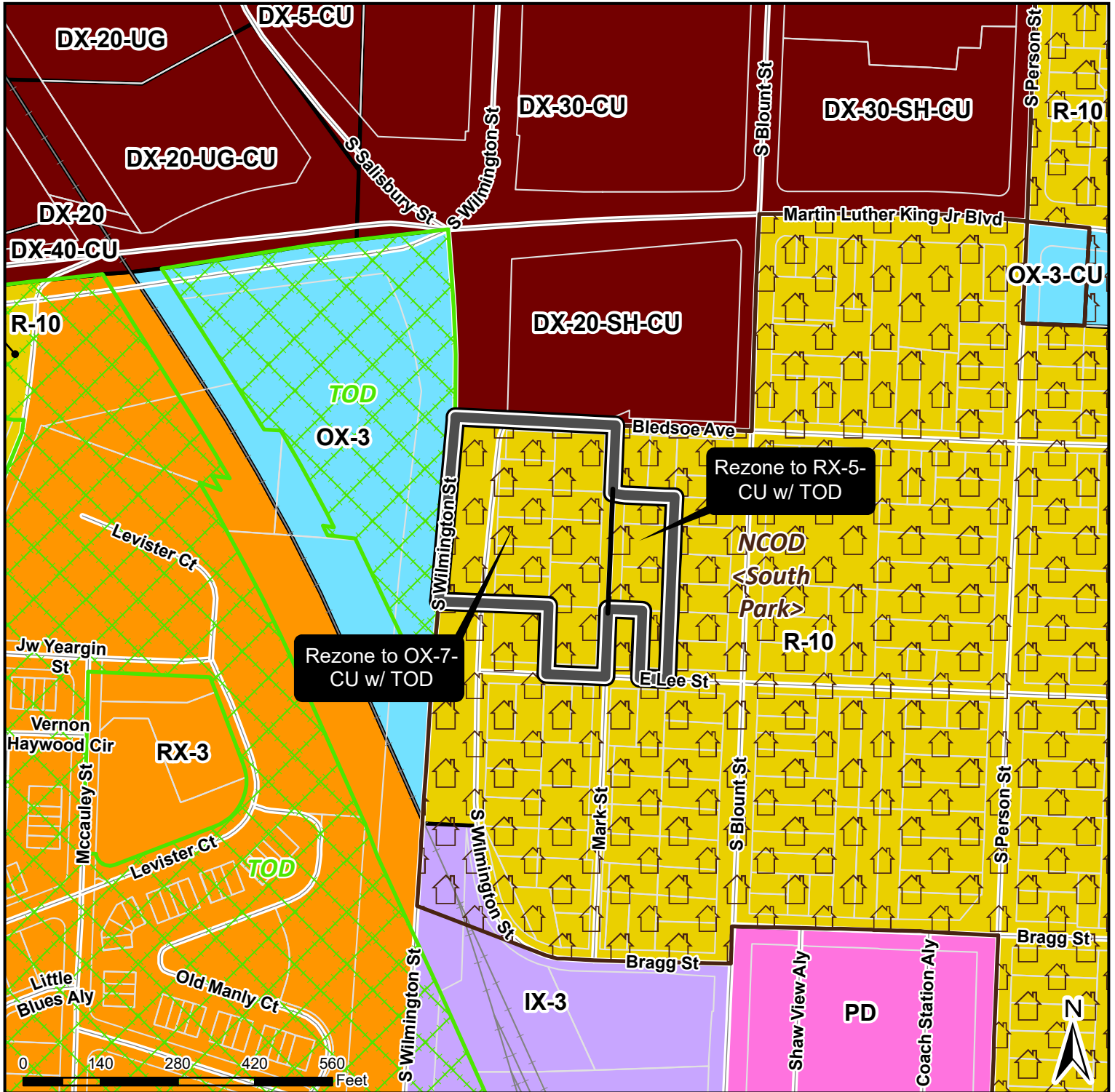
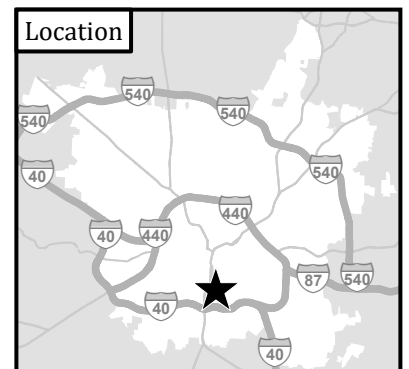


Existing Zoning

Z-22-2024



| | |
|-------------------------|---|
| Property | Wilmington St Assemblage |
| Size | 2.13 acres |
| Existing Zoning | R-10 w/ NCOD |
| Requested Zoning | OX-7-CU w/ TOD & RX-5-CU w/ TOD (Add TOD & Remove NCOD on both) |



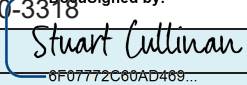


Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

| Rezoning Request | | | |
|--|---|---|---|
| Rezoning Type | <input type="checkbox"/> General use | <input checked="" type="checkbox"/> Conditional use | <input type="checkbox"/> Master plan |
| | <input type="checkbox"/> Text change to zoning conditions | | |
| | | | OFFICE USE ONLY Rezoning case # |
| Existing zoning base district: R-10 | Height: | Frontage: | Overlay(s): NCOD |
| Proposed zoning base district: <small>See Attachment A</small> | Height: <small>See Attachment A</small> | Frontage: | Overlay(s): TOD |
| Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers. | | | |
| If the property has been previously rezoned, provide the rezoning case number: | | | |

| General Information | | |
|---|-------------------|-----------------------------|
| Date: | Date amended (1): | Date amended (2): |
| Property address: See Attachment A | | |
| Property PIN: See Attachment A | | |
| Deed reference (book/page): See Attachment A | | |
| Nearest intersection: Bledsoe Ave. and Mark St. | | Property size (acres): 2.13 |
| For planned development applications only: | Total units: | Total square footage: |
| | Total parcels: | Total buildings: |
| Property owner name and address: See Attachment A | | |
| Property owner email: See Attachment A | | |
| Property owner phone: See Attachment A | | |
| Applicant name and address: Copernica Properties, LLC | | |
| Applicant email: mstuart@morningstarlawgroup.com | | |
| Applicant phone: 919-890-3318 | | |
| Applicant signature(s):  | | |
| Additional email(s): | | |

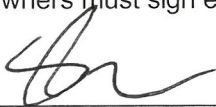
Attachment A

| PIN | Property Address | Acreage | Book/Page No | Current Zoning | Proposed Zoning | Owner Name | Owner Address |
|----------------------|---------------------------|---------|--------------|----------------|-----------------|-----------------------------------|---|
| 1703743741 | 1000 Mark Street | 0.22 | 8752/02560 | R-10 (NCOD) | OX-7 (TOD) | CHIBBRA, SATINDER P | 2417 HENNING DR, RALEIGH NC 27615-1154 |
| 1703743643 | 1004 Mark Street | 0.11 | 14028/02662 | R-10 (NCOD) | OX-7 (TOD) | NICAL GROUP LLC | 2417 HENNING DR, RALEIGH NC 27615-1154 |
| 1703743537 | 1008 Mark Street | 0.16 | 8752/02560 | R-10 (NCOD) | OX-7 (TOD) | CHIBBRA, SATINDER P | 2417 HENNING DR, RALEIGH NC 27615-1154 |
| 1703743439 | 1012 Mark Street | 0.16 | 8752/02560 | R-10 (NCOD) | OX-7 (TOD) | CHIBBRA, SATINDER P | 2417 HENNING DR, RALEIGH NC 27615-1154 |
| 1703743420 | 1020 Mark Street | 0.22 | 13021/02702 | R-10 (NCOD) | OX-7 (TOD) | CHIBBRA, SATINDER NICAL GROUP LLC | 2417 HENNING DR, RALEIGH NC 27615-1154 |
| 1703742754 | 1001 S. Wilmington Street | 0.12 | 017907/02252 | R-10 (NCOD) | OX-7 (TOD) | COPERNICA PROPERTIES, LLC | 319 SEAWELL AVE, RALEIGH NC 27601-1255 |
| 1703742649 | 1003 S. Wilmington Street | 0.11 | 017907/02252 | R-10 (NCOD) | OX-7 (TOD) | COPERNICA PROPERTIES, LLC | 319 SEAWELL AVE, RALEIGH NC 27601-1255 |
| 1703742644 | 1007 S. Wilmington Street | 0.12 | 017907/0255 | R-10 (NCOD) | OX-7 (TOD) | COPERNICA PROPERTIES, LLC | 319 SEAWELL AVE, RALEIGH NC 27601-1255 |
| 1703742548 | 1011 S. Wilmington Street | 0.12 | 017907/02255 | R-10 (NCOD) | OX-7 (TOD) | COPERNICA PROPERTIES, LLC | 319 SEAWELL AVE, RALEIGH NC 27601-1255 |
| 1703742543 | 1013 S. Wilmington Street | 0.12 | 014896/01007 | R-10 (NCOD) | OX-7 (TOD) | JBAC PROPERTIES, LLC | PO BOX 27371, RALEIGH NC 27611-7371 |
| 1703742448 | 1015 S. Wilmington Street | 0.12 | 016519/01230 | R-10 (NCOD) | OX-7 (TOD) | PRETORIA PROPERTIES, LLC | 1505 PLEASANTS RD, WENDELL NC 27591-8150 |
| 1703744663 | 1005 Mark Street | 0.11 | 016835/00018 | R-10 (NCOD) | RX-5 (TOD) | PRETORIA PROPERTIES, LLC | 2417 HENNING DR, RALEIGH NC 27615-1154 |
| 1703744576 | 1009 Mark Street | 0.16 | 008752/02560 | R-10 (NCOD) | RX-5 (TOD) | CHIBBRA, SATINDER P | 2417 HENNING DR, RALEIGH NC 27615-1154 |
| 1703744469 | 1013 Mark Street | 0.16 | 008752/02560 | R-10 (NCOD) | RX-5 (TOD) | CHIBBRA, SATINDER P | 2417 HENNING DR, RALEIGH NC 27615-1154 |
| 1703744389 | 117 E. Lee Street | 0.12 | 017635/02541 | R-10 (NCOD) | RX-5 (TOD) | PRETORIA PROPERTIES, LLC | 2417 HENNING DR, RALEIGH NC 27615-1154 |
| Total Acreage | | 2.13 | | | | | |

| Conditional Use District Zoning Conditions | | |
|--|---------------------------------------|------------------------------------|
| Zoning case #: | Date submitted: | OFFICE USE ONLY Rezoning case # |
| Existing zoning: R-10(NCOD) | Proposed zoning: OX-7(TOD); RX-5(TOD) | |

| Narrative of Zoning Conditions Offered |
|--|
| The following uses shall be prohibited: detention center, jail, prison |

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

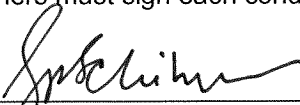
Property Owner(s) Signature:  _____

Printed Name: STUART LULLINAN

| Conditional Use District Zoning Conditions | | |
|--|---------------------------------------|---|
| Zoning case #: | Date submitted: | OFFICE USE ONLY Rezoning case # |
| Existing zoning: R-10(NCOD) | Proposed zoning: OX-7(TOD); RX-5(TOD) | |

| Narrative of Zoning Conditions Offered |
|--|
| The following uses shall be prohibited: detention center, jail, prison |

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

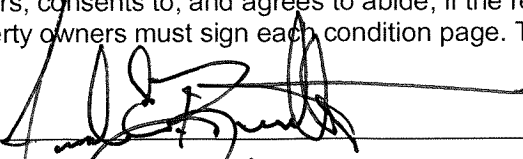
Property Owner(s) Signature: 

Printed Name: Satinder P S Chhina

| Conditional Use District Zoning Conditions | | |
|--|---------------------------------------|---|
| Zoning case #: | Date submitted: | OFFICE USE ONLY Rezoning case # |
| Existing zoning: R-10(NCOD) | Proposed zoning: OX-7(TOD); RX-5(TOD) | |

| Narrative of Zoning Conditions Offered |
|--|
| The following uses shall be prohibited: detention center, jail, prison |

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature: 
Printed Name: JARED E. BURNETTE

| Rezoning Application Addendum #1 | |
|---|---|
| Comprehensive Plan Analysis | OFFICE USE ONLY Rezoning case # <hr style="width: 20%; margin: 10px auto;"/> |
| The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest. | |
| 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. | |
| <ol style="list-style-type: none"> 1. The Future Land Use Map designates the subject property as Moderate Scale Residential, which applies to areas where low-density residential use no longer promotes an improved use for the area. The proposed rezoning to RX-5-(TOD) and OX-7(TOD) provides a denser residential development including a range of housing options and retail opportunity for the surrounding community. 2. The subject property is within the Frequent Transit Area and is designated as a Transit Station Area. The Urban Form Map recommends increased density near the Bus Rapid Transit (BRT) routes and proposed transit stops. The proposed rezoning to RX-5(TOD) and OX-7(TOD) increases density along the Southern BRT corridor and is consistent with this policy. 3. The 2030 Comprehensive Plan recognizes residential mixed use with small-scale commercial uses as appropriate in areas served by high levels of transit within the Moderate Scale Residential category. 4. The proposed rezoning is consistent with a number of policies contained within the 2030 Comprehensive Plan, including Policy H 1.8 Zoning for Housing; LU 4.4 Reducing Vehicle Miles Traveled Through Mixed-Use; LU 4.5 Connectivity; LU 4.7 Capitalizing on Transit Access; LU 4.8 Station Area Land Uses; UD 8.1 Transit-oriented Development; UD 8.2 Transit Area Transitions; UD 8.6 Auto-oriented Uses in Transit Area. | |
| Public Benefits | |
| Provide brief statements explaining how the rezoning request is reasonable and in the public interest. | |
| <p>The proposed rezoning is reasonable and in the public interest because it provides greater zoning flexibility for a site that is ripe for development given its current underutilization and bring vitality to an area challenging to redevelop for single-family use due to topography and the impacts of Wilmington Street.</p> <p>The proposed rezoning will bring housing variety and small-scale commercial opportunity walkable to nearby residential and transit.</p> <p>The proposed overlay will support transit development and create accessible opportunities for housing and employment. In addition, the proposed overlay will encourage transit ridership along the BRT Southern Corridor.</p> <p>The proposed rezoning will bring increased density within a Frequent Transit Area designated as a Transit Station Area which will facilitate the goals of the planned BRT routes along the southern corridor.</p> | |

| Rezoning Application Addendum #2 | |
|---|--|
| Impact on Historic Resources | OFFICE USE ONLY Rezoning case # <hr/> |
| 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. | |
| Inventory of Historic Resources | |
| List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource. | |
| N/A | |
| Proposed Mitigation | |
| Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above. | |
| N/A | |

| Rezoning Checklist (Submittal Requirements) | | | | | |
|---|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| To be completed by Applicant | | | To be completed by staff | | |
| General Requirements – General Use or Conditional Use Rezoning | Yes | N/A | Yes | No | N/A |
| 1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Pre-application conference. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Neighborhood meeting notice and report | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Rezoning application review fee (see Fee Guide for rates). | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Completed application submitted through Permit and Development Portal | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Completed Comprehensive Plan consistency analysis | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Completed response to the urban design guidelines | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Two sets of stamped envelopes addressed to all property owners and tenants of the rezoning site(s) and within 500 feet of area to be rezoned. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Trip generation study | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. Traffic impact analysis | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| For properties requesting a Conditional Use District: | | | | | |
| 11. Completed zoning conditions, signed by property owner(s). | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| If applicable, see page 11: | | | | | |
| 12. Proof of Power of Attorney or Owner Affidavit. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| For properties requesting a Planned Development or Campus District: | | | | | |
| 13. Master plan (see Master Plan submittal requirements). | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| For properties requesting a text change to zoning conditions: | | | | | |
| 14. Redline copy of zoning conditions with proposed changes. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15. Proposed conditions signed by property owner(s). | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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

SUMMARY OF ISSUES

A neighborhood meeting was held on May 14, 2024 (date) to discuss a potential rezoning

located at 117 E. Lee Street, 1000, 1004, 1005, 1008, 1009, 1012, 1013, and 1020 Mark Street, and 1001, 1003, 1007, 1011, 1013, and 1015 S. Wilmington Street (property address). The

neighborhood meeting was held at Chavis Community Center, Chavis Room 1, 505 Martin Luther King, Jr. Blvd, Raleigh, NC 27601 (location).

There were approximately 9 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

| |
|---------------|
| See attached. |
| |
| |
| |
| |
| |
| |
| |
| |
| |

Community Connector Lloyd E. Inman

NEIGHBORHOOD MEETING

May 14, 2024

Discussed properties involved in the rezoning and showed aerial.

Discussed Bus Rapid Transit (BRT) plan along Wilmington St.

Showed visual of the Southern BRT line and the Western BRT line.

Discussed current zoning activity in Downtown Raleigh and showed visual.

Discussed current zoning - R-10 - the most dense residential zoning, which allows apartment buildings.

Discussed the overlay districts: The Transit Overlay District (TOD) that supports the BRT. The TOD is across the street and not on the site. The Neighborhood Conservation Overlay District (NCOD) South Park is on the site. Discussed minimums and maximums for height, lot size, setbacks, and parking within the South Park Overlay.

Discussed Future Land Use Map - what the City anticipates for this area.

Discussed the Urban Form map - Frequent Transit Area and the Bus Rapid Transit Area around the site.

Discussed the rezoning request – R-10(NCOD) to RX-5(TOD) and OX-7(TOD)

Showed definitions of both Office Mixed Use and Residential Mixed Use and discussed these proposed zoning districts.

Discussed rezoning process and the formal and informal opportunities for public input.

Question and Answer Session

Participant asked if neighbors are able to find the uses permitted in these proposed districts.

Response: Yes, the Uniform Development Ordinance (UDO) at Chapter 6 will have the list of permitted uses.

Participant asked if the applicant is asking to add the TOD on the site.

Response: Yes.

Participant asked with the TOD if the development could be higher than the 5 and 7 stories proposed.

Response: Yes, there is a height bonus of 50%, 7 stores can be 11 stories and 5 stories can be 8 stories.

Participant asked if the zoning is what sets what is possible on the site .

Response: Yes, zoning is what tells us what we can do. We can do less but not more. We can tailor the zoning with zoning conditions such as restricting some permitted uses to take them off the table.

Participant asked if public comment continues after zoning.

Response: No, the site plan phase is administrative, meaning it is approved by staff.

Participant asked if anything other highlighted properties in the neighborhood meeting letter are going to be zoned mixed use.

Response: Only those we have shown you today are proposed for rezoning.

Participant asked what the timeline is from now to the City Council vote.

Response: Typical range is about six to twelve months. We have not filed the application yet.

Participant asked if anyone can petition for a rezoning.

Response: Yes. If there is a conditional zoning the owner must be involved.

Participant asked how long the applicant has held the properties.

Response: Approximately 10 and 20 years

Participant asked if the number of stories can be any number.

Response: There are specific numbers in zoning districts, but conditions can make those numbers smaller. For example, we can ask for 40 stories but condition to not build more than 8 stories.

Participant asked if there has been a traffic study.

Response: Once we file the request staff will review the application to determine if a traffic study will be needed.

Participant asked how this project will connect to the neighborhood and to “little Wilmington St.”

Response: We do not know what is going to happen with this connection at this time.

Participant asked how people will have access to the office along “little Wilmington St.”

Response: That is a very good question, and we hope that this will be solved. Applicant discussed intersection of MLK and S. Wilmington and long term plans to connect South Park and make this intersection more pedestrian friendly.

Participant asked why the applicant is choosing mixed use instead of keeping it residential.

Response: This is an underutilized site. We are so close to downtown and along a major transit corridor, so it is important that we develop density along the edges. We want to bring a greater neighborhood retail component. We were working to be sensitive and really get the best potential for the site and provide something positive for the neighborhood that does not currently exist.

Participant asked if there are renderings. Visuals help people understand. Especially when we have a nearby historic district.

Response: We have a group of architects that will be sending feedback on what can be done here. We are just not there yet. We are familiar with the Heritage Walk and we want to hear what we can do to help that.

Participant asked about parking and how it will be handled. Multifamily will bring a lot of cars.

Response: Access will be a key question. Most likely it will be some sort of structured parking.

Participant asked what the impetus to turn this to mixed use now is.

Response: With the current rezoning changes in the surrounding area, the BRT, and everything that is coming to this area, single family does not make sense anymore. An increase in density at the edges of the neighborhood makes more sense. South Park NCOD is quite restrictive and is already leading to teardowns and new single family houses. We believe that dense communities on the edge of single family neighborhoods provide for great housing choices.

Participant asked if the OX (Office mixed use) allows for other uses besides office.

Response: Yes, the OX while it does have office in its name, allows for retail such as a neighborhood coffee shop and residential use.

Participant asked when the buildings will be built.

Response: It is a long process so it will be about 2-4 years for rezoning, site plan, permits, etc. Maybe 6-7 years before people are living there.

Participant stated that we need to reframe how we think about the edge of the neighborhood. Wilmington is so strange and big. There is a point to be made about what the edge of the neighborhood will look like.

Participant discussed concerns about light. She likes to grow veggies and watch the sunset. The thought of having a cup of coffee and grabbing some groceries without having to get on her bike would be nice.

Participant asked how the discussion continues to flow. If I call you what does it do?

Response: There is a lot of downtime in the zoning process but if you contact me and tell me what you want to see, what you don't want to see or if you have a question or suggestions, we can let the city know or even reach out to other neighbors, etc. We can get on Zoom, we can create a go-to group to continue the conversation.

Participant stated that he is concerned the applicant really doesn't care about what we want.

Response: We do care. If for example there is something on the list of permitted uses you do not agree with, we can create a condition to not allow that use. Our hope is that you think

about what you like and what you don't like. Please stay engaged so we can discuss how to connect to the sidewalk, etc. There is a lot of opportunity for the city to provide for the South Park neighborhood and this is an opportunity to voice opinions and concerns about what you want to see here.

Participant asked if the applicant will be the owner or will the property be sold to a large developer.

Response: That is very up in the air right now. We hope that the vision of what we put together for everyone during this rezoning is what will come to reality. That is what we are trying to do.

Participant stated some of these homes are low income or vacant. Will these homes stay this way until something else is built or will they be demolished?

Response: These homes are very old and they are at the end of their life. Most likely they will be demolished. Realistically they will be there for a few more years. The current model is not what we have in mind, and it is difficult to fix these homes. Some may be boarded up and/or demolished.

City Staff – Discussed city priorities being discussed for this area such as transit and affordable housing.

Main Topics of concern – Access, connectivity and height.

Date: May 3, 2024

Re: Neighborhood Meeting regarding 117 E. Lee Street, 1000, 1004, 1005, 1008, 1009, 1012, 1013, and 1020 Mark Street, and 1001, 1003, 1007, 1011, 1013, and 1015 S. Wilmington Street (collectively, the “Property”)

Dear Neighbors:

You are invited to attend a neighborhood meeting on **May 14, 2024, from 7 pm to 8 pm**. The meeting will be held at Chavis Community Center, Chavis Room 1, 505 Martin Luther King, Jr. Blvd, Raleigh, NC 27601.

The purpose of this meeting is to discuss a potential rezoning of the Property, located at 117 E, Lee Street, 1000, 1004, 1005, 1008, 1009, 1012, 1013, and 1020 Mark Street, and 1001, 1003, 1007, 1011, 1013, and 1015 S. Wilmington Street. This Property is currently zoned Residential-10 (R-10 (NCOD)) and is proposed to be rezoned to Office Mixed Use – up to 7 stories – Transit Overlay District and Residential Mixed Use – up to 5 stories – Transit Overlay District (OX-7-TOD & RX-5-TOD). The purpose of the zoning request is to permit Office and Residential Mixed-Use development of the site at a maximum height of 7 stories. Our goal is to gather comments through your participation in this neighborhood meeting or, alternatively, through your written comments to the City of Raleigh Planning Department. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed. Any other person attending the meeting can submit written comments about the meeting or the request in general, but to be included in the Planning Commission agenda packet written comments must be received at least 10 days prior to the date of the Planning Commission meeting where the case is being considered.

Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners within 500 feet of the area requested for rezoning.

Information about the rezoning process is available online; visit www.raleighnc.gov and search for “Rezoning Process.” If you have further questions about the rezoning process, please contact:

Robert Tate
Raleigh Planning & Development
(919) 996-2235
Robert.Tate@raleighnc.gov

If you have any concerns or questions about this potential rezoning I can be reached at:

Molly Stuart
Morningstar Law Group
919-890-3318
mstuart@mstarlaw.com

Sincerely,



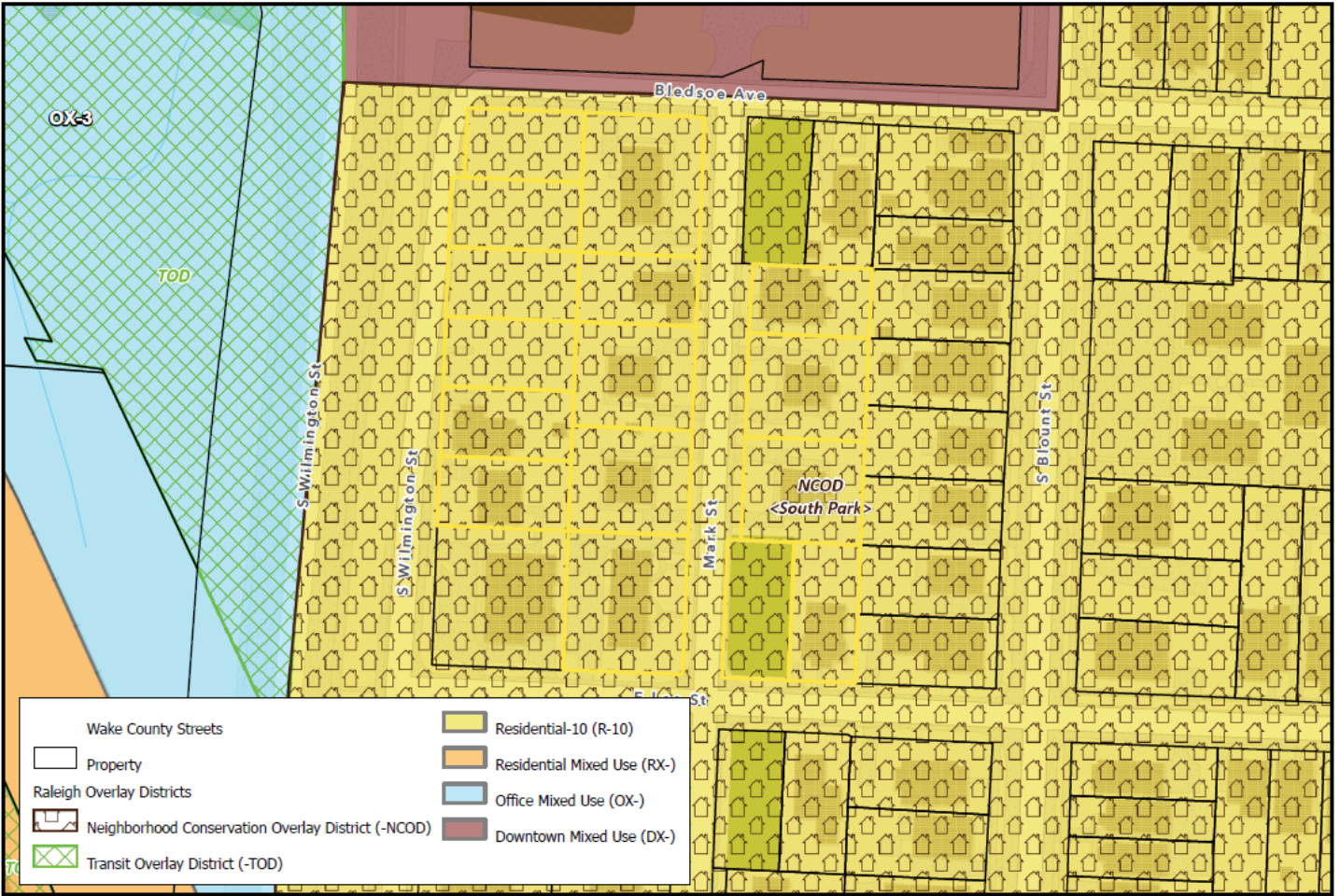
Neighborhood Meeting Agenda

- I. Introductions
- II. The rezoning process
- III. The project
- IV. Question and answer period

Aerial



Zoning





Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

| Rezoning Request | | | |
|--|---|---|---|
| Rezoning Type | <input type="checkbox"/> General use | <input checked="" type="checkbox"/> Conditional use | <input type="checkbox"/> Master plan |
| | <input type="checkbox"/> Text change to zoning conditions | | |
| | | | OFFICE USE ONLY Rezoning case # |
| Existing zoning base district: R-10 | Height: | Frontage: | Overlay(s): NCOD |
| Proposed zoning base district: | Height See Attachment | Frontage: | Overlay(s): |
| Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers. | | | |
| If the property has been previously rezoned, provide the rezoning case number: | | | |

| General Information | | |
|---|-------------------|-----------------------------|
| Date: | Date amended (1): | Date amended (2): |
| Property address: See Attachment A | | |
| Property PIN: See Attachment A | | |
| Deed reference (book/page): See Attachment A | | |
| Nearest intersection: S. Wilmington/Bledsoe/E. Lee | | Property size (acres): 2.13 |
| For planned development applications only: | Total units: | Total square footage: |
| | Total parcels: | Total buildings: |
| Property owner name and address: See Attachment A | | |
| Property owner email: See Attachment A | | |
| Property owner phone: See Attachment A | | |
| Applicant name and address: Copernica Properties, LLC | | |
| Applicant email: mstuart@morningstarlawgroup.com | | |
| Applicant phone: 919-890-3318 | | |
| Applicant signature(s): | | |
| Additional email(s): | | |

| Conditional Use District Zoning Conditions | | |
|--|---------------------------------------|---|
| Zoning case #: | Date submitted: | OFFICE USE ONLY Rezoning case # |
| Existing zoning: R-10(NCOD) | Proposed zoning: OX-7(TOD); RX-5(TOD) | |

Narrative of Zoning Conditions Offered

The following uses shall be prohibited: detention center, jail, prison

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature: _____

Printed Name: _____

Attachment A

| PIN | Property Address | Acreage | Book/Page No | Current Zoning | Proposed Zoning | Owner Name | Owner Address |
|----------------------|---------------------------|---------|--------------|----------------|-----------------|-----------------------------------|---|
| 1703743741 | 1000 Mark Street | 0.22 | 8752/02560 | R-10 (NCOD) | OX-7 (TOD) | CHIBBRA, SATINDER P | 2417 HENNING DR, RALEIGH NC 27615-1154 |
| 1703743643 | 1004 Mark Street | 0.11 | 14028/02662 | R-10 (NCOD) | OX-7 (TOD) | NICAL GROUP LLC | 2417 HENNING DR, RALEIGH NC 27615-1154 |
| 1703743537 | 1008 Mark Street | 0.16 | 8752/02560 | R-10 (NCOD) | OX-7 (TOD) | CHIBBRA, SATINDER P | 2417 HENNING DR, RALEIGH NC 27615-1154 |
| 1703743439 | 1012 Mark Street | 0.16 | 8752/02560 | R-10 (NCOD) | OX-7 (TOD) | CHIBBRA, SATINDER P | 2417 HENNING DR, RALEIGH NC 27615-1154 |
| 1703743420 | 1020 Mark Street | 0.22 | 13021/02702 | R-10 (NCOD) | OX-7 (TOD) | CHIBBRA, SATINDER NICAL GROUP LLC | 2417 HENNING DR, RALEIGH NC 27615-1154 |
| 1703742754 | 1001 S. Wilmington Street | 0.12 | 017907/02252 | R-10 (NCOD) | OX-7 (TOD) | COPERNICA PROPERTIES, LLC | 319 SEAWELL AVE, RALEIGH NC 27601-1255 |
| 1703742649 | 1003 S. Wilmington Street | 0.11 | 017907/02252 | R-10 (NCOD) | OX-7 (TOD) | COPERNICA PROPERTIES, LLC | 319 SEAWELL AVE, RALEIGH NC 27601-1255 |
| 1703742644 | 1007 S. Wilmington Street | 0.12 | 017907/0255 | R-10 (NCOD) | OX-7 (TOD) | COPERNICA PROPERTIES, LLC | 319 SEAWELL AVE, RALEIGH NC 27601-1255 |
| 1703742548 | 1011 S. Wilmington Street | 0.12 | 017907/02255 | R-10 (NCOD) | OX-7 (TOD) | COPERNICA PROPERTIES, LLC | 319 SEAWELL AVE, RALEIGH NC 27601-1255 |
| 1703742543 | 1013 S. Wilmington Street | 0.12 | 014896/01007 | R-10 (NCOD) | OX-7 (TOD) | JBAC PROPERTIES, LLC | PO BOX 27371, RALEIGH NC 27611-7371 |
| 1703742448 | 1015 S. Wilmington Street | 0.12 | 016519/01230 | R-10 (NCOD) | OX-7 (TOD) | PRETORIA PROPERTIES, LLC | 1505 PLEASANTS RD, WENDELL NC 27591-8150 |
| 1703744663 | 1005 Mark Street | 0.11 | 016835/00018 | R-10 (NCOD) | RX-5 (TOD) | PRETORIA PROPERTIES, LLC | 2417 HENNING DR, RALEIGH NC 27615-1154 |
| 1703744576 | 1009 Mark Street | 0.16 | 008752/02560 | R-10 (NCOD) | RX-5 (TOD) | CHIBBRA, SATINDER P | 2417 HENNING DR, RALEIGH NC 27615-1154 |
| 1703744469 | 1013 Mark Street | 0.16 | 008752/02560 | R-10 (NCOD) | RX-5 (TOD) | CHIBBRA, SATINDER P | 2417 HENNING DR, RALEIGH NC 27615-1154 |
| 1703744389 | 117 E. Lee Street | 0.12 | 017635/02541 | R-10 (NCOD) | RX-5 (TOD) | PRETORIA PROPERTIES, LLC | 2417 HENNING DR, RALEIGH NC 27615-1154 |
| Total Acreage | | 2.13 | | | | | |

OWNER'S AFFIDAVIT

STATE OF NORTH CAROLINA)
)
COUNTY OF WAKE)

Pretoria Properties LLC ("Owner"), the Owner of the premises located at 1015 S. Wilmington Street, 1005 Mark Street, and 117 E. Lee Street, Raleigh, North Carolina and having PINs 1703742448, 1703744663, and 1703744389 (the "Property"), hereby acknowledges and agrees that Copernica Properties, LLC ("Applicant"), as represented by Morningstar Law Group, intends to file a petition for rezoning of the Property with the City of Raleigh, and that Applicant, as represented by Morningstar Law Group, is authorized by Owner to undertake and prosecute such rezoning. Affiant acknowledges on behalf of Owner that zoning conditions must be signed, approved, and consented to by Owner.

AFFIANT:

[Signature]
Name: Satinder P. Chibbra

State of North Carolina
County of Wake

Subscribed and sworn to (or affirmed) before me on this 20th day of June, 2024, by Satinder P. Chibbra, personally known to me or proved to me on the basis of satisfactory evidence to be the person who appeared before me.

[Signature]
(Notary Public)

2/3/29
(Commision Expires)




RECEIVED
JUN 25 2024
MM
BY: Matt McBregor

OWNER'S AFFIDAVIT

STATE OF NORTH CAROLINA)
)
COUNTY OF WAKE)

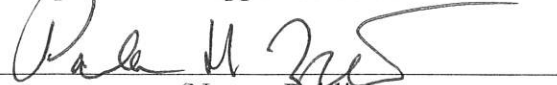
JBAC PROPERTIES, LLC ("Owner"), the Owner of the premises located at 1013 S. Wilmington Street, Raleigh, North Carolina and having PIN 1703742543 (the "Property"), hereby acknowledges and agrees that Copernica Properties, LLC ("Applicant"), as represented by Morningstar Law Group, intends to file a petition for rezoning of the Property with the City of Raleigh, and that Applicant, as represented by Morningstar Law Group, is authorized by Owner to undertake and prosecute such rezoning. Affiant acknowledges on behalf of Owner that zoning conditions must be signed, approved, and consented to by Owner.

AFFIANT:


Name: JARED E. BURNETTE

State of North Carolina
County of Wake

Subscribed and sworn to (or affirmed) before me on this 18th day of June, 2024, by Jared Burnette, personally known to me or proved to me on the basis of satisfactory evidence to be the person who appeared before me.


(Notary Public)

PAULA H. ZORIO
NOTARY PUBLIC
WAKE COUNTY, N.C.

My commission expires:
03/26/29

RECEIVED
JUN 25 2024
MM
BY: Matt McCreger

OWNER'S AFFIDAVIT

STATE OF NORTH CAROLINA)
)
COUNTY OF WAKE)

NICAL Group LLC ("Owner"), the Owner of the premises located at 1004 Mark Street and 1020 Mark Street, Raleigh, North Carolina and having PINs 1703743643 and 1703743420 (the "Property"), hereby acknowledges and agrees that Copernica Properties, LLC ("Applicant"), as represented by Morningstar Law Group, intends to file a petition for rezoning of the Property with the City of Raleigh, and that Applicant, as represented by Morningstar Law Group, is authorized by Owner to undertake and prosecute such rezoning. Affiant acknowledges on behalf of Owner that zoning conditions must be signed, approved, and consented to by Owner.

AFFIANT:

[Signature]
Name: Satinder P. Chibbra

State of North Carolina
County of Wake

Subscribed and sworn to (or affirmed) before me on this 20th day of June, 2024, by Satinder P. Chibbra, personally known to me or proved to me on the basis of satisfactory evidence to be the person who appeared before me.

[Signature]
(Notary Public)

2/3/29
(Commision Expires)



RECEIVED
JUN 25 2024
MM
BY: Matt McGregar


Conditional Use District Zoning Conditions

| | | |
|-----------------------------|---------------------------------------|---|
| Zoning case #: | Date submitted: | OFFICE USE ONLY Rezoning case # |
| Existing zoning: R-10(NCOD) | Proposed zoning: OX-7(TOD); RX-5(TOD) | |

Narrative of Zoning Conditions Offered

The following uses shall be prohibited: detention center, jail, prison

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature: 

Printed Name: STUART LULLINAN

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JUN 25 2024
MM
BY: Matt McGreever

| Conditional Use District Zoning Conditions | | |
|--|---------------------------------------|------------------------------------|
| Zoning case #: | Date submitted: | OFFICE USE ONLY Rezoning case # |
| Existing zoning: R-10(NCOD) | Proposed zoning: OX-7(TOD); RX-5(TOD) | |

| Narrative of Zoning Conditions Offered |
|--|
| The following uses shall be prohibited: detention center, jail, prison |

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature: *Sabrina P. S. Chinn*

Printed Name: Sabrina P. S. Chinn

RECEIVED
 JUN 25 2024
 MM
 BY: Matt Mcgregor

Attachment A

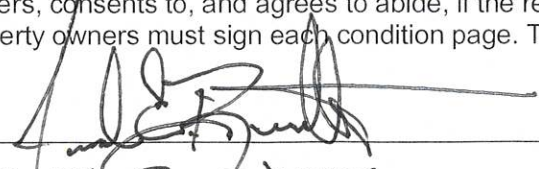
| PIN | Property Address | Acreage | Book/Page No | Current Zoning | Proposed Zoning | Owner Name | Owner Address |
|----------------------|------------------|---------|--------------|----------------|-----------------|---------------------|---|
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| 1703743537 | 1008 Mark Street | 0.16 | 8752/02560 | R-10 (NCOD) | OX-7 (TOD) | CHIBBRA, SATINDER P | 2417 HENNING DR, RALEIGH NC 27615-1154 |
| 1703743439 | 1012 Mark Street | 0.16 | 8752/02560 | R-10 (NCOD) | OX-7 (TOD) | CHIBBRA, SATINDER P | 2417 HENNING DR, RALEIGH NC 27615-1154 |
| 1703744576 | 1009 Mark Street | 0.16 | 008752/02560 | R-10 (NCOD) | RX-5 (TOD) | CHIBBRA, SATINDER P | 2417 HENNING DR, RALEIGH NC 27615-1154 |
| 1703744469 | 1013 Mark Street | 0.16 | 008752/02560 | R-10 (NCOD) | RX-5 (TOD) | CHIBBRA, SATINDER P | 2417 HENNING DR, RALEIGH NC 27615-1154 |
| Total Acreage | 0.86 | | | | | | |

| Conditional Use District Zoning Conditions | | |
|--|---------------------------------------|------------------------------------|
| Zoning case #: | Date submitted: | OFFICE USE ONLY Rezoning case # |
| Existing zoning: R-10(NCOD) | Proposed zoning: OX-7(TOD); RX-5(TOD) | |

Narrative of Zoning Conditions Offered

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Property Owner(s) Signature: 

Printed Name: JARED E. BURNETTE

RECEIVED

JUN 25 2024
MM

BY: Matt Milsregor