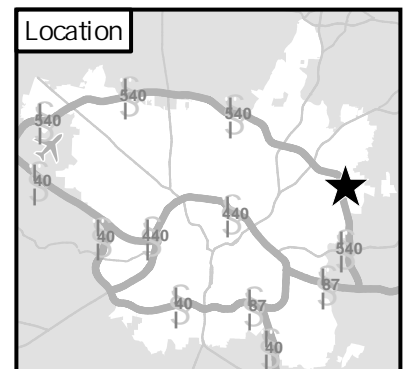


Property	5100 Forestville Rd (Portion)
Size	1.42 acres
Existing Zoning	OX-3-CU w/SHOD-1
Requested Zoning	CX-3 w/SHOD-1



# 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](http://permitportal.raleighnc.gov)). Please see page 18 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](mailto:rezoning@raleighnc.gov).

Rezoning Request					
Rezoning Type	X	General Use	Conditional Use	Master Plan	Office Use Only Rezoning case #
	Text change to zoning conditions				
Existing zoning base district: OX-3-CU	Height:	Frontage:	Overlay(s): SHOD-1		
Proposed zoning base district: CX-3	Height:	Frontage:	Overlay(s): SHOD-1		
<b>Helpful Tip:</b> 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:					

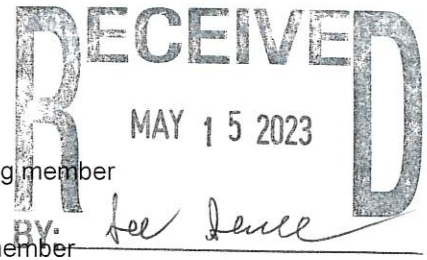
General Information		
Date: <i>May 12, 2023</i>	Date amended (1):	Date amended (2):
Property address: A portion of 5100 Forestville Road		
Property PIN: 1746322322		
Deed reference (book/page): Book 19051, Page 2113		
Nearest intersection: Buffalo Road and Forestville Road		Property size (acres): Approximately .6 acres
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: HEPRAL, LLC c/o Ezon Inc. 9132 Strada Pl. Suite 210 Naples, FL 34108		
Property owner email: <i>Tom@halvorsenholdings.com</i>		
Property owner phone: <i>(561) 367-9200</i>		
Applicant name and address: Isabel Worthy Mattox 127 W Hargett Street Raleigh NC 27601		
Applicant email: <i>isabel@mattoxlawfirm.com</i>		
Applicant phone: 919-828-7171		
Applicant signature(s):		
Additional email(s):		

HEPRAL, LLC  
a Florida limited liability company

By: Halvorsen Holdings, LLC  
a Florida limited liability company as its managing member

By: HH Manager, Inc.  
a Florida corporation, as its managing member

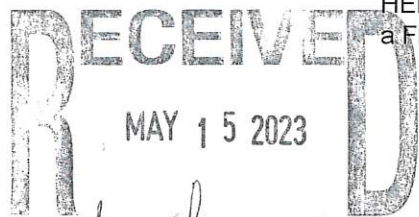
By: \_\_\_\_\_  
Name: Jeffrey T. Halvorsen  
Title: President



Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted: <i>May 12, 2023</i>	Office Use Only Rezoning case # _____
Existing zoning:	Proposed zoning:	

Narrative of Zoning Conditions Offered

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.



HEPRAL, LLC  
 a Florida limited liability company  
 By: Halvorsen Holdings, LLC  
 a Florida limited liability company as its managing member  
 By: HH Manager, Inc.  
 a Florida corporation, as its managing member

By: \_\_\_\_\_  
 Name: Jeffrey T. Halvorsen  
 Title: President

<b>Rezoning Application Addendum #1</b>	
Comprehensive Plan Analysis	<b>Office Use Only</b> Rezoning case # _____
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.	
<b>Statement of Consistency</b>	
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>This request is consistent with the Community Mixed Use FLUM designation. This request is made to make the small OX zoned part of a larger parcel consistent with the zoning on the balance of the tract. The rezoning will allow a more cohesive development and eliminate confusion for owner and Staff which can occur in a split zoning situation.</p>	
<b>Public Benefits</b>	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
<ol style="list-style-type: none"> <li>1. The rezoning will facilitate easier enforcement by Staff if the property is not split zoned.</li> <li>2. The rezoning will enhance owner's ability to provide goods and services to a growing area in dire need of retail opportunities.</li> </ol>	

**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**  
Rezoning case #

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**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.

We are not aware of any Historic Resources on this property.

**Public Mitigation**

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

It is not anticipated that the rezoning will not create additional negative impacts beyond those present at the current time. This property will be well buffered by an existing TCA along the Buffalo Road frontage.

## 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", "Mixed-Use Center", or "Transit Station Areas", 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.

### Policy UD 7.3:

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

The Applicant must respond to the **Downtown Urban Design Guidelines** contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within "Downtown" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

### Policy DT 7.18:

The design guidelines in Table DT-1 shall be used to review rezoning, alternative means of compliance, special use permits, and planned development master plan applications in downtown.

Please [click here](#) to download the Design Guidelines Addendum if required.

Urban Form Designation:

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

Please continue to the next page for the Rezoning Checklist Submittal Requirement.

### Rezoning Checklist (Submittal Requirements)

	To be completed by Applicant		To be completed by staff		
	Yes	N/A	Yes	No	N/A
<b>General Requirements – General Use or Conditional Use Rezoning:</b>					
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 <a href="#">Development Fee Guide</a> for rates).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design or downtown design guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties with 500 feet of area to be rezoned	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a Conditional Use District:</b>	Yes	N/A	Yes	No	N/A
11. Completed zoning conditions, signed by property owner(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>If applicable, see page 18:</b>	Yes	N/A	Yes	No	N/A
12. Proof of Power of Attorney or Owner Affidavit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a Planned Development or Campus District:</b>	Yes	N/A	Yes	No	N/A
13. Master plan (see Master Plan submittal requirements)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a text change to zoning conditions:</b>	Yes	N/A	Yes	No	N/A
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"/>

Please continue to the next page for the Master Plan Submittal Requirements checklist.

SUMMARY OF ISSUES

A neighborhood meeting was held on April 17, 2023 (date) to discuss a potential rezoning located at A Portion of 5100 Forestville Road (property address). The neighborhood

Meeting was held at Green Road Community Center (location). There were approximately 2 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Small part of out parcel to be rezoned to be consistent with of large tract
Cross Access
Publix development
Right of Way improvements to Buffalo Road
Fire Service



