14	5687.93%	62.71	
L15	8672.93%	40.27	

LINE	REASON	DISTANCE
L1	NO 247/278	20.03
L7	513/414	202.04
L8	NO 27/278	24.75
L9	NO 49/278	912.21
L10	NO 10/278	22.40
L11	NO 10/278	229.80
L12	NO 27/278	14.85
L13	NO 27/278	105.35
L14	NO 27/278	45.15
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L97	NO 27/278	45.15
L98	NO 27/278	45.15
L99	NO 27/278	45.15
L100	NO 27/278	45.15

LINE	BEARING	DISTANCE
1.0	N79°54.2'W	41.50
1.1		21.71
1.2	N70°24.2'W	28.28
1.3	N67°24.2'W	48.03
1.4	N62°24.2'W	18.00
1.5	S70°24.2'W	366.11
1.6	S70°24.2'W	292.51
1.7	S70°24.2'W	274.28
1.8	S67°24.2'W	78.83
1.9	S62°24.2'W	74.22
2.0	S57°24.2'W	36.25
2.1	S52°24.2'W	36.25
2.2	S47°24.2'W	24.25
2.3	S42°24.2'W	24.25
2.4	S37°24.2'W	48.50
2.5	S32°24.2'W	48.50

FLOOD PLAIN ORDINANCE

() FEMA MAPPED AREA
(X) MAP NUMBER
(X) OTHER ALLUVAL SOIL TYPES C-1-C-10

APPROVED BY: John Smith

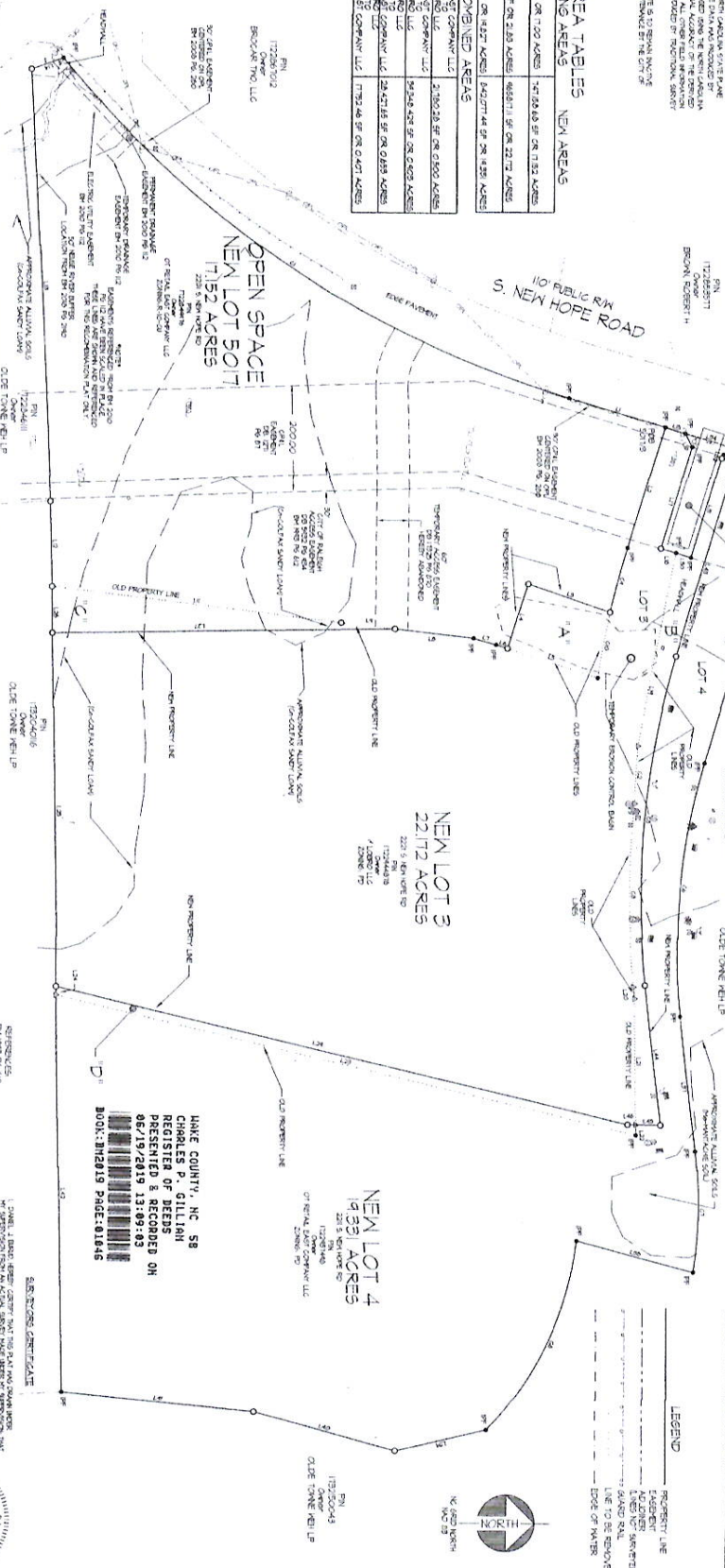
TRANSACTION #5

REVISIONS	
4/20/04 PER CITY COMMENTS	
4/20/04 PER CITY COMMENTS	
<p>RECOMMENDATION MAP FOR OT RETAIL EAST COMPANY, LLC AND LOBRO, LLC</p>	
TOWNSHIP, 511 VARIOUS	COUNTY, MAKE
OWNER, AS SHOWN	STATE
0	300
50	450

TRANSACTION #590657 R-38-19 MP-1-03 & 7-7-18
R904D978

RAVEN & ASSOCIATES, INC.

NEW ORLEANS, LA 70112	01/10/82	01/10/82	01/10/82
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ARRIVED DATE 01/10/82		DRAWN NO	
COUNTY PIN 012044478	012044478	012044478	012044478



LEGEND

EDGE OF WATER
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GUARD RAIL
LINES NOT SURF/PTE
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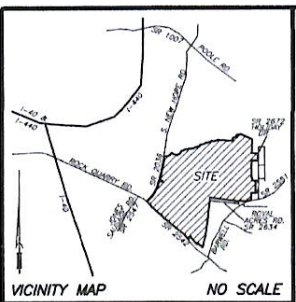
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24.120



NO SCALE

VICINITY MAP

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

THIS SURVEY IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNINCORPORATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.

THIS SURVEY IS OF AN EXISTING PARCEL, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION OF THE BEST USES OR USE PROVISIONS, AS SET FORTH IN THE CITY OR COUNTY ORDINANCE, IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 25th DAY OF FEBRUARY, A.D. 2008.

2-5-08

PROFESSIONAL LAND SURVEYOR

THIS CERTIFICATE AND WARRANTIES THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNER(S) OF THE PROPERTY SHOWN ON THIS MAP OR PLAN AND ANY ACCOMPANYING SHEETS SUBJECT TO THE EXCEPTIONS ON RECORDS, HAVING ACQUIRED THE INTEREST IN THE PROPERTY BY DEEDS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY, NORTH CAROLINA, OR OTHERWISE AS SHOWN BELOW AND AS SUCH HAS (HAVE) THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE BY AND THAT THE DEED(S) WILL WARRANT AND DEFEND THE TITLE AGAINST THE CLAIMS OF ALL PERSONS WHOSE INTERESTS UNLESS EXPECTED HEREIN AND THAT BY SUBMISSION OF THIS PLAN OR MAP FOR APPROVAL, I (WE) DO DEDICATE TO THE CITY OF RALEIGH FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHT-OF-WAY, PAVES AND OTHERWISE (AS THESE INTERESTS ARE KNOWN BY THE CITY) AND AS THE SAME MAY BE SHOWN THEREON FOR ALL LAWFUL PURPOSES TO WHICH THE CITY MAY BE ENTITLED OR TO WHICH THE CITY MAY BE USED AND UPON ACCEPTANCE THEREOF IN ACCORDANCE WITH ALL CITY POLICIES, ORDINANCES, REGULATIONS OR CONDITIONS OF THE CITY OF RALEIGH FOR THE BENEFIT OF THE PUBLIC, SAID DEDICATION SHALL BE IRREVOCABLE; PROVIDED, ANY DEDICATION OF EASEMENTS FOR STORM DRAINAGE ARE NOT MADE TO THE CITY OF RALEIGH BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT SUBJECT TO CONDITIONS OF SUBSECTIONS (B), (C), (D) AND (E) OF SECTION 1 AND SECTION 4 OF THE "CITY STORM DRAINAGE POLICY" (RESOLUTION 1970-142 AS THE SAME MAY BE FROM TIME TO TIME AMENDED).

DATE: 2-5-08

PRINTED NAME: M. BRADLEY HAROLD, NOTARY PUBLIC

MY COMMISSION EXPIRES: AUGUST 18, 2008

THIS CERTIFICATE AND WARRANTIES THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNER(S) OF THE PROPERTY SHOWN ON THIS MAP OR PLAN AND ANY ACCOMPANYING SHEETS SUBJECT TO THE EXCEPTIONS ON RECORDS, HAVING ACQUIRED THE INTEREST IN THE PROPERTY BY DEEDS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY, NORTH CAROLINA, OR OTHERWISE AS SHOWN BELOW AND AS SUCH HAS (HAVE) THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE BY AND THAT THE DEED(S) WILL WARRANT AND DEFEND THE TITLE AGAINST THE CLAIMS OF ALL PERSONS WHOSE INTERESTS UNLESS EXPECTED HEREIN AND THAT BY SUBMISSION OF THIS PLAN OR MAP FOR APPROVAL, I (WE) DO DEDICATE TO THE CITY OF RALEIGH FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHT-OF-WAY, PAVES AND OTHERWISE (AS THESE INTERESTS ARE KNOWN BY THE CITY) AND AS THE SAME MAY BE SHOWN THEREON FOR ALL LAWFUL PURPOSES TO WHICH THE CITY MAY BE ENTITLED OR TO WHICH THE CITY MAY BE USED AND UPON ACCEPTANCE THEREOF IN ACCORDANCE WITH ALL CITY POLICIES, ORDINANCES, REGULATIONS OR CONDITIONS OF THE CITY OF RALEIGH FOR THE BENEFIT OF THE PUBLIC, SAID DEDICATION SHALL BE IRREVOCABLE; PROVIDED, ANY DEDICATION OF EASEMENTS FOR STORM DRAINAGE ARE NOT MADE TO THE CITY OF RALEIGH BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT SUBJECT TO CONDITIONS OF SUBSECTIONS (B), (C), (D) AND (E) OF SECTION 1 AND SECTION 4 OF THE "CITY STORM DRAINAGE POLICY" (RESOLUTION 1970-142 AS THE SAME MAY BE FROM TIME TO TIME AMENDED).

DATE: 2-5-08

PRINTED NAME: M. BRADLEY HAROLD, NOTARY PUBLIC

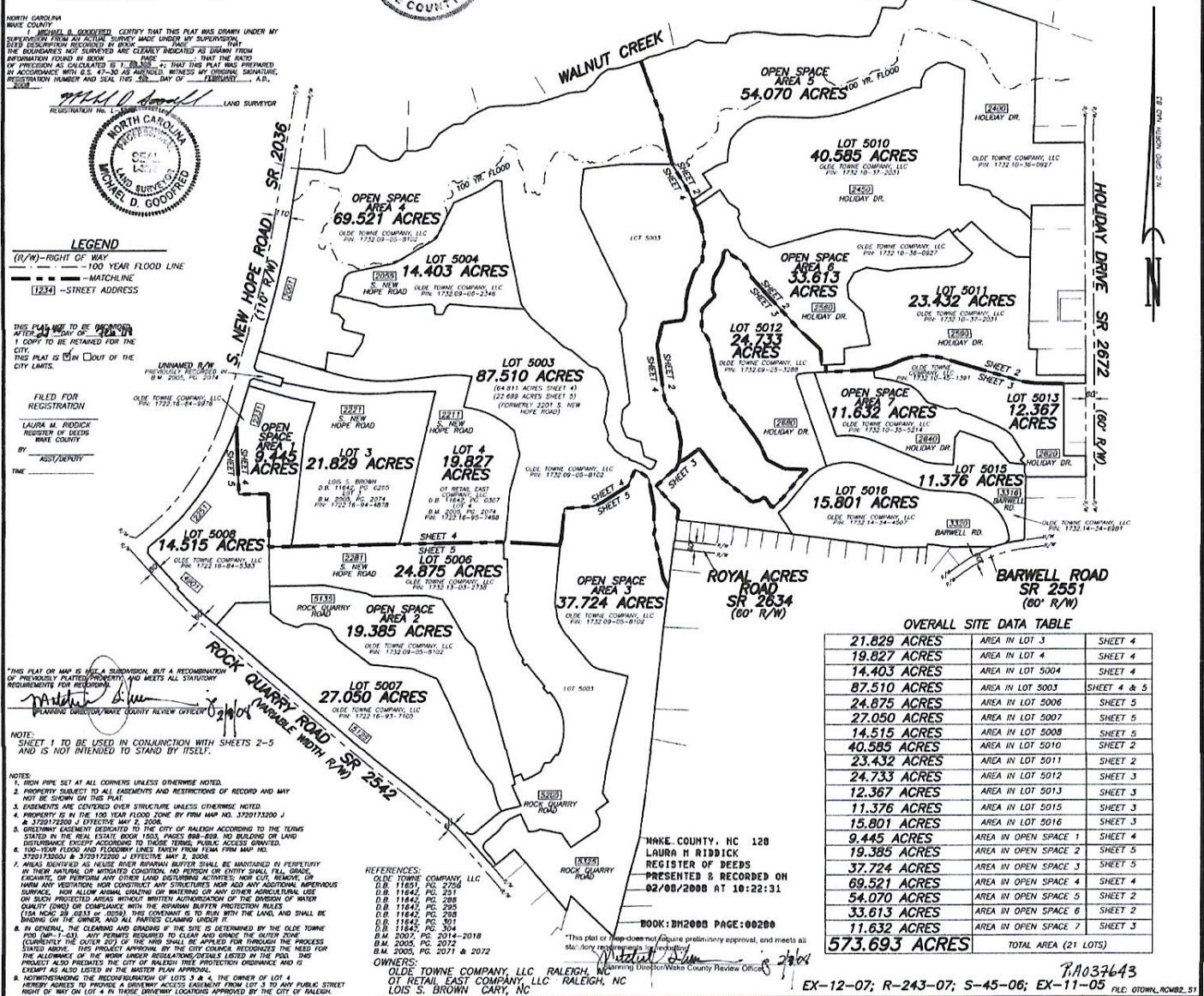
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DATE: 2-5-08

PRINTED NAME: M. BRADLEY HAROLD, NOTARY PUBLIC

MY COMMISSION EXPIRES: AUGUST 18, 2008



NOTES:

1. IRON PIPE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2. PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD AND MAY NOT BE SHOWN ON THIS PLAN.

3. EASEMENTS ARE CARRIED OVER STRUCTURE UNLESS OTHERWISE NOTED.

4. PROPERTY IS IN THE 100 YEAR FLOOD ZONE BY FIRM MAP NO. 370113200 J & 370112200 J EFFECTIVE MAY 2, 2006.

5. GREENWAY EASEMENT DEDICATED TO THE CITY OF RALEIGH ACCORDING TO THE TERMS STATED IN THE REAL ESTATE BOOK 1503, PAGES 888-889. NO BUILDING OR LAND DISTURBANCE EXCEPT ACCORDING TO THESE TERMS. PUBLIC ACCESS GRANTED.

6. 100-YEAR FLOOD AND FLOODWAY LINES DERIVED FROM FIRM MAP NO. 370113200 J & 370112200 J EFFECTIVE MAY 2, 2006.

7. AREAS DEDICATED AS NEUTRAL BUFFER SHALL BE MAINTAINED IN PERPETUITY IN THEIR NATURAL OR UNIMPAIRED CONDITION. NO PERSON OR ENTITY SHALL FILL, GRADE, EXCAVATE, OR PERFORM ANY OTHER LAND DISTURBING ACTIVITIES: NOT CUT, REMOVE, OR HARM ANY VEGETATION NOR CONSTRUCT ANY STRUCTURES NOR ADD ANY ADDITIONAL IMPROVEMENTS, NOR ALLOW ANIMAL OR OTHER LAND DISTURBING ACTIVITIES: NOT CUT, REMOVE, OR HARM ANY VEGETATION NOR CONSTRUCT ANY STRUCTURES NOR ADD ANY ADDITIONAL IMPROVEMENTS, NOR ALLOW ANIMAL OR OTHER LAND DISTURBING ACTIVITIES: NOT CUT, REMOVE, OR HARM ANY VEGETATION NOR CONSTRUCT ANY STRUCTURES NOR ADD ANY ADDITIONAL IMPROVEMENTS.

8. IN GENERAL, THE CLEARING AND GRADING OF THE SITE IS DETERMINED BY THE OLDE TOWNE PUD (MAP-1-03). ANY PERMITS REQUIRED TO CLEAR AND GRAD THE OUTER ZONE (CONSEQUENTLY THE OUTER LOT) OF THE HIGH SHALL BE OBTAINED FROM THE PROCESS STATED ABOVE. THIS PROJECT APPROVED BY THE CITY COUNCIL RECOGNIZES THE NEED FOR THE COMPLETION OF THE WORK UNDER THESE DETAILS LISTED IN THE PLAN. THIS PROJECT ALSO PRESENTS THE CITY OF RALEIGH THEIR PROTECTION ORDINANCE AND IS EXEMPT AS ALSO LISTED IN THE MASTER PLAN APPROVAL.

9. NOTWITHSTANDING THE RECOMBINATION OF LOTS 3 & 4, THE OWNER OF LOT 4, HEREIN AGREES TO PROVIDE A RIGHT-OF-WAY ACCESS EASEMENT TO ANY PUBLIC STREET RIGHT OF WAY ON LOT 4 IN THOSE DRIVEWAY LOCATIONS APPROVED BY THE CITY OF RALEIGH. THIS RIGHT SHALL APPLY TO FUTURE RECOMBINATIONS AND FURTHER SUBDIVISION OF LOTS 3 & 4.

10. NEITHER RECOMBINATION NOR LOT DEDICATION SUBDIVISION ARE SUBJECT TO THE CITY OF RALEIGH SUBDIVISION STANDARDS. SOME OF THE LOTS SHOWN DO NOT CONFORM TO CITY OF RALEIGH SUBDIVISION REGULATIONS AND NO PERMITS SHALL BE ISSUED ON SUCH LOTS.

NOTE: ENCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THE MAP ARE MEASURED HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE ALL AREA CALCULATED BY COORDINATE COMPUTATION.

500' 250' 0' 500' 1000' 1500'

SCALE IN FEET

RECORDED IN BOOK OF MAPS 2008 PAGE 280.

REVISIONS

EXEMPT SUBDIVISION, RECOMBINATION & OPEN SPACE MAP FOR

OLDE TOWNE

SHEET 1 OF 5

TOWNSHIP: ST. MARYS COUNTY: WAKE

STATE: NORTH CAROLINA

ZONE: CUD R-8 PUD, R-10, MP-1-03 P.I.N.: AS SHOWN

OVERALL SITE DATA TABLE

21.829 ACRES	AREA IN LOT 3	SHEET 4
19.827 ACRES	AREA IN LOT 4	SHEET 4
14.403 ACRES	AREA IN LOT 5004	SHEET 4
87.510 ACRES	AREA IN LOT 5003	SHEET 4 & 5
24.875 ACRES	AREA IN LOT 5006	SHEET 5
27.050 ACRES	AREA IN LOT 5007	SHEET 5
14.515 ACRES	AREA IN LOT 5008	SHEET 5
40.585 ACRES	AREA IN LOT 5010	SHEET 2
23.432 ACRES	AREA IN LOT 5011	SHEET 2
24.733 ACRES	AREA IN LOT 5012	SHEET 3
12.367 ACRES	AREA IN LOT 5013	SHEET 3
11.376 ACRES	AREA IN LOT 5015	SHEET 3
15.801 ACRES	AREA IN LOT 5016	SHEET 3
9.445 ACRES	AREA IN OPEN SPACE 1	SHEET 5
19.385 ACRES	AREA IN OPEN SPACE 2	SHEET 5
37.724 ACRES	AREA IN OPEN SPACE 3	SHEET 5
69.521 ACRES	AREA IN OPEN SPACE 4	SHEET 4
54.070 ACRES	AREA IN OPEN SPACE 5	SHEET 2
33.613 ACRES	AREA IN OPEN SPACE 6	SHEET 2
11.632 ACRES	AREA IN OPEN SPACE 7	SHEET 3
573.693 ACRES	TOTAL AREA (21 LOTS)	

RA037643

EX-12-07; R-243-07; S-45-06; EX-11-09

WITHERS & RAVENEL

KENNETH CLOSE SURVEYING

111 MACKENNA DRIVE - CARY NC 27511

PHONE: (919)851-2344 FAX: (919)851-6261

SURVEY DATE: 12-31-07 SURVEYED BY: CM

SCALE: 1" = 500' DRAWN BY: EGT

CHECKED & CLOSURE BY: MG

SHEET 1 OF 5

July 9, 2019

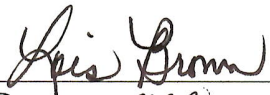
City of Raleigh
Development Services Department
Raleigh NC

To Whom It May Concern,

Charles R. Walker III PLA, with Entitlement Preservation Group, is representing the Owners of the Property listed below for the purposes of the attached Rezoning Petition.

2221 South New Hope Road
Raleigh, NC 27610

PIN ~~1722945983~~ CW
1722945976



Lois Brown, Manager

JULY 14, 2019

CITY OF RALEIGH
DEVELOPMENT SERVICES DEPARTMENT
RALEIGH NC

TO WHOM IT MAY CONCERN,

CHARLES R. WALKER III PLA, WITH ENTITLEMENT PRESERVATION GROUP, IS REPRESENTING THE OWNERS OF THE PROPERTIES LISTED BELOW FOR THE PURPOSES OF THE ATTACHED REZONING PETITION.

2211 SOUTH NEW HOPE ROAD
RALEIGH, NC 27610

PIN 1732041995

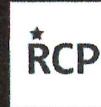
2231 SOUTH NEW HOPE ROAD
RALEIGH, NC 27610

PIN 1722848717



ANDY GARRETT

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				OFFICE USE ONLY Transaction # Rezoning Case #
Existing Zoning Base District PD Height Frontage Overlay(s) _____				
Proposed Zoning Base District CX Height 5 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.				
If the property has been previously rezoned, provide the rezoning case number: MP-1-03				
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:				
Pre-App. Mtg #587967 Sketch Plan Review #590776				

GENERAL INFORMATION					
Date		Date Amended (1)		Date Amended (2)	
Property Address 2211,2231,2221 South New Hope Rd Raleigh NC 27610					
Property PIN 1732041995,1722848717,1722945976			Deed Reference (book/page) DB17492 PG 25, DB 17325 PG870,DB13153 PG785		
Nearest Intersection Rock Quarry and South New Hope Roads					
Property Size (acres) 19.33 AC 17.15 AC 22.17 AC		For Planned Development Applications Only:		Total Units Total Square Footage Total Parcels Total Buildings	
Property Owner/Address OT Retail East Co LLC (2211/2231) 85 Mine Rd Suite 115, Stafford VA 22554 LoBro LLC (2221) 226 Kelso Ct. Cary NC 27511			Phone 540-659-6172 OT,919-602-2622 LoBro		Fax
			Email agarrett@garrettdevelopment.com, wbjb@earthlink.net		
Project Contact Person/Address Charles R. Walker III, PLA 275 North Pea Ridge Rd Pittsboro, NC 27312			Phone 919-625-9760		Fax
			Email cwalker@epgrouponline.com		
Owner/Registered Agent Signature 			Email		

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	
<p align="center">Comprehensive Plan Analysis</p>	<p align="center">OFFICE USE ONLY</p> <p align="center">Transaction #</p> <p align="center">Rezoning Case #</p>
<p>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.</p>	
<p align="center">STATEMENT OF CONSISTENCY</p>	
<p>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>	
<p>The City's Future Land Use Map designates the Properties in this proposal for Community Mixed Use and</p> <p>1. Private Open Space based on the Olde Towne PDD document. The PDD requirements for most of the surrounding area were removed last year as part of a rezoning of the residential portion of that Plan.</p>	
<p>This proposal will have all the same uses as in the previous PDD designation. The boundaries</p> <p>2. and sizes of the uses will be reconfigured within the three tracts under consideration.</p>	
<p>Please see attached Exhibit for additional Comprehensive Plan policies with which the Project will</p> <p>3. be consistent.</p>	
<p>4.</p>	
<p align="center">PUBLIC BENEFITS</p>	
<p>Provide brief statements regarding the public benefits derived as a result of the rezoning request.</p>	
<p>The rezoning request will provide a Public benefit by Rezoning the Property and allowing for its</p> <p>1. development consistent with many elements of the Comprehensive Plan.</p>	
<p>The rezoning request will provide a Public benefit by allowing the Property to be developed for a mixture</p> <p>2. of commercial and high density residential uses to support the substantial growth of the surrounding area.</p>	
<p>The rezoning request will provide a Public benefit because it will be part of a larger Mixed Use</p> <p>3. Community that will bring many needed services to the area.</p>	
<p>4.</p>	

OLDE TOWNE EAST VILLAGE EXHIBIT
CONSISTENT COMPREHENSIVE PLAN POLICIES

IN ADDITION TO CONSISTENCY WITH THE FUTURE LAND USE MAP DESIGNATION, THE PROPOSED REZONING IS CONSISTENT WITH THE FOLLOWING GENERAL COMPREHENSIVE PLAN POLICIES:

- POLICY LU 2.1- PLACEMAKING- THE PROPOSAL IS A PART OF BROADER MIXED-USE COMMUNITY THAT WILL BE ATTRACTIVE, SAFE, ACCESSIBLE, FUNCTIONAL, INCLUSIVE, AND HAVE THEIR OWN DISTINCTIVE IDENTITY AND MAINTAIN AND IMPROVE LOCAL CHARACTER.
- POLICY LU 2.4 THE PROJECT WILL CONTAIN A PRIVATE PARK AS A GATHERING SPACE AND AN ATTRACTIVE CORNER ELEMENT TO THE OVERALL PROJECT.
- POLICY LU 3.2- LOCATION OF GROWTH- THE SUBJECT PROPERTY IS LOCATED WITHIN RALEIGH'S CORPORATE LIMITS, WHERE DEVELOPMENT OF VACANT PARCELS SHOULD FIRST OCCUR.
- POLICY LU 4.3- DIRECTING TRANSPORTATION INVESTMENT AND POLICY LU 4.4 REDUCING VMT THROUGH MIXED USE- THIS PROPOSAL, WHICH IS PART OF LARGER MIXED-USE PROJECT, IS SUPPORTED BY THE COMPREHENSIVE PLAN AND INCLUDES A PEDESTRIAN, VEHICULAR AND TRANSIT TRANSPORTATION OPPORTUNITIES.
- POLICY LU 4.5- CONNECTIVITY- PEDESTRIAN AND VEHICULAR CONNECTIVITY IS PROVIDED THROUGHOUT THIS PROPOSAL.
- POLICY LU 4.9 CORRIDOR DEVELOPMENT- THE PROPOSAL IS PART OF A BROADER MIXED-USE COMMUNITY THAT WILL BE AN ASSET TO THE TRANSIT EMPHASIS CORRIDOR ON ROCK QUARRY ROAD.
- POLICY LU 5.1- REINFORCING THE URBAN PATTERN AND POLICY LU 5.4- DENSITY TRANSITIONS- THE PROJECT WILL BE INTEGRATED INTO THE SURROUNDING COMMUNITY. OPEN SPACE WILL SOFTEN THE RESIDENTIAL AREAS AS THEY TRANSITION AWAY FROM THE CORE COMMERCIAL AREA.
- POLICY 6.1- COMPOSITION OF MIXED-USE CENTERS- THIS PROPERTY TOGETHER WITH THE LARGER AREA WILL PROVIDE WELL-MIXED AND INTEGRATED DEVELOPMENT THAT AVOIDS SEGREGATED USES AND INCLUDES WELL-PLANNED PUBLIC PLACES.
- POLICY 6.3- MIXED USE AND MULTI-MODAL TRANSPORTATION- THE PROPOSAL PROMOTES THE DEVELOPMENT OF A MIXED-USE CENTER IN AREA THAT PROVIDES TRANSPORTATION AND CONVENIENT AND ACCESSIBLE RESIDENTIAL AND EMPLOYMENT USES.
- POLICY 7.40 SCALE AND DESIGN OF NEW COMMERCIAL USES- THE PROPOSAL LIMITS RESIDENTIAL BUILDINGS HEIGHT TO FIVE (5) STORIES TO CREATE A BETTER TRANSITION TO THE PLANNED RESIDENTIAL USES ON ADJACENT PARCELS.
- POLICY 8.1 HOUSING VARIETY- THIS PROJECT WILL PROVIDE THE URBAN TYPE UNITS/ DENSITIES THAT WILL COMPLIMENT THE SF HOMES, TOWNHOMES AND SUBURBAN STYLE APARTMENT THAT ARE PLANNED ON THE ADJACENT PROPERTY.

- POLICY LU 8.10-INFILL DEVELOPMENT- THE PROPERTY REMAINS THE LARGEST INFILL PIECE OF PROPERTY IN THE TRIANGLE. ALLOWING DEVELOPMENT TO MOVE FORWARD WILL CREATE A MORE COHESIVE REGION.
- POLICY LU 10.1-MIXED-USE RETAIL- COMMERCIAL AND RESIDENTIAL USES WILL BE HORIZONTALLY MIXED TO INCREASE THE VIABILITY OF PEDESTRIAN MOVEMENT THROUGHOUT THE SITE.
- POLICY T 1.1- COORDINATION WITH LAND USE MAP-THE PROPOSAL COMPLIES WITH THE FUTURE LAND USE MAP WHICH DESIGNATES THE MAJORITY OF THIS SITE FOR COMMUNITY MIXED USE.
- POLICY T 1.3- MULTI-MODAL TRANSPORTATION DESIGN- THE PROPOSAL OFFERS RESIDENTS SIDEWALKS, GREENWAYS, A TRANSIT STOP AND ROADWAYS AS TRANSPORTATION OPTIONS.
- POLICY T 4.1- PROMOTING TRANSIT- THE PROPOSAL PROVIDES TRANSIT STOP, SIDEWALK, GREENWAYS.
- POLICY T 4.9- SIDEWALK IMPROVEMENTS NEAR TRANSIT- PROJECT PROVIDES SIDEWALK THROUGHOUT.
- POLICY T 5.1- ENHANCING BIKE/ PEDESTRIAN CIRCULATION; POLICY T 5.3- BICYCLE AND PEDESTRIAN MOBILITY; POLICY T 5.9 PEDESTRIAN NETWORKS- PROJECT PROVIDE SIDEWALK THROUGHOUT AND GREENWAY CONNECTION TO LARGER CITY TRAIL NETWORK.
- POLICY EP 2.6- GREENWAY SYSTEM- PROPOSAL OFFERS PRIVATE PARK AND CONNECTION TO THE PLANNED PUBLIC PARK.
- POLICY EP 3.12- MITIGATING STORMWATER IMPACTS- THE PROPOSAL ADDRESSES STORMWATER IMPACTS.
- POLICY H2.13- TRANSIT ACCESSIBILITY- TRANSIT IS ACCESSIBLE TO WORKFORCE HOUSING.
- POLICY PU 1.1- LINKING GROWTH AND INFRASTRUCTURE- PROPOSAL IS WITH AN AREA WELL SERVED BY UTILITIES.

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 zoning would impact the resource.	
No historical resources are located on this Property.	
PROPOSED MITIGATION	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
Not applicable.	

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 Mixed Use 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>This property will provide retail and high density residential uses planned as a part of the larger area, which include parcels designated for residential, retail and office uses.</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>The proposed development will be consistent with planned mixed-use and residential development in terms of scale, transitions and landscaping. The adjoining R-10 zoning district allows for building heights of up to three stories. The height limit proposed here will be a maximum of five stories.</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>Vehicular and pedestrian cross-access between the proposed residential and planned commercial by sidewalks and at least four direct vehicular connections to the surrounding development. Further, a private greenway, connecting to the larger city greenway system, through an existing pedestrian tunnel are planned to further encourage access between this site and the greater community.</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>Multiple interconnections and access points are planned as part of this development.</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>Block layouts will be designed to meet UDO standards.</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>Street accesses are planned to be aesthetically pleasing with attractive landscaping and sidewalks.</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>Buildings will be appropriately positioned with respect to the street.</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>This site is not located at an existing intersection.</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>It is anticipated that an open space/ private park will be identified at site plan.</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>Multiple streets, sidewalks, and greenway will provide acces to the site.</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>A variety of use will border open space. Commercial and Residential uses will be provide on the adjacent pieces designated for this purpose.</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>The site will be designed so as to create open space in a way that is comfortable to users.</p>

13.	<p><i>New public spaces should provide seating opportunities.</i></p> <p>Response:</p> <p>It is anticipate that public spaces will include seating opportunities.</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>Parking lots will be designed to meet UDO requirements.</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>Parking lots will be identified at site plan in accordance with the UDO and sited to be shielded from perimeter view where ever possible.</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 cane make a significant improvement.</i></p> <p>Response:</p> <p>It is anticipated that if parking structures are used, they will contain the same architectural finishes as buildings on the site.</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>It is anticipated that the subject property will be within walking distance of a bus stop along Rock Quarry Road.</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>Sidewalks will be provided to connect the transit stop,neighborhoods and the sidewalks within this proposal.</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>The area of this proposed development was cleared and graded approximately a decade ago. The majority of any material now would be volunteer material and would be replaced as part of the construction.</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>Streets will meet UDO standards.</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>Sidewalks will meet UDO standards.</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>Street trees will be planted in accordance with the UDO.</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>Buildings and street trees will be installed to achieve appropriate street edges, including a reasonable ratio between height and width.</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>With the exception of the larger-box retail stores. Some front doors are intended to address the primary street.</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>It is anticipated that building will include windows, entrances and other architectural detail on the ground level.</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>Pedestrians will be able to move through the Project on sidewalks and a greenway trail to access the surrounding homes and transit.</p>



Elizabeth C. Trahos
T 919.329.3884
beth.trahos@nelsonmullins.com

NELSON MULLINS RILEY & SCARBOROUGH LLP
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GlenLake One | Second Floor
Raleigh, NC 27612
T 919.329.3800 F 919.329.3799
nelsonmullins.com

March 1, 2019

Olde Towne Neighbors

Dear Sir or Madam:

You are invited to attend a neighborhood meeting on Thursday, March 14, 2019 at 7 p.m. at Worthdale Park, 1001 Cooper Road, Raleigh, North Carolina, in the gymnasium. The purpose of this meeting is to provide an update on the Olde Towne community, located at the intersection of Rock Quarry and S. New Hope Roads, and to discuss the zoning.

Olde Towne was planned as mixed use communities with homes and commercial uses located in close proximity to one another. It was originally zoned under the Planned Development District ("PDD") zoning district with a master plan designating areas primarily for residential uses and mixed use areas, where retail, office and residential would all be permitted.

The primarily residential property, a 515± acre parcel on the east side of S. New Hope Road further identified by Wake County PIN 1732 15 7457 (the "Residential Property"), was rezoned to Residential-10 Conditional Use District last year. The Residential Property was purchased by an entity related to The Halle Companies, and development is planned to break ground this year.

The Residential Property would like to revise the conditions on the recently approved R-10 CU zoning to allow the 300 approved apartments to be increased to 350 and to be occupied by families in addition to seniors. We propose no change as to the total number of dwelling units permitted on the Residential Property. This change may be done in the form of a text change or by rezoning to R-10 CU.

The mixed use areas, 102± acres on both the east and west sides of S. New Hope Road further identified by the following Wake County PINs: 1722 95 7498, 1722 94 4878, 1722 84 9976, 1722 85 3577, and 1722 86 7012 (the "Mixed Use Property"), retains the original PDD zoning with the exception of about 17 acres which was zoned R-10 CU as a part of the recent rezoning.

Olde Towne Neighbors

March 1, 2019

Page 2

Since the Residential Property in Olde Towne was removed from the PDD, the remaining land in the PDD needs rezoning as well to remove the requirements of the PDD and conform to existing requirements of the UDO. The Mixed Use Property would like to be zoned to permit the type of retail, office and residential uses originally envisioned by the master plan. They will propose to rezone the Mixed Use Property for CX-5-CU. Chuck Walker of Entitlement Preservation Group is representing the Mixed Use Property owners. He can be reached by email at cwalker@epgrouponline.com or by telephone at 919.625.9760.

For more information about rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at: 919.996.2626 or by email at: rezoning@raleighnc.gov.

Please join us to discuss the proposal in more detail on March 14th at 7 p.m. In the interim, please do not hesitate to contact me with questions at 919.329.3884.

Thank you in advance for your time!

Very truly yours,



Elizabeth C. Trahos

ECT:bt

SUMMARY OF ISSUES

A neighborhood meeting was held on March 14, 2019 (date) to discuss a potential rezoning located at 2211, 2231 and 2221 South New Hope Rd (property address).

The neighborhood meeting was held at Worthdale Park (location).

There were approximately 10 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Planned Traffic improvements to South New Hope and Rock Quarry Roads
Cost of Housing, rental or purchase?
Schedule to start work and an estimate about how long it will take.
What types and sizes of the apartments
What types of stores will there be? Will there be a grocery store?

ATTENDANCE ROSTER

[illegible]

ATTENDANCE ROSTER

[illegible]



Pre-Application Conference

Meeting Record

Transaction #: 587967 Meeting Date & Time: 3/1/19 10:30 AM

Location: One Exchange Plaza 3rd Floor

Attendees: John Anagnost, Kyle Little, Tria Hoffreth
Math Klem, Chuck Walker

Parcels discussed (address and/or PIN): 2231,2221,2211,2260,2230 S New Hope Rd

Current Zoning: R-10-CU, PD

Potential Re-Zoning: CX-4-CU

CAC Chair/Contact Information: Southeast CAC

General Notes: Seeking to rezone from R-10-CU and PD

to CX-4-CU. The future Land Use Map Designates
a large portion of the request as private open space.
could preserve areas designated as private open space as much
as possible. There are easements that bisect certain sections
of the property. A TIA may potentially be required, it will
depend on the existing entitlement under the current PD, including

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	<u>green infrastructure in the zoning conditions</u> <u>to help with the FLUM inconsistency</u> <u>IF the case is inconsistent with the</u> <u>FLUM council may amend the map to make</u> <u>the case consistent. 5 stories may be appropriate</u> <u>UDO Sections: in this location. There is greenway</u> <u>masterplanned on the western side of the</u> <u>site.</u>