

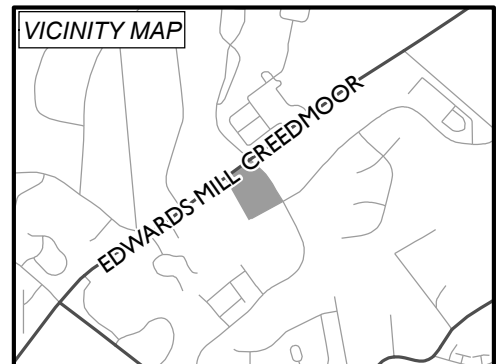
**Submittal  
Date**

9/20/2017

**Request:**

**4.75 acres from  
OX-7-UL-CU  
to CX-12-CU**

VICINITY MAP





To: Ruffin L. Hall, City Manager

From: Jason Hardin AICP, Planner II  
Ken Bowers AICP, Director, Department of Planning & Development

Copy: City Clerk

Date: May 22, 2018

Re: City Council agenda item for June 5, 2018 – Rezoning Public Hearing for Z-25-17

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The City Council has authorized the following case for public hearing at its meeting the evening of Tuesday, June 5, 2018:

**Z-25-17 Parklake Avenue**, at the southwest corner of its intersection with Edwards Mill Road, consisting of Wake County PIN 0795197505. Approximately 4.75 acres are requested by Highwoods Realty Limited Partnership to be rezoned from Office Mixed Use-Seven Stories-Urban Limited-Conditional Use (OX-7-UL-CU) to Commercial Mixed Use-12 Stories-Conditional Use (CX-12-CU). Conditions limit height to seven stories and 110 feet; limit uses; limit retail and restaurant development to no more than 20,000 square feet; limit office development to 210,000 square feet, less any retail or restaurant space; specify a 0'-50' build-to range along Edwards Mill Road, beginning at a point 50' from its intersection with Parklake Avenue; specify that a portion of a building be within 50' of Parklake Avenue; require that 85 percent of parking be contained within a structure; require a 30 foot setback from Stough Elementary, with existing landscaping maintained; remove block perimeter requirements; allow no vehicular access from Edwards Mill Road; limit the size and height of signs; require entrances facing both Edwards Mill Road and Parklake Avenue; limit hours of operation for retail or restaurant establishments; limit drive-through facilities; and require that parking structures be screened by a building or landscaping.

(Staff Contact: Jason Hardin, Jason.Hardin@raleighnc.gov, 919-996-2657).

The Planning Commission recommends approval of this request (9-0 vote).

The Northwest CAC voted to support the request (five in support, one opposed).

Attached are the Planning Commission Certified Recommendation (including Staff Report and Traffic Study Worksheet), the Petition for Rezoning, the Zoning Conditions, and the Neighborhood Meeting Report.



## Certified Recommendation

Raleigh Planning Commission

CR#11838

### Case Information Z-25-17 Parklake Avenue

<i>Location</i>	Parklake Avenue, at the southwest corner of its intersection with Edwards Mill Road Address: 4251 Parklake Avenue PIN: 0795197505
<i>Request</i>	Rezone property from OX-7-PL-CU to CX-12-CU
<i>Area of Request</i>	4.75 acres
<i>Property Owner</i>	Highwoods Realty Limited Partnership
<i>Applicant</i>	Lacy H. Reaves
<i>Citizens Advisory Council (CAC)</i>	Northwest
<i>PC Recommendation Deadline</i>	May 28, 2018

### Comprehensive Plan Consistency

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

### Future Land Use Map Consistency

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

### Comprehensive Plan Guidance

<b><i>FUTURE LAND USE</i></b>	Office and Residential Mixed Use
<b><i>URBAN FORM</i></b>	City Growth Center; Urban Thoroughfare
<b><i>CONSISTENT Policies</i></b>	Policy LU 1.2—Future Land Use Map and Zoning Consistency Policy LU 2.2—Compact Development Policy LU 4.7—Corridor Development Policy LU 5.2 Managing Commercial Development Impacts Policy LU 10.3—Ancillary Retail Uses Policy H 1.8—Zoning for Housing Policy ED 5.5 Retrofitting Older Office Environments Policy UD 1.10—Frontage Policy UD 3.11—Parking Structures Policy UD 7.3—Design Guidelines
<b><i>INCONSISTENT Policies</i></b>	Policy LU 1.3—Conditional Use District Consistency Policy T 2.6—Preserving the Grid

### Summary of Proposed Conditions

1. Height limited to seven stories and 110 feet.
2. Several CX uses are prohibited, specifically: Civic, Major Utilities, Indoor Recreation, Outdoor Recreation, Parking, Passenger Terminal, Animal Care, Bar, Vehicle Fuel Sales, Vehicle

Sales/Rental, Industrial uses other than Research and Development, and Open uses.	
3.	Medical, Office, and Research and Development, Eating Establishment, and Retail uses are limited to 210,000 total square feet. Of that total, Eating Establishment and Retail uses may be no more than 20,000 square feet. Eating Establishment and Retail uses must be on the ground floor of a multistory building, and no single establishment can exceed 9,000 square feet.
4.	More than 85 percent of parking will be within a structure. No parking can be located between any building and Edwards Mill Road or Parklake Avenue.
5.	No parking or buildings will be within 30' of Stough Elementary, and existing landscaping will be maintained within that area, except within 50' of Edwards Mill Road.
6.	A build-to range of 0' to 50' will apply along Edwards Mill Road, beginning at a point 50' from the intersection of Edwards Mill Road and Parklake Avenue. At least 50 percent of any building facing Edwards Mill Road will be within the build-to range.
7.	Block perimeter requirements do not apply.
8.	No vehicular access to Edwards Mill Road.
9.	There will be a maximum setback of 50' along Parklake Avenue.
10.	Signage is limited to what is allowed in OX, except that a monument-style ground sign up to 35 square feet in area and seven feet in height is allowed.
11.	Hours of any retail or restaurant establishment are limited to between 6 a.m. and midnight.
12.	No drive-through facilities will be allowed except as allowed in OX.
13.	Any parking structure within 100' of Edwards Mill Road or Parklake Avenue will either be screened by a building or by landscaping of 10 feet in width and with at least 10 trees and 30 shrubs per 100 feet. Trees will be at least five feet tall at the time of planting. Trees will be at least 10' in height or two inches in caliper at planting, and at least half will be evergreen.
14.	A building other than a parking structure will have entrances facing both Parklake Avenue and Edwards Mill Road.

## Public Meetings

<i>Neighborhood Meeting</i>	<i>CAC</i>	<i>Planning Commission</i>	<i>City Council</i>
3/21/17	11/13/17 2/23/18 (Y-5, N-1)	2/27/18; 3/13/18; 3/27/18; 4/10/18; 4/24/18	5/1/18

### Attachments

1. Staff report

## Planning Commission Recommendation

<i>Recommendation</i>	Approval
<i>Findings &amp; Reasons</i>	The request is consistent with the Plan and the Future Land Use Map and is reasonable and in the public interest because it provides for greater uses in a location with good access to transit.
<i>Motion and Vote</i>	Motion: Swink; Second: Alcine; In favor: Alcine, Braun, Geary, Hicks, Jeffreys, Novak, Queen, Swink, Tomasulo.

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

\_\_\_\_\_  
Planning Director                      4/24/18  
Date

\_\_\_\_\_  
Planning Commission Chairperson                      4/24/18  
Date

Staff Coordinator: Jason Hardin: (919) 996-2657 or [Jason.Hardin@raleighnc.gov](mailto:Jason.Hardin@raleighnc.gov)



## Zoning Staff Report – Z-25-17

### Conditional Use

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## Case Summary

### Overview

The proposal seeks to rezone a 4.75-acre parcel at the southwest corner of the intersection of Edwards Mill Road and Parklake Avenue. The property is one of the few remaining undeveloped portions of the GlenLake office park, a significant employment center dominated by office uses. The request would permit one story of additional height and facilitate additional retail and restaurant space on a scale largely suited to serving the office park and nearby areas.

The property is currently zoned Office Mixed Use-Seven Stories-Urban Limited-Conditional Use (OX-7-UL-CU), as are the other GlenLake parcels. The request is for Commercial Mixed Use-12 Stories-Conditional Use (CX-12-CU). Conditions included as part of the request limit CX uses and intensity to that associated with OX. Numerous uses, including vehicle fuel sales, bar, and self-storage, would be prohibited, and retail and restaurant limited to 20,000 square feet, which is the same as the 20,000 square feet currently permitted for both uses cumulatively and no more than could be accommodated on the site in OX zoning. The condition would provide more flexibility than existing conditions, which allow no more than 10,000 square feet for retail and 10,000 square feet for restaurant; the proposed condition would allow more of one or the other. Residential and hotel uses also would be permitted; existing conditions limit residential to only 10,000 square feet and prohibit hotel uses.

Other primary differences in existing and proposed zoning involve height and urban design. Existing zoning conditions limit height on the property to six stories (on part) and four stories (on the remainder). Proposed conditions would limit height to seven stories, though at a height in feet (110') typically associated with eight- or nine-story buildings.

The property is bordered on the south and east sides by the GlenLake office park, with the parcel to the east the only other undeveloped parcel within the park. Stough Elementary School borders the site to the west, while the area on the north side of Edwards Mill Road is vacant.

In terms of zoning, the other GlenLake parcels, as noted above, share the same zoning category (OX-7-UL-CU) and zoning conditions, including an overall cap on development. By rezoning this parcel, the cap would apply only to the other parcels, essentially increasing development entitlement there as well. Estimates for potential development for both the subject parcel and the overall park are contained in section 1.3 below. The school property is zoned R-4, the property to the north R-6.

The Future Land Use Map designates GlenLake as Office and Residential Mixed Use. The area to the north is designated as Medium Density Residential, which envisions density of up to 14 units per acre; the school site as Public Facilities. The property and all adjacent properties are designated as part of a City Growth Center on the Urban Form Map, and Edwards Mill Road is designated as an Urban Thoroughfare.

In addition to those mentioned above, proposed zoning conditions would limit office development to 210,000 square feet, less any retail or restaurant space. They would require that 85 percent of

parking be contained within a structure and that there be a 30' setback from Stough, with existing landscaping maintained. Block perimeter requirements would be waived, and no vehicular access could be gained from Edwards Mill Road.

Update for March 13, 2018. A new set of conditions received on March 1, 2018 added several new provisions, including limiting signage; specifying entrances facing Edwards Mill Road and Parklake Avenue; limiting hours of operation for retail or restaurant establishments; limiting drive-through uses; and specifying that parking structures be screened by buildings or landscaping. Assessments of consistency with the Comprehensive Plan overall and with specific policies were revised accordingly.

Update for March 27, 2018: The condition regarding screening of parking structures was revised. It previously stated that any parking structure within 100 feet of Edwards Mill Road or Parklake Avenue not screened by a building would be screened by an area at least 10 feet in depth, with 10 trees and 30 shrubs planted every 100 feet. The revised condition retains that language and specifies that the trees must be at least 10 feet tall (the previous version specified five feet) or two inches in caliper at the time of planting, and that at least half of the trees will be evergreen.

Update for April 10, 2018: The condition regarding build-to along Edwards Mill Road was revised. The condition specifies a build-to range of between 0 and 50 feet and requires that a building occupy at least 50 percent of the build-to area. The change was to specify that the build-to area does not include the 50 feet of Edwards Mill Road closest to its intersection with Parklake Avenue. A building could go in that area but would not be required to for the purposes of fulfilling the build-to condition. The revision did not affect the Comprehensive Plan consistency analysis in this report.

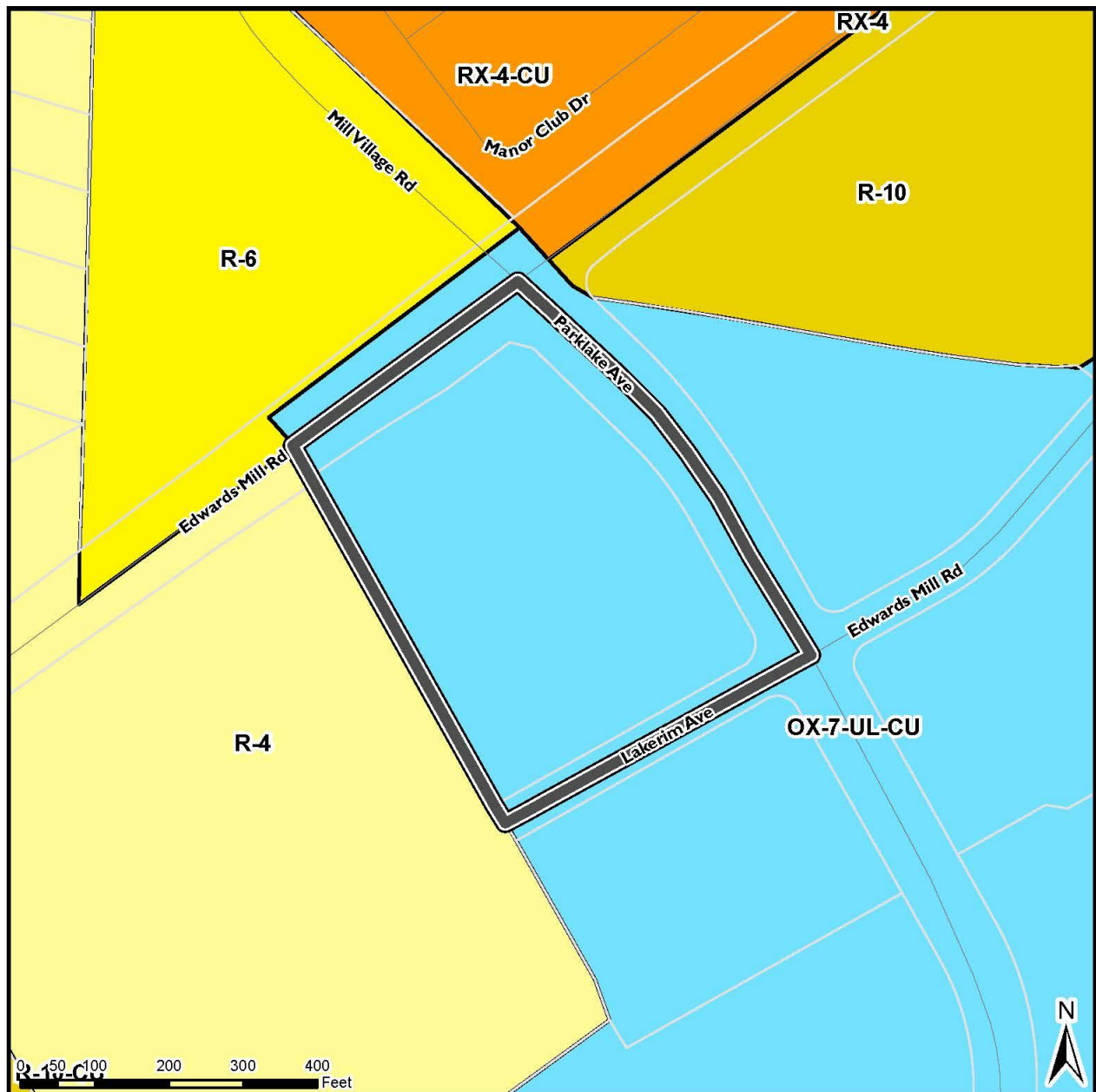
Update for April 24, 2018: The applicant had asked for a deferral to explore whether UDO 1.5.6.C.1 would apply. The section states that "On corner lots, a building facade must be placed within the build-to for the first 30 feet along the street extending from the block corner." Staff is of the opinion that the condition language, which does not include a build-to area on Parklake Avenue and states that the build-to on Edwards Mill Road begins 50' from the intersection of Edwards Mill and Parklake, means that the code section would not apply. The wording of the condition language regarding Parklake Avenue was revised slightly, but the substance did not change.

#### Outstanding Issues

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

# Existing Zoning

**Z-25-2017**

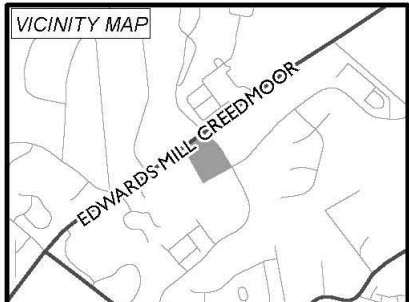


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9/20/2017

## Request:

4.75 acres from  
OX-7-UL-CU  
to CX-12-CU



Map Date: 9/21/2017



# Rezoning Case Evaluation

## 1. Compatibility Analysis

### 1.1 Surrounding Area Land Use/Zoning Summary

	<b>Subject Property</b>	<b>North</b>	<b>South</b>	<b>East</b>	<b>West</b>
<i>Existing Zoning</i>	OX-7-UL-CU	R-6	OX-7-UL-CU	OX-7-UL-CU	R-4
<i>Additional Overlay</i>	-	-	-	-	-
<i>Future Land Use</i>	Office and Residential Mixed Use	Medium Density Residential	Office and Residential Mixed Use	Office and Residential Mixed Use	Public Facilities
<i>Current Land Use</i>	Vacant	Vacant	Office	Vacant	School
<i>Urban Form (if applicable)</i>	City Growth Center; Urban Thoroughfare	City Growth Center; Urban Thoroughfare	City Growth Center	City Growth Center	City Growth Center; Urban Thoroughfare

### 1.2 Current vs. Proposed Zoning Summary

	<b>Existing Zoning</b>	<b>Proposed Zoning</b>
<i>Residential Density:</i>	8	448
<i>Setback/Build-to:</i>		
<i>Edwards Mill:</i>	50' setback	0'-50' build-to (50 percent)
<i>Parklake:</i>	0'-20' build-to (50 percent)	5'-50' build-to
<i>Lakerim:</i>	0'-20' build-to (25 percent)	5' setback
<i>Rear (west):</i>	30' setback	30' setback
<i>Retail Intensity Permitted:</i>	10,000	20,000
<i>Office Intensity Permitted:</i>	290,136	210,000

### 1.3a Estimated Development Intensities for Subject Parcel Only

Two sets of development intensity estimates are shown. The first is for the subject parcel only and shows an increase in overall development potential but a reduction in the potential for office development. The second includes five adjacent parcels – the remainder of the GlenLake office park – that share the same set of existing zoning conditions that govern the subject site. Those conditions include an overall development limit of 985,000 square feet. The rezoning would remove the subject parcel from that cap, which would increase development entitlement on the remaining parcels. Combined, then, the rezoning would increase overall and office entitlement in the office park as a whole, which is why both sets of estimates are shown on the following page.

	<b>Existing Zoning</b>	<b>Proposed Zoning</b>
<i>Total Acreage</i>	4.75	4.75
<i>Zoning</i>	OX-7-UL-CU	CX-12-CU
<b>Max. Gross Building SF</b>	290,136	527,181
<i>Max. # of Residential Units</i>	8	448
<i>Max. Gross Office SF</i>	290,136	210,000
<i>Max. Gross Retail SF</i>	10,000	20,000
<i>Max. Gross Industrial SF</i>	-	210,000 (R&D only)
<i>Potential F.A.R</i>	1.34	2.55

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

**1.3b Estimated Development Intensities Including Other Parcels With Same Conditions (GlenLake office park):**

	<b>Existing Zoning</b>	<b>Proposed Zoning</b>
<i>Total Acreage</i>	28.48	28.48
<i>Zoning</i>	OX-7-UL-CU	OX-7-UL-CU/CX-12-CU
<b>Max. Gross Building SF</b>	985,000	1,504,737
<i>Max. # of Residential Units</i>	30	478
<i>Max. Gross Office SF</i>	985,000	1,195,000
<i>Max. Gross Retail SF</i>	10,000	30,000
<i>Max. Gross Industrial SF</i>	-	210,000 (R&D only)
<i>Potential F.A.R</i>	.79	1.22

The proposed rezoning is:

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

☐ **Incompatible.**

Analysis of Incompatibility:

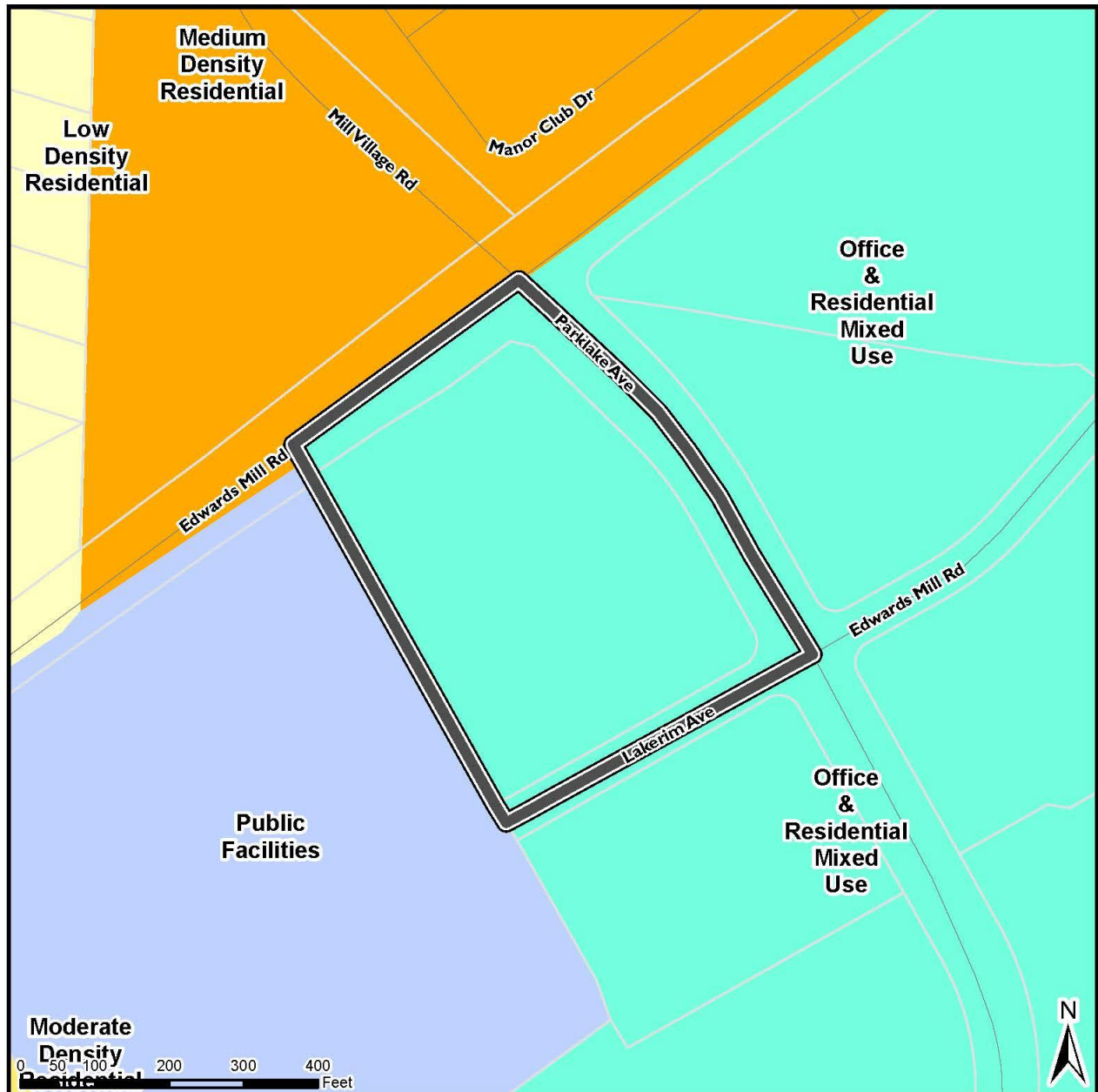
The proposal would facilitate additional office and residential development, as well as an ancillary amount of retail or restaurant space. The uses are highly compatible in the context of the larger GlenLake office park. They would benefit the park by facilitating additional retail and restaurant uses on site and benefit the broader area by potentially capturing trips that might otherwise involve longer vehicle beyond the office park.

#### **1.4 Existing and Proposed Zoning Conditions Comparison**

	Existing	Proposed
<i>Use</i>	OX uses, except for Telecommunication Tower, Eating Establishment with drive-through, Hotel, Emergency Shelter	OX uses, except for Civic, Telecommunication Tower, Indoor Recreation, Outdoor Recreation, Parking, Passenger Terminal, Animal Care,
<i>Height</i>	Six stories or 90' (portion); four stories or 60' (remainder)	Seven stories and 110 feet
<i>Build-to</i>	50' setback and landscaped street yard along Edwards Mill Road	0'-50' build-to (50 percent in build-to) along Edwards Mill Road
<i>Stough Elementary</i>	30' protective yard (no buildings or parking); 6' fence	30' protective yard (no buildings or parking)
<i>Parking</i>	No specific condition	85 percent contained within a structure; landscaping specified
<i>Block perimeter</i>	No specific condition, although specified no street connection to Arckleton Drive (not relevant to subject parcel)	Waived
<i>Stormwater</i>	90 percent of stormwater to be directed into detention pond; maintain pre-development discharge for 2- and 10-year storms	Not specified; per UDO. maintain pre-development discharge for 2- and 10-year storms

# Future Land Use

**Z-25-2017**

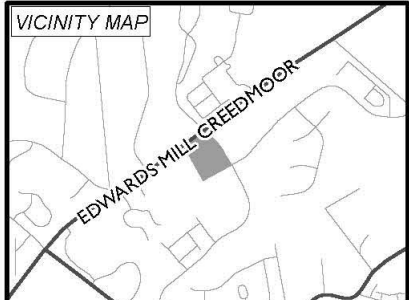


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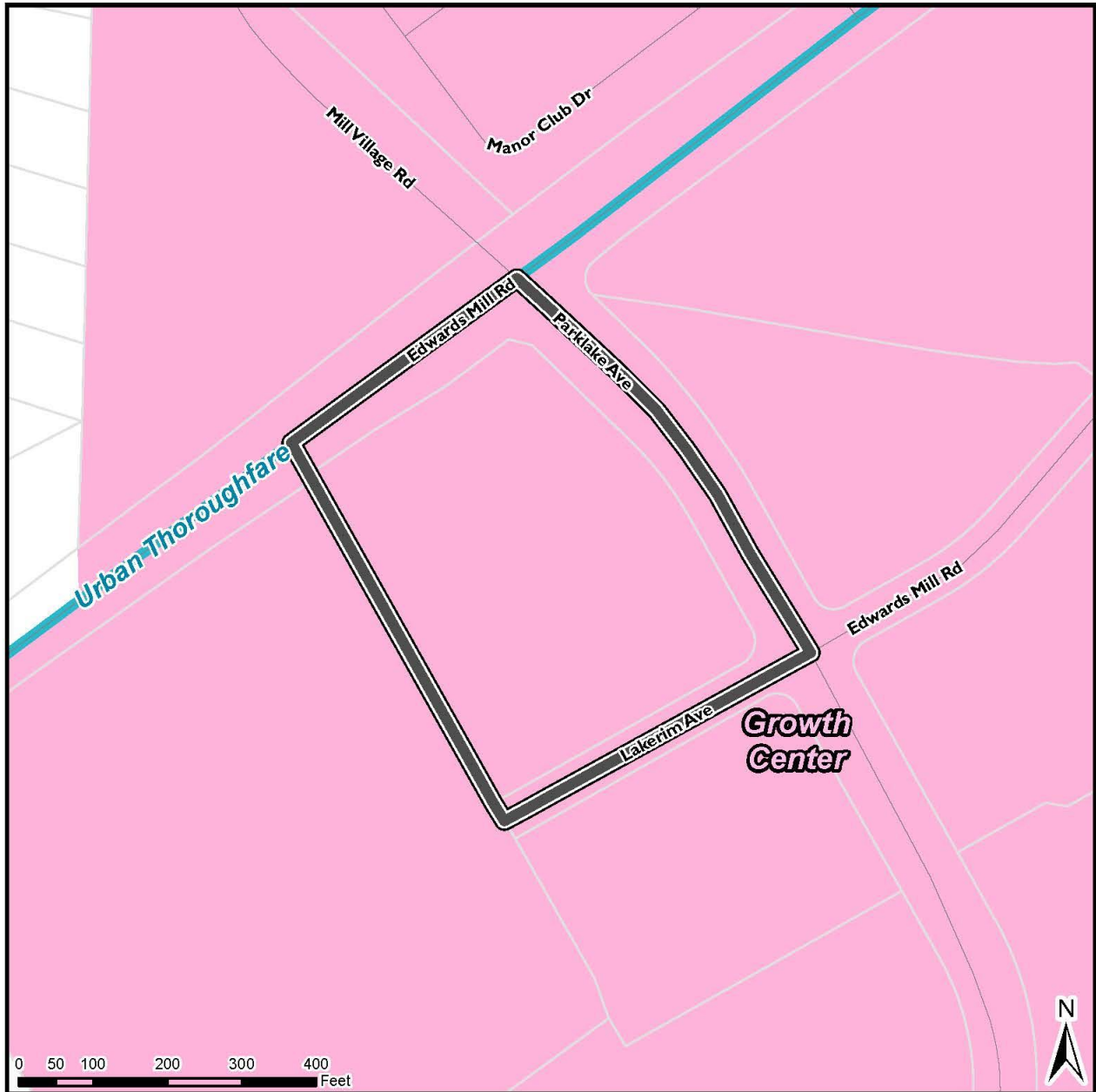
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Map Date: 9/21/2017

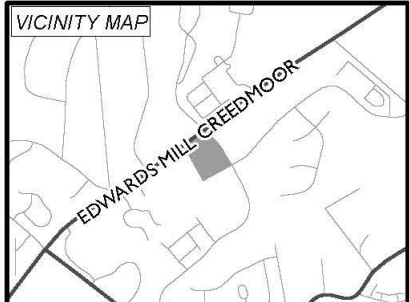


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4.75 acres from  
OX-7-UL-CU  
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Map Date: 9/21/2017

## 2. Comprehensive Plan Consistency Analysis

### 2.1 Comprehensive Plan

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

- A. Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?
- B. Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?
- C. If the use is not specifically designated on the Future Land Use Map in the area where its location is proposed, is it needed to service such a planned use, or could it be established without adversely altering the recommended land use and character of the area?
- D. Will community facilities and streets be available at City standards to serve the use proposed for the property?

- A. The proposal overall is consistent with the themes of the Plan, particularly Economic Prosperity and Equity, Expanding Housing Choices, Managing Our Growth, and Growing Successful Neighborhoods and Communities. The request is consistent with these goals in that it would facilitate additional development in an employment center and would facilitate additional uses in an area largely dominated by office uses.
- B. The uses allowed are limited to those envisioned in the Future Land Use Map designation of Office and Residential Mixed Use. While OX would be the closest zoning category, the requested zoning of CX includes conditions that limit uses, hours of operation, and signage to closely align with what is allowed in OX.
- C. N/A
- D. Existing infrastructure is sufficient to serve development that would be enabled by the proposal.

## **2.2 Future Land Use**

### **Future Land Use designation: Office and Residential Mixed Use**

#### **The rezoning request is:**

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

☐ **Inconsistent**

Analysis of Inconsistency:

The Office and Residential Mixed Use designation envisions a mix of office and residential uses, with any retail being ancillary to other uses. While OX is the closest zoning category, the requested zoning of CX, in conjunction with conditions that limit the amount of retail and restaurant space and that prohibit more intensive uses such as vehicle fuel sales and bars, is consistent with that FLUM designation. A revised set of conditions received on March 1, 2018 limits hours of operation and signage very closely to what is allowed in OX, making the request consistent with the FLUM.

Signage would be limited to what is allowed in OX, with the exception that a monument-style ground sign no more than seven feet high and with no more than 35 feet of surface area would be allowed. This is significantly more restrictive than signage regulations for CX, which allow 15-foot-tall ground signs. While ground signs in OX are limited to 3.5 feet in height, the monument sign would be smaller than the 70-square-foot signs permitted in OX.

In terms of height, Office and Residential Mixed Use envisions up to seven stories when "on large sites with adequate buffers from low-scale areas, such as Highwoods." The subject site is bordered on two sides by other portions of the GlenLake office park and faces Edwards Mill Road to the north. It offers a landscaped transition to the school to the west. Generally speaking, then, the site fits this guideline. However, while the request is limited to seven stories, it should be noted that it would allow up to 110' in height, which translates more closely to an eight- or nine-story building.

## **2.3 Urban Form**

Urban Form designation: City Growth Center, Urban Thoroughfare

The rezoning request is:

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

☐ **Inconsistent**

Analysis of Inconsistency:

Following revisions to the conditions provided on March 1, 2018, the request achieved consistency with the Urban Form Map, which recommends an urban or hybrid frontage.

The request includes conditions that provide several elements of a frontage, including a build-to of between 0 and 50 feet along Edwards Mill Road and a 50-foot maximum setback/build-to along Parklake Avenue; limitations on signage; and entrances facing both Parklake Avenue and Edwards Mill Road.

A building would have to occupy 50 percent of the build-to along Edwards Mill Road, beginning at a point 50' from the intersection of Edwards Mill and Parklake. No minimum amount is specified along Parklake Avenue, meaning much of the building could be set back from the street along Parklake, although no structured parking could go between the building and the street.

The existing zoning specifies a 50' setback along Edwards Mill Road (through conditions) and that the building occupy at least 50 percent of a 0-to-20-foot build-to along Parklake Avenue. The effect of the proposed conditions would be to potentially reorient the building from Parklake Avenue to Edwards Mill Road.

An urban or hybrid frontage also would include a prohibition (with an urban frontage) or a limitation on size (for a hybrid frontage) of ground signs. By specifying that signage is restricted to that allowed in OX with the exception of a monument sign no taller than seven feet high and no larger than 35 square feet (slightly taller but smaller than OX ground signs), the request is consistent in this respect as well.

## **2.4 Policy Guidance**

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

### **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.

The rezoning, by facilitating additional development in an already relatively compact office node and by including ancillary retail and restaurant space, supports a more compact land use pattern.



**Policy LU 4.9 Corridor Development**

Promote pedestrian-friendly and transit-supportive development patterns along multi-modal corridors designated on the Growth Framework Map, and any corridor programmed for “transit intensive” investments such as reduced headways, consolidated stops, and bus priority lanes and signals.

Edwards Mill Road is designated as a Multi-Modal Corridor on the Growth Framework Map. The request, by facilitating additional development and by placing buildings closer to the street, would represent a transit-supportive development pattern.

**Policy LU 5.2 Managing Commercial Development Impacts**

Manage new commercial development using zoning regulations and through the conditional use zoning and development review processes so that it does not result in unreasonable and unexpected traffic, parking, litter, shadow, view obstruction, odor, noise, and vibration impacts on surrounding residential areas.

The request, while allowing additional commercial space, caps that space at an amount that is largely ancillary to the existing office uses and prohibits uses, such as vehicle fuel sales and bar, that would result in a larger impact on adjacent areas.

**Policy LU 10.3 Ancillary Retail Uses**

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

The request limits retail and restaurant uses to 20,000 square feet, an amount that is no larger than needed to serve primarily the employees of the office park and nearby residential areas. While the request is consistent with this policy, a prohibition on drive-through commercial uses, which are permitted in CX but not OX, would strengthen that consistency.

**Policy ED 5.5 Retrofitting Older Office Environments**

Encourage the intensification and retrofitting of existing office clusters with new pedestrian-friendly residential and retail uses to provide attractive and competitive live-work destinations that reduce dependence on auto travel.

While the GlenLake office park is a relatively recent development, it is devoted largely to office uses. The rezoning would facilitate a wider variety of uses, including additional residential, retail, and restaurant development.

**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.

Existing zoning conditions essentially prohibit residential uses. The rezoning would facilitate the potential inclusion of housing, helping to provide additional housing choice and address affordability issues by increasing the supply.

The rezoning request, following the submittal of revised conditions on March 1, 2018, is **now consistent** with the following policies with which it previously had been inconsistent:

**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 FLUM designates the subject property and the adjacent office park as Office and Residential Mixed Use, with Office Mixed Use being the most consistent zoning category. While the request is for Community Mixed Use, proposed conditions create a high level of consistency with the FLUM designation by excluding uses such as vehicle sales; allowing a limited amount of retail and restaurant space. Revised conditions also address placing limits on the size of signage and limits on hours of operation of retail and restaurant uses. Given these conditions, the request is consistent with the FLUM.

**Policy UD 3.11 Parking Structures**

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

The request includes a condition that specifies that 85 percent of the parking will be part of a structure. Revised conditions specify that a parking structure within 100' of Edwards Mill Road or Parklake Avenue will either be screened by a building or by landscaping of 10 feet in width and with at least 10 trees and 30 shrubs per 100 feet. Trees will be at least 10 feet tall or two inches in diameter at the time of planting, and half will be evergreen.

**Policy UD 1.10 Frontage**

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

The Urban Form Map designates the area as a City Growth Center and designates Edwards Mill Road as an Urban Thoroughfare. Both of those designations would suggest an urban or hybrid frontage, and the current zoning includes the Urban Limited frontage, as is the case for other parcels in the GlenLake office park.

The request would remove the existing Urban Limited frontage, but it includes conditions that meet the intent of this policy. The request specifies a build-to of between 0 to 50 feet along Edwards Mill Road and Parklake Avenue. Revised conditions received on March 1, 2018 address other elements of a frontage, including specifying that entrances will face Edwards Mill Road and Parklake Avenue and that signage will be limited beyond the requirements of CX.

**Policy UD 7.3—Design Guidelines**

The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances should be designed to convey their prominence on the fronting facade.

Revised conditions that specify street-facing entrances on Edwards Mill Road and Parklake Avenue address the one element of the request that had not been consistent with these guidelines.

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

**Policy LU 1.3 Conditional Use District Consistency**

All conditions proposed as part of a conditional use district (CUD) should be consistent with the Comprehensive Plan.

The conditions, which address height, allowed uses, limits on square footage, transitions, and other issues, are largely consistent with the Comprehensive Plan. The exception is a condition exempting the development from block perimeter requirements, which runs counter to the Plan's goal of a well-connected street grid.

**Policy T 2.6 Preserving the Grid**

Existing street grid networks should be preserved and extended where feasible and appropriate to increase overall connectivity.

As noted above, the request includes a condition exempting the property from block perimeter requirements. While the parcel is bounded on three sides by public streets, it is part of a block with a perimeter of more than 8,000 feet, which limits walkability. The condition would prohibit the possibility of requiring a public street on the west side of the property. While such a street would be of limited value in the short term, it could, as properties redevelop, be part of an enhanced grid in the area.

**2.5 Area Plan Policy Guidance**

N/A

## 3. Public Benefit and Reasonableness Analysis

### **3.1 Public Benefits of the Proposed Rezoning**

- The proposal would provide for a greater mix of uses within the GlenLake office park, providing amenities for workers in the area.
- The proposal, by allowing more uses, would result in the internal capture of more trips that otherwise would go beyond the area.
- The proposal would potentially add more housing choice and supply.
- The proposal would support the creation of additional jobs in an area relatively well-served by transit.

### **3.2 Detriments of the Proposed Rezoning**

- None.

## 4. Impact Analysis

### **4.1 Transportation**

The Z-25-2017 site is located in the southwest quadrant of Edwards Mill Road and Parklake Avenue. The Z-25-2017 parcel is bounded by Edwards Mill Road on the north, by Parklake Avenue on the east and by Lakerim Avenue on the south. Both Edwards Mill Road and Parklake Avenue have curbing and sidewalks along the Z-25-2017 site frontage. Lakerim Avenue has curbing but lacks sidewalks. Edwards Mill Road is classified as a major street in the Raleigh Street Plan (Avenue, 6-Lane, Divided). Parklake Avenue is a mixed-use street (Avenue, 2-Lane, Divided). There are transit stops for GoRaleigh Route 4 on both sides of Edwards Mill Road in the vicinity of the Z-25-2017 parcel. The adjacent streets lack bike lanes or bicycle sharrows. The BikeRaleigh Long Term Bikeway Plan shows that a separated bikeway is planned for Edwards Mill Road and bicycle lanes are planned for Parklake Avenue.

There are no NCDOT projects or City of Raleigh CIP projects in the vicinity of the Z-25-2017 site. This site is adjacent to Stough Elementary School. An expansion plan for the school will change the main carpool access to from Edwards Mill Road to Parklake Avenue and Lakerim Avenue.

The Z-25-2017 site is bounded by public streets on the north, east and south; it is bounded by an elementary school on the west. Cross access to adjacent properties is not an issue for this case. Site access will be provided via Parklake Avenue and Lakerim Avenue.

In accordance with UDO section 8.3.2, the maximum block perimeter for CX-12 zoning is 2,500 feet. The block perimeter for Z-25-2017, as defined by public rights-of-way for Edwards Mill Road, Parklake Avenue and Glen Eden Drive is 8,150 feet.

The existing land is a vacant and generates no traffic. Approval of case Z-25-2017 would lead to a net decrease in peak hour trips. A traffic study is not required for rezoning case Z-25-2017.

**Impact Identified:** Block Perimeter exceeds maximum for CX-12

Z-25-2017 Existing Land Use (Vacant)	Daily	AM	PM
	0	0	0
Z-25-2017 Current Zoning Entitlements (Office & Retail)	Daily	AM	PM
	3,704	458	457
Z-25-2017 Proposed Zoning Maximums (AM = Office & Residential, PM = Office & Retail)	Daily	AM	PM
	3,895	387	417
Z-XX-2017 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily Trips (vpd)	AM peak trips (vph)	PM peak trips (vph)
	191	-71	-40

#### 4.2 Transit

The area is currently served by GoRaleigh Route 4, which provides 30 minute headways during peak hours. The proposed 2019 transit work plan would split the route, which currently runs from downtown to near I-540, into four separate routes while maintaining 30-minute headways along Edwards Mill Road. The provision of transit amenities, including easements, shelters, and other features, is governed by the UDO based on anticipated trip generation.

**Impact Identified:** Potentially increased demand for transit. Amenities likely will be required during the site plan process.

#### 4.3 Hydrology

<i>Floodplain</i>	None
<i>Drainage Basin</i>	Crabtree
<i>Stormwater Management</i>	UDO 9.2
<i>Overlay District</i>	none

Site is already part of an approved overall stormwater plan for the GlenLake subdivision. As-built certification will be required.

**Impact Identified:** None

#### 4.4 Public Utilities

	<i>Maximum Demand (current)</i>	<i>Maximum Demand (proposed)</i>
<i>Water</i>	0 gpd	119,375 gpd
<i>Wastewater</i>	0 gpd	119,375 gpd

1. The proposed rezoning would add approximately 119,375 gallons per day to the wastewater collection and water distribution systems of the City. There are existing public water mains in Edwards Mill Road, Parklake Avenue, and Lakerim Avenue. There is an existing public sewer main in Lakerim Avenue.
2. Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developer.

**Impact Identified:** No impacts identified

#### **4.5 Parks and Recreation**

1. There are no proposed greenway trails or corridors directly impacted by this site.
2. Nearest park access is provided by Laurel Hills Park, approximately 1.0 mile away.
3. Nearest greenway access is provided by the Crabtree Creek Greenway Trail, approximately 0.5 miles away.
4. This area has above average park access level of service and is not considered to be in a priority search area for park land acquisition.

**Impact Identified:** None

#### **4.6 Urban Forestry**

This site is two acres or greater, has wooded area and is required to comply with UDO 9.1 Tree Conservation.

**Impact Identified:** None.

#### **4.7 Designated Historic Resources**

N/A

#### **4.9 Impacts Summary**

Block perimeter exceeds the maximum allowed in CX.

#### **4.10 Mitigation of Impacts**

An additional street or pedestrian connection could be required during the site plan review phase if the condition lifting block perimeter requirements is amended or removed.

## **5. Conclusions**

The rezoning would serve important Comprehensive Plan goals, such as providing a greater mix of uses to existing office parks – making such parks more competitive while also retaining trips for lunch or retail needs that otherwise would require longer trips outside the park. In addition to allowing more overall development and facilitating additional employment, it would allow more housing, providing additional housing choice and helping lessen housing unaffordability by providing more supply. Finally, the request would help focus development within a City Growth Center and along a corridor relatively well-served by transit.

While the inclusion of a condition exempting the property from block perimeter standards creates inconsistency with policy supporting connectivity and an enhanced street grid, the request has improved in overall consistency since first being considered by the Planning Commission.

As originally proposed, the request had been inconsistent with several Plan policies and with the Future Land Use and Urban Form maps, although it was consistent, in its broad outlines, with the Plan overall. However, several added conditions provided on March 1, 2018 that address building entrances, signage, parking structure screening, and other considerations created consistency with the two maps and several policies and strengthened consistency with the Plan overall.

# Rezoning Application



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

SEP 20 2017 PM 3:11

REZONING REQUEST					
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			<b>OFFICE USE ONLY</b> Transaction # 504734 Rezoning Case # 2-25-17		
Existing Zoning Base District	OX	Height 7		Frontage UL	Overlay(s) N/A
Proposed Zoning Base District	CX	Height 12*		Frontage	Overlay(s)
Click <a href="#">here</a> 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:				Z-40-06	
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:					
504734					

GENERAL INFORMATION		
Date 9/20/17	Date Amended (1)	Date Amended (2)
Property Address 4251 Parklake Avenue		
Property PIN 0795197505 (the "Property")		Deed Reference (book/page) DB 011161, PG 01599
Nearest Intersection Edwards Mill Road and Parklake Avenue		
Property Size (acres) 4.75	(For PD Applications Only) Total Units	Total Square Feet
Property Owner/Address Highwoods Realty Limited Partnership 3100 Smoketree Court, Suite 600 Raleigh, NC 27604-1050		Phone Fax
Project Contact Person/Address Lacy H. Reaves Smith Anderson PO Box 2611, Raleigh, NC 27602-2611		Phone 919-821-6704 Fax 919-821-6800
Owner/Agent Signature see below		Email lreaves@smithlaw.com

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

Highwoods Properties Limited Partnership  
By: Highwoods Properties, Inc., General Partner

\* (\*) Condition limits height to seven stories and 110 feet.

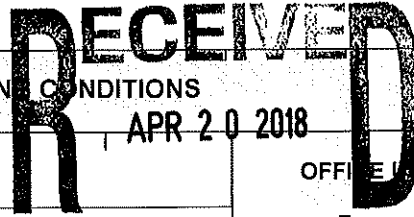
By: Thomas S. Hill III  
Vice President

<b>CONDITIONAL USE DISTRICT ZONING CONDITIONS</b>		<div style="font-size: 48pt; font-weight: bold; letter-spacing: 5px;">RECEIVED</div> <div style="font-size: 24pt; font-weight: bold;">APR 20 2018</div>
Zoning Case Number <b>Z-25-17</b>		
Date Submitted		
BY: _____		
Existing Zoning <b>OX-7-CU-UL</b> Proposed Zoning <b>CX-12-CU</b>		OFFICE USE ONLY Transaction # _____ Rezoning Case # _____
<b>Narrative of Zoning Conditions Offered</b>		
Height Limit. No building constructed on the Property shall be greater than seven (7) stories and one hundred ten (110) feet in 1. height, both as measured and determined from the average grade of the right-of-way of Edwards Mill Road adjacent to the Property.		
Prohibited Uses. The following uses, if otherwise allowed in the CX district, shall be prohibited on the Property: All uses listed in the 2. Public & Institutional Use Category in the Principal Use Table (the "Table") in Section 6.1.4 of the UDO with the exception of Minor Utilities and Parks, Open Space and Greenways; all uses included within the Indoor Recreation, Use Category in the Table including Adult Establishment, Dance, Martial Arts, Music Studio, Classroom, and Sports Academy; all uses included in the Outdoor Recreation Use Category in the Table including Golf course, Outdoor spots or entertainment facility with any number of seats, and Riding stable; Commercial parking lot; Remote parking lot; Passenger terminal, including Airfield, Heliport serving a hospital and Heliport, all others;		
Animal care (indoor); Animal care (outdoor); Bar, nightclub, tavern, lounge; Pawnshop; Vehicle Fuel Sales (including gasoline and diesel fuel); Vehicle Sales/Rental; all uses included in the Industrial Use Category in the Table except Research and Development, which shall be allowed; and all uses included in the Open Category in the Table.		
Size Limits. Medical, Office, and Research & Development uses on the Property shall be limited to 210,000 square feet. Eating 3. establishment uses and Retail Sales uses on the Property shall be limited to 20,000 square feet. For each square foot of Eating establishment and/or Retail Sales Uses existing on the Property, the maximum allowed number of square feet of Medical, Office, and		
Research and Development uses shall be reduced by one square foot. All Eating establishment uses and Retail Sales uses on the Property shall be located on the ground floor of a multistory building. With respect to Eating establishment and Retail Sales, no single establishment shall exceed 9,000 square feet.		
Parking. At least eighty-five percent (85%) of the automotive parking spaces on the Property shall be located in a structure. With respect to 4. any building on the Property facing Edwards Mill Road or Parklake Avenue, no automotive parking on the Property, except for temporary parking in a drop-off drive, shall be located closer to the respective street right-of-way than the façade of the building facing such right of way.		
Protective Yard--Stough Elementary School. Along the boundary of the Property with tax parcel 0795.05-10-3132 (Owner: Wake 5. County Board of Education; Deed dated 7/15/2009, recorded at Book 13625, Page 1724 of the Wake County Registry), hereinafter referred to as "Stough," there shall be maintained an area entirely without buildings or parking a minimum of thirty (30) feet in width.		
Existing landscaping shall be maintained therein, except within fifty (50) feet of Edwards Mill Road. It is provided, however, that drainage pipes and facilities may be located in the protective yard referenced in this condition.		
Build-to -- Edwards Mill Road. Commencing fifty (50) feet from the point on the Property adjacent to the intersection of the rights of way of Parklake Avenue 6. and Edwards Mill Road and extending to the boundary of the Property with Stough, a build-to with a setback range of from 0 feet to 50 feet shall apply to the portion of the Property bounded by the right-of-way of Edwards Mill Road. A building façade facing Edwards Mill Road shall occupy at least fifty percent (50%)		

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 Thomas S. Hill III, Vice President Print Name Thomas S. Hill III  
Highwoods Properties, Inc.





CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number <b>Z-25-17</b>	BY: _____	OFFICE USE ONLY Transaction # _____
Date Submitted _____		Rezoning Case # _____
Existing Zoning <b>OX-7-CU-UL</b>	Proposed Zoning <b>CX-12-CU</b>	
<b>Narrative of Zoning Conditions Offered</b>		
of this build-to, measured based on (a) the width of the building facade divided by (b) the width of the Property's boundary with the right-of-way of Edwards Mill Road reduced by fifty (50) feet. This condition shall not apply to parking structures. There will be no build-to requirement with respect to Parklake Avenue or setback requirement other than that set forth in condition (9), which shall apply.		
7. Block Perimeter Requirements. The provisions of Section 8.3.2 of the Unified Development Ordinance, which is denominated "Blocks," shall have no applicability to the Property.		
8. Vehicular Access—Edwards Mill Road. The Property will not be allowed a curb-cut on Edwards Mill Road.		
9. Parklake Avenue. A portion of a building on the Property, with the exception of a parking structure, shall be within fifty (50) feet from the right-of-way of Parklake Avenue.		
10. Signage. Signage upon the Property will be limited to signage allowed in the OX district, with the exception that in order to maintain unity of design with existing signs in the GlenLake Office Park, a monument type of ground sign up to thirty-five (35) square feet in size and no more than seven (7) feet in height may be located on the Property.		
11. Hours of Operation. The hours of operation of any eating or retail establishment on the Property will be limited to those between 6:00 AM and 12:00 Midnight.		
12. Drive-Thru. No drive-thru or drive-in facility will be allowed on the Property except as allowed in the OX district.		
13. Screening Parking Deck. With respect to the portion of any parking structure that is within one hundred (100) feet of the right-of-way of Edwards Mill Road or Parklake Avenue and not screened from such right-of-way by a building, there will be established and maintained along the side of such portion of the structure facing the respective road right-of-way an area at least ten (10) feet in depth planted with a minimum of ten (10) trees and thirty (30) shrubs each one hundred (100) feet. The trees will be at least ten (10) feet in height or two (2) inches in caliper at planting and at least fifty percent (50%) shall be evergreen. The planted area will be modified to comply with any applicable provision of the UDO. An entrance driveway up to thirty (30) feet in width may cross the planted area.		
14. Building Facing Entrances. A building upon the Property other than a parking structure will have at least one entrance facing Parklake Avenue and at least one entrance facing Edwards Mill 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 Thomas S. Hill III, Vice President Print Name Thomas S. Hill III

REZONING APPLICATION ADDENDUM #1	
<b>Comprehensive Plan Analysis</b>	<b>OFFICE USE ONLY</b>  <b>Transaction #</b>  <b>Rezoning Case #</b>
<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>	
<b>STATEMENT OF CONSISTENCY</b>	
<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>	
1. See Attached Exhibit B	
2.	
3.	
4.	
<b>PUBLIC BENEFITS</b>	
<p>Provide brief statements regarding the public benefits derived as a result of the rezoning request.</p>	
<p>1. The high quality of development within GlenLake, which is owned and developed entirely by Highwoods Properties, has been demonstrated and can be expected to continue with the development of the Property.</p>	
<p>2. Because of the rapid growth of employment within the City, high demand exists for additional quality office development, particularly that which provides retail amenities for tenants and their employees. The current zoning of GlenLake, with the conditions of Z-40-06 still applicable, and taking into account existing and future development within GlenLake, would make 167,000 square feet of office with limited retail available to the Property. This case would increase that amount by 43,000 square feet.</p>	
<p>3. Because of the investment in infrastructure already made for the GlenLake development, public infrastructure currently exists which is adequate and has capacity to serve the development of the Property resulting from approval of this case.</p>	
4.	

## Exhibit B

1. The Property is within a City Growth Center identified on the Urban Form Map. It is adjacent to Edwards Mill Road, which is classified as a Main Street, Urban Corridor, and Multi-Modal Corridor. Edwards Mill Road is designed for ultimate construction as an Avenue 6-Lane Divided.
2. The proposed rezoning is consistent with the following Comprehensive Plan Policies: LU 1.2, LU 1.3, LU 4.9, LU 6.2, LU 7.1, LU 7.6, LU 10.3, and T 6.1.
3. Although the Comprehensive Plan suggests an Urban Frontage for this parcel because of the Plan's classification of Edwards Mill Road, the UDO's requirements associated with such a Frontage would render the design, function and character of any building constructed upon the Property inconsistent with existing buildings comprising the GlenLake Office Park. This would significantly and adversely affect the unity of development of the office park and its demonstrated aesthetic appeal. Such a disparity of design and character would be particularly adverse at the Property's location at a gateway into the park. The existing Urban Frontage zoning of the park resulted from the fairly recent UDO rezoning and existing GlenLake buildings were constructed at an earlier time.
4. While a frontage is not requested, condition number (5) addresses the spatial relationship of a building on the Property and the rights of way of Edwards Mill Road and Parklake Avenue.
5. The additional 20 feet in height requested in this rezoning will allow any building constructed on the Property to be of similar design to the existing buildings in the GlenLake Office Park with respect to the floor to ceiling height of the first floor.

REZONING APPLICATION ADDENDUM #2	
<b>Impact on Historic Resources</b>	<b>OFFICE USE ONLY</b>
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.	<b>Transaction #</b>  <b>Rezoning Case #</b>
<b>INVENTORY OF HISTORIC RESOURCES</b>	
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	
<b>PROPOSED MITIGATION</b>	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	

## URBAN DESIGN GUIDELINES

The applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", or
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Urban Form Designation: N/A

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

1. *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.*

**Response:**

This case contemplates a mix of retail and office uses in a multistory building.

2. *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.*

**Response:**

The Property proposed for rezoning is not adjacent to a lower density neighborhood.

3. *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.*

**Response:**

The Property is well-served by Edwards Mill Road and Parklake Avenue.

4. *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.*

**Response:**

Street connectivity is present with respect to the Property.

5. *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.*

**Response:**

The Property is bounded by public streets on three sides.

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><b>Response:</b> Significant pedestrian amenities are included in the street design of Parklake Avenue, which is internal to the GlenLake office development and provides pedestrian connectivity.</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><b>Response:</b> A zoning condition addresses the spatial relationship of the location of a building on the Property and the rights of way of Edwards Mill Road and Parklake Avenue.</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><b>Response:</b> See the Response to 7 above.</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><b>Response:</b> Parklake Avenue includes urban open space in the form of a plaza and other pedestrian amenities.</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><b>Response:</b> See the Response to 7 above. A zoning condition also requires pedestrian connectivity with sidewalks along Edwards Mill Road and Parklake Avenue.</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><b>Response:</b> A significant reason for requesting retail uses in this case is to facilitate those uses in a location near the perimeter of GlenLake's pedestrian amenities.</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><b>Response:</b> An outdoor "room" exists with the placement of GlenLake's buildings along the perimeter of the pedestrian plaza and other amenities.</p>

13.	<p><i>New public spaces should provide seating opportunities.</i></p> <p><b>Response:</b> The GlenLake pedestrian plaza includes 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><b>Response:</b> As indicated by the design and placement of parking structures in GlenLake, this guideline is implemented in the GlenLake development and will be continued with development of the Property.</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><b>Response:</b> As indicated by the design and placement of parking structures in GlenLake, this guideline is implemented in the GlenLake development.</p>
16.	<p><i>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</i></p> <p><b>Response:</b> Any parking structure constructed on the Property will be consistent in design to other development in the GlenLake Office Park.</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><b>Response:</b> Transit stops have been provided by GlenLake and other properties along Edwards Mill 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><b>Response:</b> Public sidewalks exist or will exist along Edwards Mill Road.</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><b>Response:</b> The Property does not include areas mentioned in this guideline.</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><b>Response:</b> ParkLake Avenue is designed and constructed with primary pedestrian pathways that are connected to building entrances. Development of the Property will include similar features.</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><b>Response:</b> Sidewalks and the plaza in GlenLake accommodate sidewalk uses.</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><b>Response:</b> Extensive landscaping of this nature characterizes the GlenLake development.</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><b>Response:</b> Development of this nature characterizes GlenLake and will be continued in the development of the Property.</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><b>Response:</b> The front entrance of the building to be constructed on the Property will likely face ParkLake Avenue, but will be a short walk by sidewalk to the sidewalk on Edwards Mill Road.</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><b>Response:</b> The development of the Property will be consistent with the high-quality design of other GlenLake buildings.</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><b>Response:</b> This guideline is satisfied by the design of ParkLake Avenue adjacent to the Property.</p>



REZONING APPLICATION SUBMITTAL REQUIREMENTS ("Rezoning Checklist")					
TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – General Use or Conditional Use Rezoning	YES	N/A	YES	NO	N/A
1. I have referenced this <b>Rezoning Checklist</b> 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 checked="" type="checkbox"/>		
2. Rezoning application review fee (see <b>Fee Schedule</b> for rate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
3. Completed application; Include electronic version via cd or flash drive	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. Two sets of stamped envelopes addressed to all property owners within 100 feet of property to be rezoned	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
5. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
6. Neighborhood Meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
7. Trip Generation Study	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. Traffic Impact Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
9. Completed and signed zoning conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
10. Completed Comprehensive Plan Consistency Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
11. Completed Response to the Urban Design Guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
12. For applications filed by a third party, proof of actual notice to the property owner	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
13. Master Plan (for properties requesting Planned Development or Campus District)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>



January 9, 2018

Mr. Jason Hardin, AICP  
Raleigh Department of City Planning  
One Exchange Plaza, Suite 300  
Raleigh, NC 27602

**RE: *GlenLake III – Zoning Case Z-25-17 – Block Perimeter Modification***

Dear Jason:

We understand that Zoning Case Z-25-17 will require a waiver on block perimeter requirements due to the nature of existing development on-site and surrounding the property. Accordingly, this memorandum is to provide background and support for a proposed zoning condition exempting this parcel from the block perimeter rule. We offer the following information in support of this exemption, with further details following:

- The property is already bounded on three sides by public streets, and the only opportunity to further interconnect the grid to meet block perimeter requirements is effectively precluded by the Stough Elementary site to the southwest
- The property has adequate access by multiple modes, including vehicular access (via Parklake Avenue, Lakerim Avenue, and indirectly via Edwards Mill Road), transit access (via GoRaleigh route 4 which has direct service to the site), and pedestrian access via sidewalks on all public streets in the site vicinity
- While the site cannot meet current block perimeter requirements due to surrounding development constraints, the site has access to all directions via multiple street connections and is generally well connected to the larger street network

When the GlenLake site was developed many years ago, the block perimeter requirement in its current form was not in place. Nonetheless, the GlenLake development created significant connectivity through the construction of Parklake Avenue, realignment of Edwards Mill Road, and construction of Lakerim Avenue. Lakerim Avenue was built as a public street to provide additional access for Stough Elementary School, but was also set up such that it could be extended as a public street in the future if the Stough parcel was ever redeveloped. Other connections were made where reasonably possible, but the site was generally constrained by existing development on the west side.

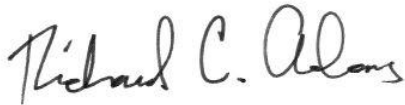
Given that connectivity has been provided for the GlenLake project to the extent practical, and that the subject parcel is surrounded on three sides by public streets and on one side by

an existing school, we recommend that a waiver on the block perimeter requirements be granted to Zoning Case Z-25-17.

Should you have any questions or comments, please do not hesitate to contact me at (919) 677-2131 or [richard.adams@kimley-horn.com](mailto:richard.adams@kimley-horn.com) or Kevin Dean at (919) 678-4185 or [kevin.dean@kimley-horn.com](mailto:kevin.dean@kimley-horn.com).

Sincerely,

Kimley-Horn and Associates, Inc.  
NC License # F-0102



Richard C. Adams, P.E.  
Vice President



Kevin Dean, P.E.  
Project Engineer

## PROPOSED REZONING

4.75 Acres - 4251 Parklake Avenue

### REPORT OF MARCH 21, 2017 NEIGHBORHOOD MEETING

In accordance with Section 10.2.4 of the Unified Development Ordinance, a neighborhood meeting was noticed with respect to this proposed rezoning case for 5:30 p.m. on Tuesday, March 21, 2017 in the Training Room of Principal Financial Group on the 5th Floor of the building at 4141 Parklake Avenue in Raleigh. Attached as Exhibit A is a list of those persons and organizations contacted about the meeting. Those persons and organizations were mailed a letter of invitation concerning the meeting, a copy of which is attached as Exhibit B. The letters were mailed on or about March 6, 2017 via first class U.S. Mail.

Representatives of Highwoods Properties, Inc. and the undersigned were present for the meeting at the designated time and place and remained for one-half hour. None of the invitees chose to attend the meeting. Accordingly, the meeting was not held.

Respectfully submitted this 20<sup>th</sup> day of September, 2017.

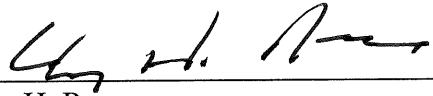
  
\_\_\_\_\_  
Lacy H. Reaves  
Attorney for Petitioner

Exhibit A

Owner	Mail Address 1	Mail Address 2
HIGHWOODS REALTY LP ET AL AP SOUTHEAST PORTFOLIO PARTNERS LP	3100 SMOKETREE CT STE 600	RALEIGH NC 27604-1050
WAKE CNTY BOARD OF EDUCATION	RE SERVICES DIRECTOR, 1551 ROCK QUARRY RD	RALEIGH NC 27610-4145
HRLP RALEIGH LP LTD PTNRP	3100 SMOKETREE CT STE 600	RALEIGH NC 27604-1050
HIGHWOODS REALTY LP	3100 SMOKETREE CT STE 600	RALEIGH NC 27604-1050
CSP COMMUNITY OWNER LLC	PO BOX 27329	HOUSTON TX 77227-7329
BRK EDWARD MILLS LP	STARWOOD CAPITAL GROUP, 591 W PUTNAM AVE	GREENWICH CT 06830-6005
ALLIGOOD, CHAD ASHLEY DANIELS, SARAH JOY	4205 EDWARDS MILL RD	RALEIGH NC 27612-5405
FOXX, JEFFREY FOXX, LEIGH ANN	4000 GLEN LAUREL DR	RALEIGH NC 27612-3757
STEPHENSON, PAUL DENNIS STEPHENSON, WANDA W	4010 GLEN LAUREL DR	RALEIGH NC 27612-3757
JONES, KRYSTAL	4001 GLEN LAUREL DR	RALEIGH NC 27612-3758
TAYLOR, DOROTHY N TAYLOR, BRYAN J	4005 GLEN LAUREL DR	RALEIGH NC 27612-3758
STEVENSON, WALTER H	4101 EDWARDS MILL RD	RALEIGH NC 27612-5403
EVINS, BARBARA R	4000 WHITE PINE DR	RALEIGH NC 27612-3736
TAYLOR, HENRY C IV	4004 WHITE PINE DR	RALEIGH NC 27612-3736

Exhibit B

SMITH, ANDERSON, BLOUNT,  
DORSETT, MITCHELL & JERNIGAN, L. L. P.

LAWYERS

OFFICES  
Wells Fargo Capitol Center  
150 Fayetteville Street, Suite 2300  
Raleigh, North Carolina 27601

LACY H. REAVES  
DIRECT DIAL: (919) 821-6704  
E-Mail: lreaves@smithlaw.com

MAILING ADDRESS  
P.O. Box 2611  
Raleigh, North Carolina  
27602-2611

TELEPHONE: (919) 821-1220  
FACSIMILE: (919) 821-6800

March 6, 2017

Dear Neighboring Property Owners:

We represent Highwoods Properties, Inc. and are writing to invite you to a Neighborhood Meeting to discuss a rezoning case we propose to file with respect to the undeveloped parcel at 4251 Parklake Avenue. This is the parcel at the southeast corner of Parklake Avenue and Edwards Mill Road in GlenLake. We have attached a map with the parcel marked.

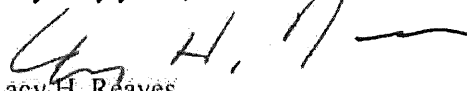
The parcel is currently zoned Office Mixed Use district with a height limit of seven (7) stories. It is subject to the original zoning conditions applicable to the GlenLake development. Most of those deal with features (buffers, stormwater plan, curbcut restrictions, etc.) which have already been implemented in the development of GlenLake. If the rezoning is approved, the conditions setting limits on the total square footage of office and non-office uses in GlenLake will no longer apply to 4251 Parklake Avenue, which will have its own limits.

In the new zoning case, we will request that retail uses, including a restaurant, be allowed on the entire ground floor of a new office building to be constructed on the 4521 Parklake Avenue Parcel. To achieve that result, we will also request that the parcel be zoned Commercial Mixed Use. We will request a zoning condition prohibiting retail uses that are inappropriate, as well as residential uses. Height will remain limited to seven (7) stories. In order to comply with current requirements of the City's Comprehensive Plan, an Urban Frontage will also be requested, which will regulate the placement of the new building with respect to road rights-of-way and control the design of the space and landscaping between the building and those rights-of-way. No change is planned to the entrance features for the GlenLake development at the corner of Parklake and Edwards Mill Road. The new building planned for the parcel will be of the same quality and character as other buildings in GlenLake.

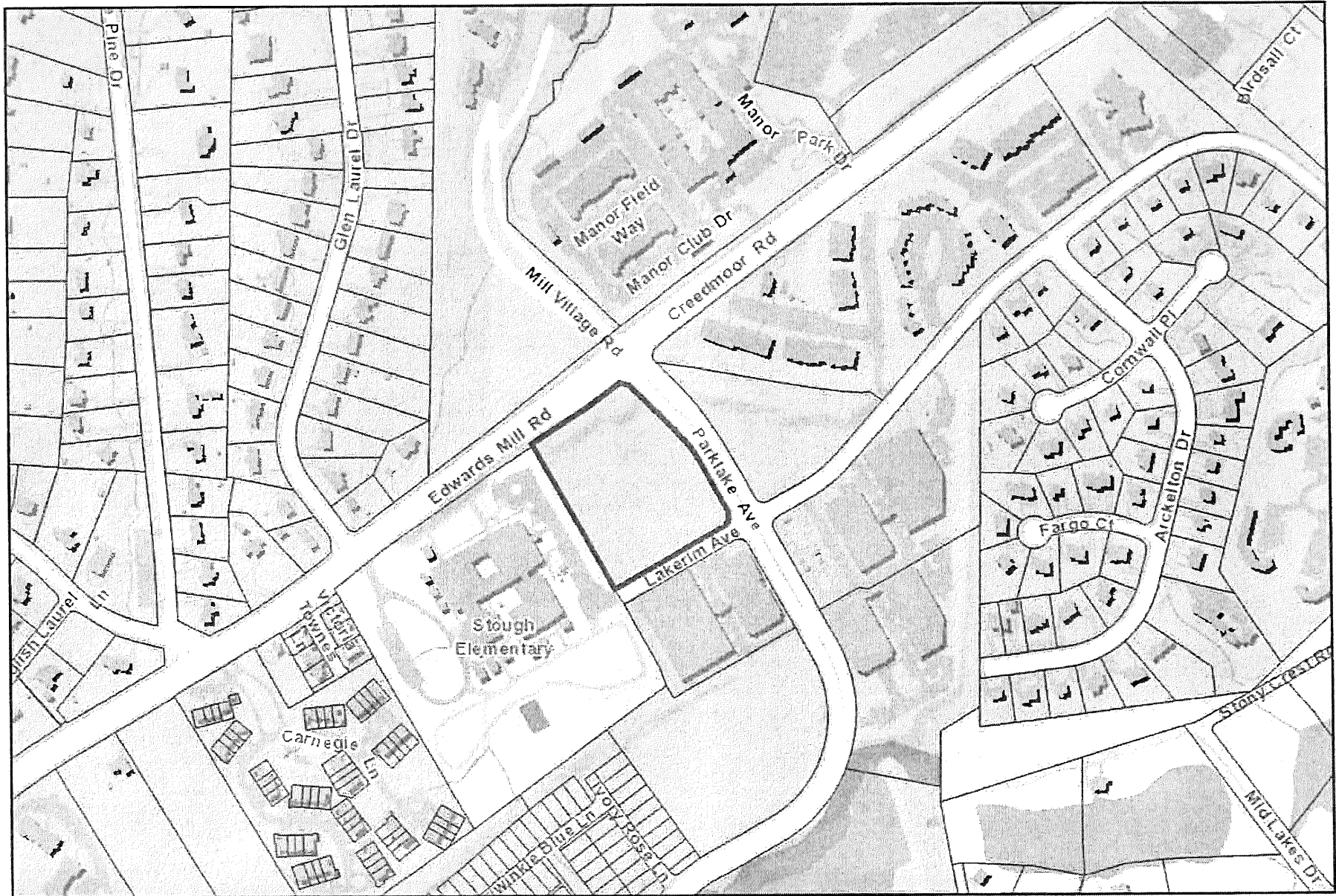
The meeting will be held at 5:30 p.m. on March 21, 2017 in the Training Room of Principal Financial Group on the 5th Floor of the building at 4141 Parklake Avenue in Raleigh.

Please do not hesitate to call me if you have questions. More information is also available from the Raleigh Department of City Planning at 919-996-2626 ([rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov); web address: [www.raleighnc.gov](http://www.raleighnc.gov)).

Very truly yours,

  
Lacy H. Reaves

LHR: kjr  
Enclosure

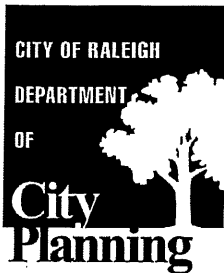


0 220 440 880 ft

1 inch = 400 feet

**Disclaimer**

Maps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



## Pre-Application Conference Meeting Record

Transaction #: 504734 Meeting Date & Time: 3/3/17, 11:00 AM

Location: Room 312, One Exchange Plaza

Attendees: Toby Coleman, Skip Hill, Lucy Reeves, Sophie Hremer, John Anagnost, Bowman Kelly, Kyle Little

Parcels discussed (address and/or PIN): 4251 Parklake Ave

Current Zoning: OX-7-UL-CU

Potential Re-Zoning: CX-7-CU

CAC Chair/Contact Information: Northwest, Jay Gudeman, jay@kilpatrickgudeman.com

General Notes: Site has been rezoned multiple times, the UDO reduced retail flexibility, applicant would like to condition the proposed zoning to limit retail, ~~proposed~~ intended development would have entire first floor dedicated to a restaurant with office above, applicant intends to propose an urban frontage but not sure which, will retain many existing

Department & Staff	Notes
<b>Development Services</b> ___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	conditions affecting the subject property, applicant is proposing CX to allow the restaurant as well as to allow research and development uses, UDO Sections: rezoning would also remove conditions

on square footage of development on subject parcel



Z-25-2017 Existing Land Use (Vacant)	Daily	AM	PM
	0	0	0
Z-25-2017 Current Zoning Entitlements (Office & Retail)	Daily	AM	PM
	3,704	458	457
Z-25-2017 Proposed Zoning Maximums (AM = Office & Residential, PM = Office & Retail)	Daily	AM	PM
	3,895	387	417
Z-XX-2017 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily Trips (vpd)	AM peak trips (vph)	PM peak trips (vph)
	191	-71	-40
<b>Z-25-2017 Traffic Study Worksheet (updated 12/12/17)</b>			
<b>6.23.4</b>	<b>Trip Generation</b>	<b>Meets TIA Conditions? (Y/N)</b>	
A	Peak Hour Trips $\geq$ 150 veh/hr	No	
B	Peak Hour Trips $\geq$ 100 veh/hr if primary access is on a 2-lane street	No	
C	More than 100 veh/hr trips in the peak direction	No	
D	Daily Trips $\geq$ 3,000 veh/day	No	
E	Enrollment increases at public or private schools	Not Applicable	
<b>6.23.5</b>	<b>Site Context</b>	<b>Meets TIA Conditions? (Y/N)</b>	
A	Affects a location with a high crash history [Severity Index $\geq$ 8.4 or a fatal crash within the past three years]	No	
B	Takes place at a highly congested location [volume-to-capacity ratio $\geq$ 1.0 on both major street approaches]	No	
C	Creates a fourth leg at an existing signalized intersection	No	
D	Exacerbates an already difficult situation such as a RR Crossing, Fire Station Access, School Access, etc.	Development will affect access to & from Stough Elementary School. Due to the net decrease in peak hour trips, no traffic study is needed for rezoning.	
E	Access is to/from a Major Street as defined by the City's Street Plan Map	No	
F	Proposed access is within 1,000 feet of an interchange	No	
G	Involves an existing or proposed median crossover	No	
H	Involves an active roadway construction project	No	
I	Involves a break in controlled access along a corridor	No	
<b>6.23.6</b>	<b>Miscellaneous Applications</b>	<b>Meets TIA Conditions? (Y/N)</b>	
A	Planned Development Districts	No	
B	In response to Raleigh Planning Commission or Raleigh City Council resolutions	None noted as of Dec. 12, 2017	

**Z-40-06 – Edwards Mill and Parklake Drive** on the north side and south side of Parklake Drive, east of its intersection with Edwards Mill Road being Wake County PINs 079505199134, 079505197505, 079505291760, 079505295502, 079506285948 and a portion of 079505185414. Approximately 44.04 acres rezoned to Neighborhood Business Conditional Use with PBOD (33.25 acres) and Residential-10 Conditional Use with PBOD (10.79 acres).

**Conditions: 09/20/06**

A. As used herein, the following definitions shall apply:

1. “Property” shall mean and refer to those certain tracts or parcels consisting of approximately 44.04 acres of land and identified by the following Wake County PINs: 0795.05-19-9134; 0795.05-19-7505; 0795.05-29-1760; 0795.05-29-5502; 0795.06-28-5948 and a portion of 0795.05-18-5414 (as shown on the attached Exhibit ZN.1).

2. “Tract A” shall mean and refer to that portion of the Property Identified as “Tract A” on the attached Exhibit ZN.1. Tract A is the area proposed In this case for NB CUD.

3. “Tract B” shall mean and refer to that portion of the Property identified as “Tract B” on the attached Exhibit ZN.1. Tract B is the area proposed in this case for R-10 CUD.

B. Conditions of Zoning

1. Control of Stormwater. Incident to the development of the Property, a stormwater management system will be implemented, and thereafter maintained, which directs no less than ninety percent (90%) of the stormwater upon the Property to the lake near the northern boundary of the Property which will be expanded in size. Incident to the development of the Property, a new dam shall be constructed for the lake which will increase the size of the lake sufficiently to provide retention of stormwater to maintain existing (pre-development) discharge rates from the pond for the two (2) and ten (10) year storms. Stormwater upon the Property which does not flow into the pond will be detained in accordance with Part 10, Chapter 9 of the Raleigh City Code. This condition has been performed. The stormwater management system referenced herein will be hereafter maintained after its installation.

2. Right-of-Way Reimbursement for future right of way dedication affecting the Property shall be based on Residential-4 District values.

3. Landscaped Streetyard. A streetyard a minimum of fifty (50) feet in width and landscaped in accordance with the SHOD-3 standards of the Raleigh City Code shall be maintained along the boundary of the Property with the right-of-way of Edwards Mill Road. Utility lines, curb cuts and signage authorized by the Raleigh City Code may be located within such streetyard.

4. Protective Yards (Buffers) — Martinique, Arckelton and Carnegie Park Neighborhoods Protective yards entirely without buildings or parking structures shall be maintained within those portions of the Property within seventy-five (75) feet of the

boundary of the Property with any tax parcel zoned for residential use (excepting the portion of tax parcel 0795.05-18-5414 [Highwoods Realty Limited Partnership] not proposed for rezoning in this case, tax parcel 0795.05-19-3132 [Stough Elementary School]), and tax parcel 0795.05-07-3889 [Lexington Farms Apartments, Inc.]. The protective yards shall be vegetated and improved with berms as shown in the attached Exhibit C-1. The map submitted herewith as Exhibit C-1A shows the protective yards and designates areas which have existing vegetation and will remain natural and areas to be revegetated. Fallen trees and hurricane debris shall be removed from the protective yards. Such protective yards and the landscaped streetyard referenced in the foregoing condition 3 are referred to hereinafter as "Zone 1." The respective protective yards required by these conditions (other than condition number 6) will be installed as adjacent areas of the Property are developed.

5. Uses Within Tract B. No parking structures shall be allowed within Tract B. Only residential dwelling units no greater than forty (40) feet in height shall be allowed within Tract B. Residential dwelling units allowed within Tract B shall consist only of single family detached dwelling units and or townhomes. Tract B shall be developed at a density not to exceed eight (8) units per acre.

6. Additional Protective Yard — Martinique Neighborhood. The owner of the Property shall continue to maintain the landscaping upon the Property within the former right-of-way of Edwards Mill Road (Street Closing Resolution STC-17-2000; recorded at Book 2002, Page 215 of the Wake County Registry).

7. Protective Yards — Stough Elementary School. Along the boundary of the Property with tax parcel 0795.05-19-3132 (Stough Elementary School), there shall be maintained a protective yard entirely without buildings or parking structures thirty (30) feet in width. This protective yard is referenced to hereafter as "Zone 1-A." The protective yards provided in this condition 7 shall be vegetated as provided in Exhibit C-3.

8. Additional Set-Back Area. Subject to the total prohibition of parking structures within Tract B, parking structures no greater than twenty-five (25) feet in height shall be erected within those portions of the Property within twenty-five (25) feet of Zone 1, within fifty (50) feet of Zone 1-B, within seventy (70) feet of Zone 1-A. The area described in this condition is referred to hereinafter as "Zone 2." Except as hereafter provided, no other buildings may be constructed in Zone 2. Within that portion of Zone 2 contained entirely within Tract B, there may be constructed single family detached dwelling units and townhomes not to exceed forty (40) feet in height.

9. Height Limits. Subject to the foregoing condition 5, which deals with building height within Tract B, buildings no greater than four (4) stories entirely above grade or sixty (60) feet in height shall be constructed within those portions of the Property within one hundred fifty (150) feet of Zone 2 and within that portion of the Property south of an extension into the Property of the boundary line between tax parcels 0795.05-19-3132 (Stough Elementary School) and 0795.05-19-2729 (Carnegie Park Homeowners Association). The area described in this condition is referred to hereinafter as "Zone 3." Within the remaining portions of the Property (other than Zones 1, 1-A, 1-B, 2, and 3), there shall be constructed no building greater than six (6) stories entirely above grade or

ninety (90) feet in height. Attached as Exhibit D is a map depicting the Zones provided in these Conditions.

10. Limit Unit on Square Footage of Improvements within Tract A; Limit on Non-Office Uses within Tract A. Buildings (other than parking structures) constructed upon Tract A cumulatively shall not exceed 985,000 square feet floor area gross, of which not more than 30,000 square feet floor area gross shall be developed for non-office uses.

11. Prohibited Uses in Tract A. Tract A shall not be utilized for any of the following uses otherwise authorized in the Neighborhood Business District: automotive service and repair facility; bar(other than incidental to an eating establishment), nightclub or lounge; eating establishment with drive-through service; hotel/motel; indoor movie theater; utility service and substation; Emergency Shelter Type A or Emergency Shelter Type B; landfill; manufacturing; mini-warehouse storage facility; adult establishment veterinarian hospital with kennel/cattery; limited home business; riding stable; correctional/penal facility; and outdoor stadium, outdoor theater, or outdoor racetrack.

12. Limited Commercial Uses within Tract A. Only the first floor of any multi-story office building constructed upon Tract A may contain non-office uses permitted in the Neighborhood Business District. No single non-office use shall exceed 10,000 square feet floor area gross.

13. No Extension of Arckelton Drive. Unless required by the City, Arckelton Drive shall not be extended into the Property.

14. Fence. A vinyl clad chain link fence six (6) feet in height shall be installed (as hereinafter provided) and maintained along the boundary of the Property with any tax parcel zoned for residential use other than the right-of-way of Edwards Mills Road and the portion of tax parcel 0795.05-18-5414 [Highwoods Realty Limited Partnership] not proposed for rezoning in this case. Except with respect to the boundary of the Property with tax parcel 0795.05-19-3132 (Stough Elementary School), such fence shall be set back from such boundary at least twenty (20) feet into the Property. The fence contemplated by this condition has been previously constructed and the owner of the Property shall maintain such fence as provided herein.

15. Prohibition of Telecommunication Towers. No telecommunication tower shall be located upon the Property.

16. Limit on Number of Curbcuts. Incident to the development of the Property, there shall be provided not more than one curbcut on Edwards Mill Road, not more than one curbcut on Glen Eden Drive, and not more than one curbcut on Blue Ridge Road. For purposes of this condition, the intersection of a roadway having a median and a public street shall be considered only a single curbcut.

17. Transit Easements. Prior to any subdivision approval or the issuance of any building permit following the approval of this case, whichever shall first occur, the owner of the Property shall deed to the City two transit easements measuring twenty (20) feet long adjacent to the right-of-way by fifteen (15) feet wide. The locations of the transit easements shall be approved by the Transit Division of the City and the City Attorney shall approve the transit easement deeds prior to recordation. The transit easements

provided pursuant to this condition shall not be in addition to any transit easement conveyed to the City pursuant to the Streetscape and Parking Plan (SSP-1-01; approved in association with Zoning Case Z-24-2001) previously approved with respect to the Property.

18. Limitation on Height of Office Building. Notwithstanding condition number 9 above, any office building constructed upon the portion of the Property which is the subject of SP-29-2004 (Building Six, GlenLake, 4130 Parklake Avenue, Raleigh, North Carolina; PIN 0795-28-5948) shall be limited in height to five (5) floors and seventy-five (75) feet. Any parking deck constructed on said property which is the subject of SP-29-2004 shall be limited in height to four (4) levels and thirty-five (35) feet (excluding any stair enclosure).

2.40.06  
EXHIBIT C-1

## DAY TRACT

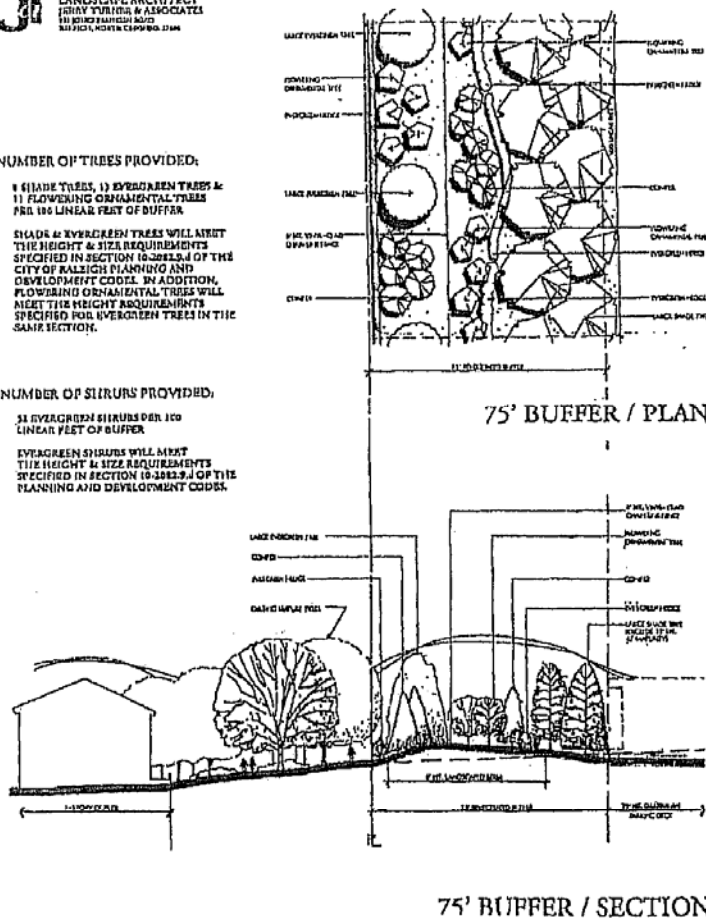
RALEIGH, NORTH CAROLINA

**JT** LANDSCAPE ARCHITECT  
JERRY TURNER & ASSOCIATES  
1911 NORTH FAIRVIEW AVENUE  
SUITE 201, NORTH CHICAGO, IL 60064

8 SHADE TREES, 12 EVERGREEN TREES &  
11 FLOWERING ORNAMENTAL TREES  
PER 100 LINEAR FEET OF BUFFER

51 HYZAGROPHY STRUBS PER 100  
LINEAR FEET OF BUFFER

EYE GREEN SHRUBS WILL MEET  
THE HEIGHT & SIZE REQUIREMENTS  
SPECIFIED IN SECTION 10.102.9.J OF THE  
PLANNING AND DEVELOPMENT CODE.



163064.01  
LIB: RALEIGH

2.40.06  
 EXHIBIT C.1

EXHIBIT C-1

ILLUSTRATIVE PLAN & SECTION

75' BUFFER WITH PRESERVATION AREA / ARCKELTON & CARNEGIE PARK

DAY TRACT

RALEIGH, NORTH CAROLINA

LANDSCAPE ARCHITECT  
 JERRY TURNER & ASSOCIATES  
 100 SOUTH PARKWAY  
 RALEIGH, NORTH CAROLINA 27601

NUMBER OF TREES PROVIDED:

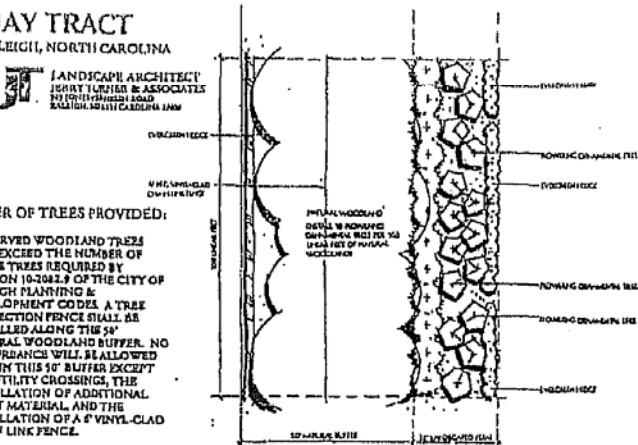
PRESERVED WOODLAND TREES WILL EXCEED THE NUMBER OF SHADE TREES REQUIRED BY SECTION 10-202.2.9 OF THE CITY OF RALEIGH PLANNING & DEVELOPMENT CODES. A TREE PROTECTION FENCE SHALL BE INSTALLED ALONG THE 50' NATURAL WOODLAND BUFFER. NO DISTURBANCE WILL BE ALLOWED WITHIN THIS 50' BUFFER EXCEPT FOR UTILITY CROSSINGS. THE INSTALLATION OF ADDITIONAL PLANT MATERIAL AND THE INSTALLATION OF A 4" VINYL-CLAD CHAIN LINK FENCE.

12 EVERGREEN TREES & 25 FLOWERING ORNAMENTAL TREES WILL BE INSTALLED PER 100 LINEAR FEET OF BUFFER. BOTH EVERGREEN & FLOWERING ORNAMENTAL TREES WILL MEET THE HEIGHT REQUIREMENTS SPECIFIED FOR EVERGREEN TREES IN SECTION 10-202.2.4 OF THE CITY OF RALEIGH PLANNING & DEVELOPMENT CODES.

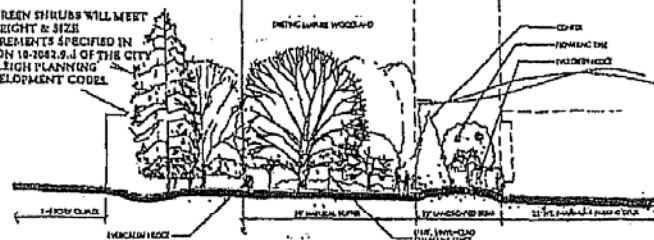
NUMBER OF SHRUBS PROVIDED:

11 EVERGREEN SHRUBS PER 100 LINEAR FEET OF BUFFER

EVERGREEN SHRUBS WILL MEET THE HEIGHT & SIZE REQUIREMENTS SPECIFIED IN SECTION 10-202.2.5 OF THE CITY OF RALEIGH PLANNING & DEVELOPMENT CODES.



75' BUFFER / PLAN



75' BUFFER / SECTION

Z-40-06  
EXHIBIT C.1

DAY TRACT  
RALEIGH, NORTH CAROLINA

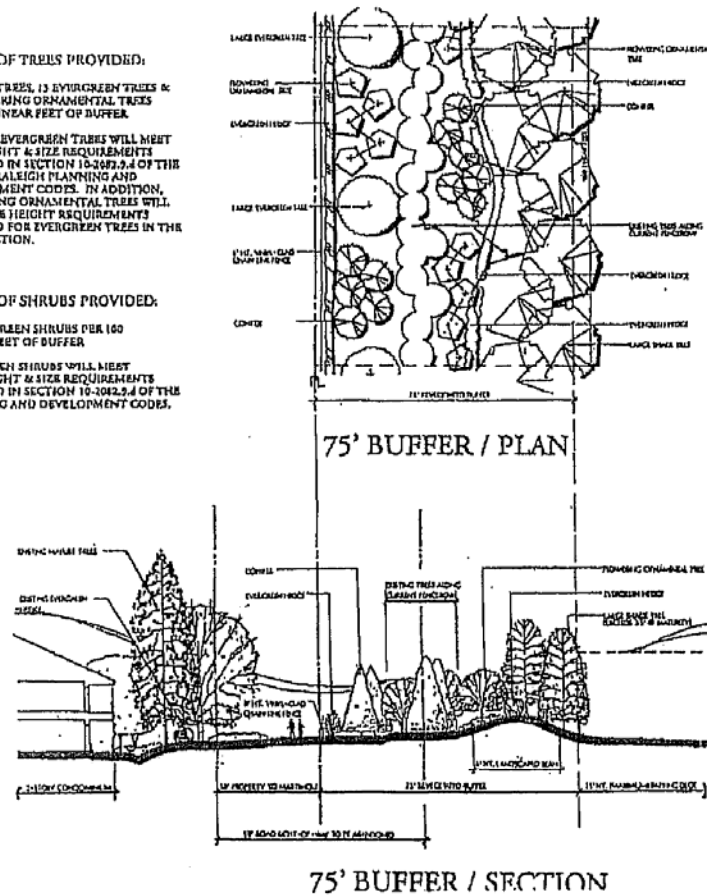
**JT** LANDSCAPE ARCHITECT  
TERRY TURNER & ASSOCIATES  
402 JOHN FANTLIM ROAD  
RALEIGH, NORTH CAROLINA 27601

4 SHADE TREES, 13 EVERGREEN TREES &  
11 FLOWERING ORNAMENTAL TREES  
PER 100 LINEAR FEET OF BUFFER

SHADE & EVERGREEN TREES WILL MEET THE HEIGHT & SIZE REQUIREMENTS SPECIFIED IN SECTION 10-207.2.4 OF THE CITY OF RALEIGH PLANNING AND DEVELOPMENT CODES. IN ADDITION, FLOWERING ORNAMENTAL TREES WILL MEET THE HEIGHT REQUIREMENTS SPECIFIED FOR EVERGREEN TREES IN THE SAME SECTION.

52 EVERGREEN SHRUBS PER 100  
LINEAR FEET OF BUFFER

EVERGREEN SHRUBS WILL MEET THE HEIGHT & SIZE REQUIREMENTS SPECIFIED IN SECTION 10-2042.9.4 OF THE PLANNING AND DEVELOPMENT CODES.





2.40.06  
EXHIBIT C.2

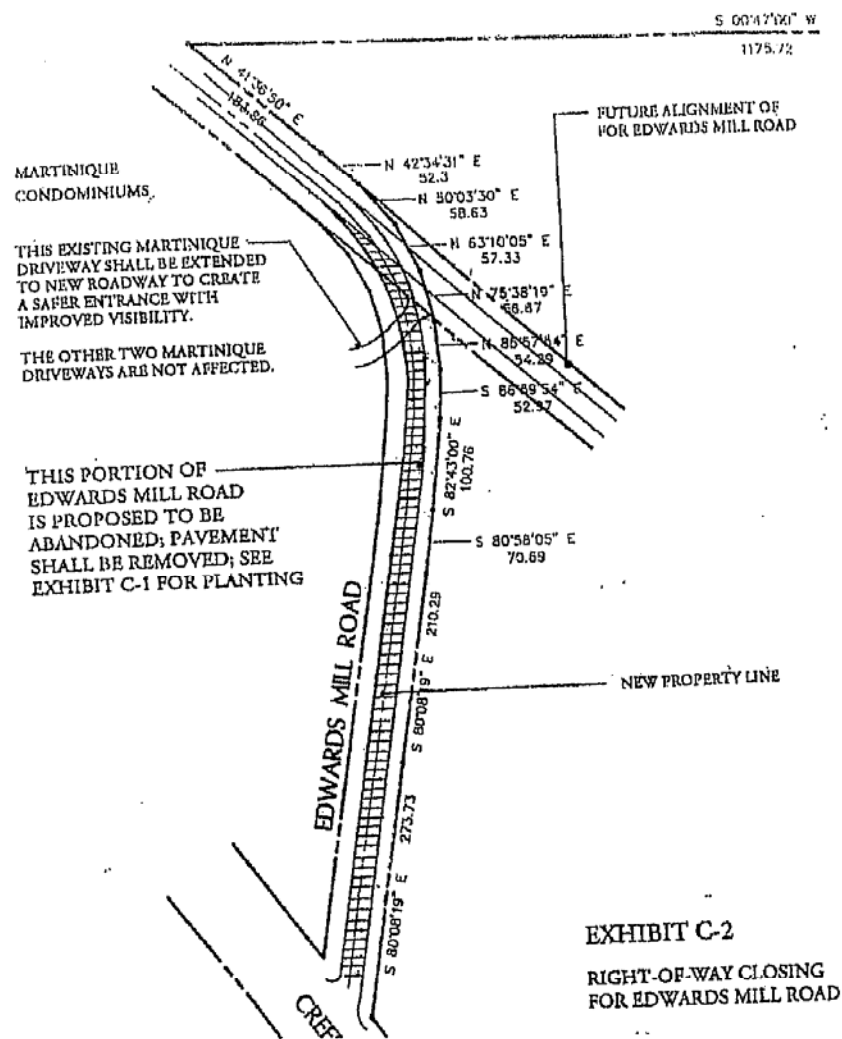


EXHIBIT C-2

RIGHT-OF-WAY CLOSING  
FOR EDWARDS MILL ROAD

Z-40-06  
 EXHIBIT C-1

EXHIBIT C-1  
 ILLUSTRATIVE PLAN & SECTION  
 75' REVEGETATED BUFFER / MARTINIQUE

DAY TRACT  
 RALEIGH, NORTH CAROLINA

**JT** LANDSCAPE ARCHITECT  
 JERRY TURNER & ASSOCIATES  
 90301 MARTIN BLVD  
 RALEIGH, NORTH CAROLINA 27604

NUMBER OF TREES PROVIDED:

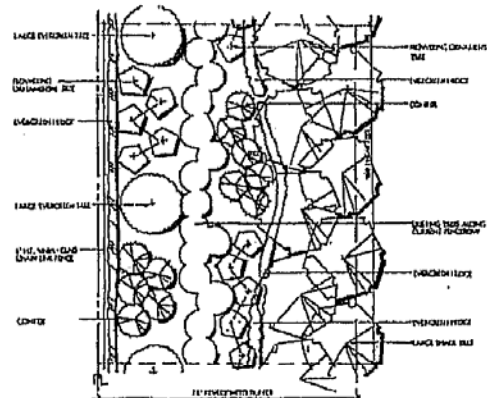
4 SHADE TREES, 13 EVERGREEN TREES &  
 11 FLOWERING ORNAMENTAL TREES  
 PER 100 LINEAR FEET OF BUFFER.

SHADE & EVERGREEN TREES WILL MEET  
 THE HEIGHT & SIZE REQUIREMENTS  
 SPECIFIED IN SECTION 10-202.2.4 OF THE  
 CITY OF RALEIGH PLANNING AND  
 DEVELOPMENT CODES. IN ADDITION,  
 FLOWERING ORNAMENTAL TREES WILL  
 MEET THE HEIGHT REQUIREMENTS  
 SPECIFIED FOR EVERGREEN TREES IN THE  
 SAME SECTION.

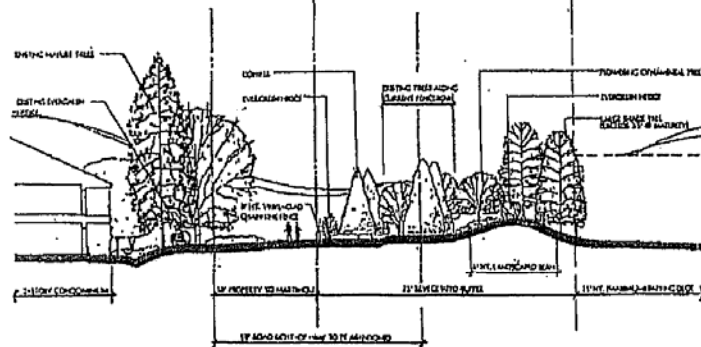
NUMBER OF SHRUBS PROVIDED:

12 EVERGREEN SHRUBS PER 100  
 LINEAR FEET OF BUFFER.

EVERGREEN SHRUBS WILL MEET  
 THE HEIGHT & SIZE REQUIREMENTS  
 SPECIFIED IN SECTION 10-202.2.4 OF THE  
 PLANNING AND DEVELOPMENT CODES.



75' BUFFER / PLAN



75' BUFFER / SECTION

Z-40-06  
 EXHIBIT C-3

EXHIBIT C-3  
 ILLUSTRATIVE PLAN  
 30' REVEGETATED BUFFER / STOUGH ELEMENTARY SCHOOL

DAY TRACT  
 RALEIGH, NORTH CAROLINA

 LANDSCAPE ARCHITECT  
 JERRY TURNER & ASSOCIATES  
 100 JONES BLVD, SUITE 100  
 RALEIGH, NORTH CAROLINA 27601

NUMBER OF TREES PROVIDED:

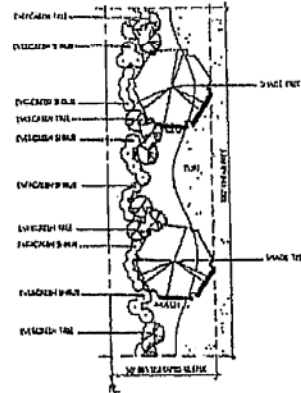
2 SHADE TREES & 11 EVERGREEN TREES  
 PER 100 LINEAR FEET OF BUFFER

SHADE & EVERGREEN TREES WILL  
 MEET THE HEIGHT & SIZE REQUIREMENTS  
 SPECIFIED IN SECTION 10-104.2.J OF THE  
 CITY OF RALEIGH PLANNING & DEVELOPMENT  
 CODES.

NUMBER OF SHRUBS PROVIDED:

28 EVERGREEN SHRUBS PER 100  
 LINEAR FEET OF BUFFER

EVERGREEN SHRUBS WILL MEET THE  
 HEIGHT & SIZE REQUIREMENTS  
 SPECIFIED IN SECTION 10-104.2.J OF THE  
 CITY OF RALEIGH PLANNING & DEVELOPMENT  
 CODES.

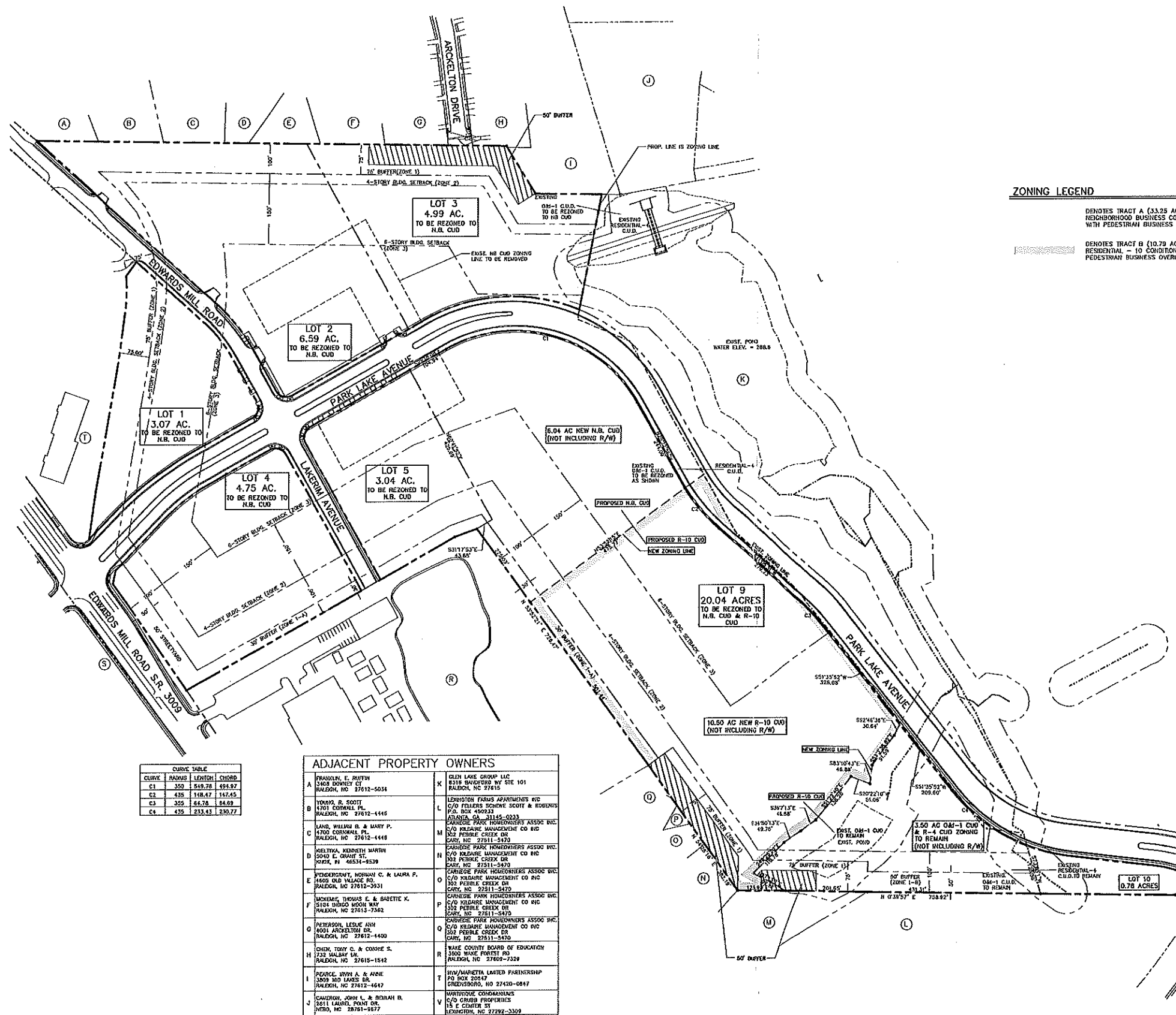
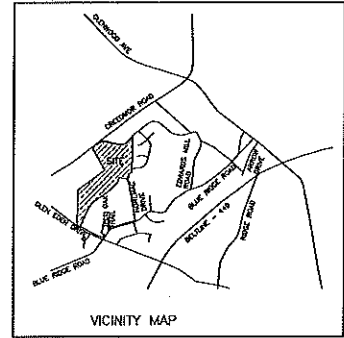


30' BUFFER / PLAN

2-40-06  
5-19-06  
19 14 414

PLD

PIEDMONT LAND DESIGN, LLP  
8522-204 SIX FORKS ROAD  
RALEIGH, NORTH CAROLINA 27615  
919.845.7600 PHONE  
919.845.7703 FAX  
www.piedmontlanddesign.com



**ZONING LEGEND**

DENOTES TRACT A (33.25 ACRES) TO BE REZONED TO NEIGHBORHOOD BUSINESS CONDITIONAL USE DISTRICT WITH PEDESTRIAN BUSINESS OVERLAY DISTRICT.

DENOTES TRACT B (10.79 ACRES) TO BE REZONED TO RESIDENTIAL - 10 CONDITIONAL USE DISTRICT WITH PEDESTRIAN BUSINESS OVERLAY DISTRICT.

PRELIMINARY  
NOT FOR CONSTRUCTION

**GLENLAKE**  
**EDWARDS MILL ROAD &  
PARK LAKE AVENUE  
RALEIGH, NORTH CAROLINA**

ISSUED: 19 APRIL 2008

REVISIONS:  
A 20 APRIL 2008  
ADD TRACT A & B

DRAWN BY: AGW/SKO  
CHECKED BY: RPH  
PROJECT: HWDP2N2

ZONING  
MAP

DWG. NO. ZN.1

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD
C1	355	159.75	159.97
C2	435	148.47	147.45
C3	355	86.78	84.69
C4	435	233.43	230.77

ADJACENT PROPERTY OWNERS

A. FRANKLIN, E. RUTH SIX DORRIS CT RALEIGH, NC 27612-5034	K. GLEN LAKE GROUP LLC 8519 SANDHEDD BY STE 101 RALEIGH, NC 27615
B. YOUNG, R. SCOTT 4701 COWMALL PL. RALEIGH, NC 27612-1446	L. LEXINGTON FARMS APARTMENTS INC C/O FELDERS HOMEOWNERS ASSOC INC P.O. BOX 450233 DURHAM, NC 27715-0233
C. LAND, WILLIAM B. & MARY P. 4700 COWMALL PL. RALEIGH, NC 27612-1446	M. CARNEGIE PARK HOMEOWNERS ASSOC INC C/O KOLDARE MANAGEMENT CO INC 302 PEBBLE CREEK DR CARY, NC 27511-5470
D. KELTYKA, KENNETH MARTIN 5900 E. GRANT ST. RFX, IN 46534-8539	N. CARNEGIE PARK HOMEOWNERS ASSOC INC C/O KOLDARE MANAGEMENT CO INC 302 PEBBLE CREEK DR CARY, NC 27511-5470
E. PINDERGRIFT, NORMAN C. & LAURA P. 4605 OLD VILLAGE RD. RALEIGH, NC 27612-3931	O. CARNEGIE PARK HOMEOWNERS ASSOC INC C/O KOLDARE MANAGEMENT CO INC 302 PEBBLE CREEK DR CARY, NC 27511-5470
F. JACKSON, THOMAS E. & BARBETTE K. 5125 SINGO BROWN HWY RALEIGH, NC 27612-7362	P. CARNEGIE PARK HOMEOWNERS ASSOC INC C/O KOLDARE MANAGEMENT CO INC 302 PEBBLE CREEK DR CARY, NC 27511-5470
G. PETERSON, LESLIE ANN 4001 ARCELTON DR. RALEIGH, NC 27612-1400	Q. CARNEGIE PARK HOMEOWNERS ASSOC INC C/O KOLDARE MANAGEMENT CO INC 302 PEBBLE CREEK DR CARY, NC 27511-5470
H. CHEN, TONY C. & CONNIE S. 2222 VALLEY LN. RALEIGH, NC 27615-1542	R. FRANK COUNTY BOARD OF EDUCATION 3500 WAKE FOREST RD RALEIGH, NC 27609-7329
I. PEARCE, RYAN A. & ANNE 3009 MID LAKES DR. RALEIGH, NC 27612-4647	T. WIN/MARRETTA LIMITED PARTNERSHIP PO BOX 20447 DURHAM, NC 27720-0847
J. CAWENSON, JOHN L. & BERNARD B. 2611 LAUREL POINT DR. NEBO, NC 28761-5677	V. WINDYBROOK CONDOMINIUMS C/O CRIBBS PROPERTIES 14 E CENTER ST LEXINGTON, NC 27292-3309

