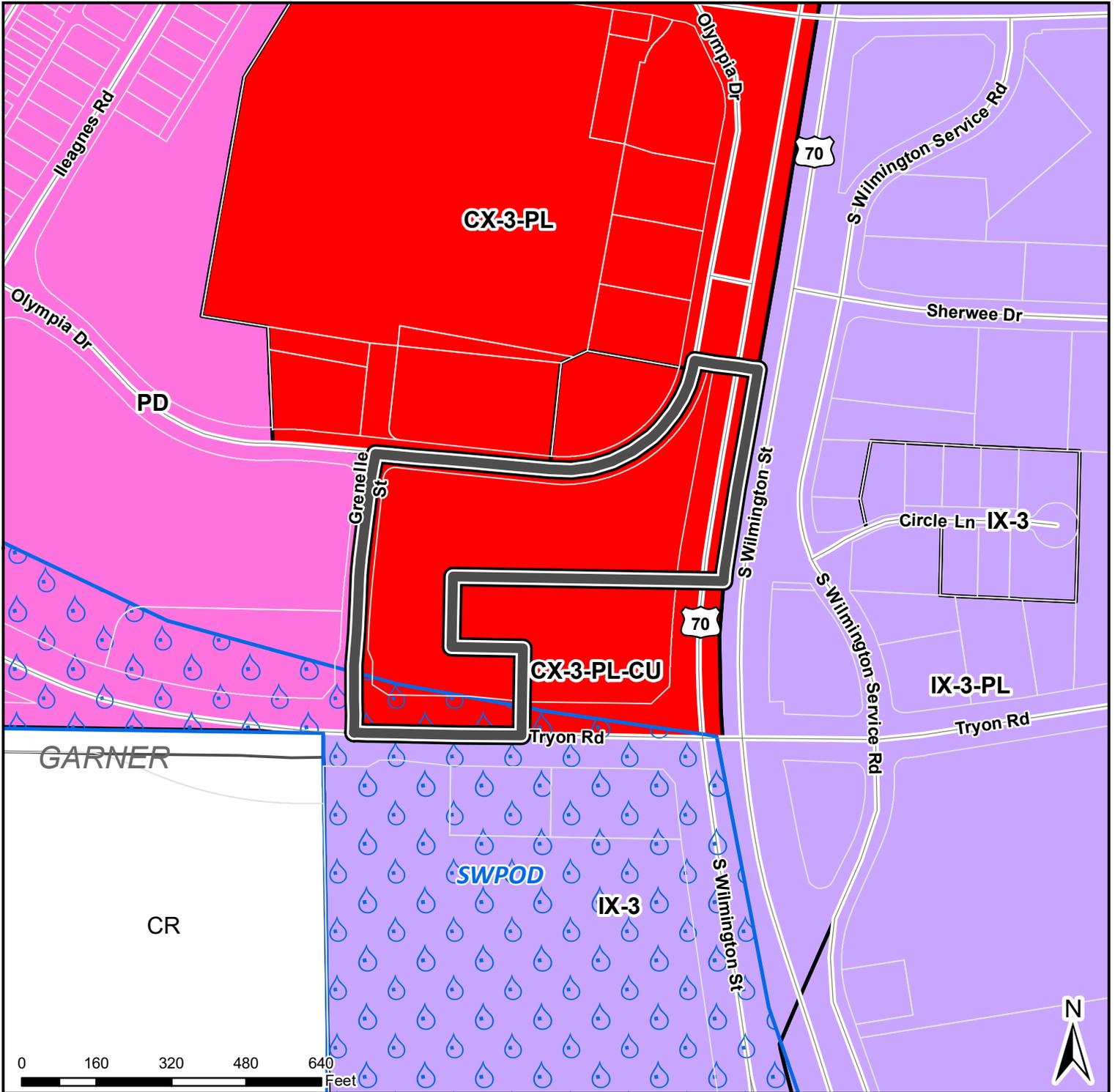
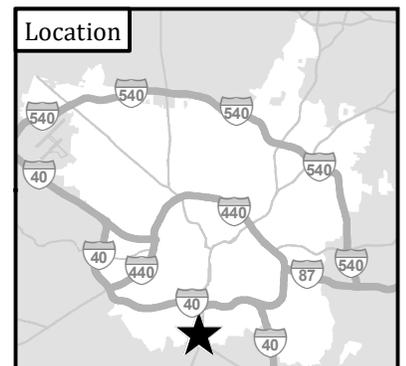


# Existing Zoning

# Z-25-2020



|                         |                         |
|-------------------------|-------------------------|
| <b>Property</b>         | 3421 Olympia Dr         |
| <b>Size</b>             | 4.93 acres              |
| <b>Existing Zoning</b>  | CX-3-PL-CU (part SWPOD) |
| <b>Requested Zoning</b> | CX-5-UL-CU (part SWPOD) |





Raleigh

MEMO

TO: Ruffin Hall, City Manager  
THRU: Ken Bowers, AICP, Deputy Director  
FROM: Hannah Reckhow, Senior Planner  
DEPARTMENT: Planning and Development  
DATE: September 16, 2020

**SUBJECT: City Council agenda item for October 6, 2020 – Z-25-20**

---

On September 15, 2020, City Council authorized the public hearing for the following item:

**Z-25-20 Olympia Drive**, approximately 4.93 acres located at [3421 Olympia Drive](#).

Signed zoning conditions provided on August 14, 2020 specify a minimum build-to of 10 feet, specify that pole-mounted lighting would be directed away from residential uses, and prohibit Congregate care; Dormitory, fraternity, sorority; Special care facility; Cemetery; Telecommunication tower; Adult establishment; Heliport; Vehicle fuel sales; Detention center, jail, prison; Towing yard for vehicles; Car was; Vehicle repair (major and minor).

**Current zoning:** Commercial Mixed Use - 3 stories - Parking Limited - Conditional Use (CX-3-PL-CU) with partial Swift Creek Watershed Protection Overlay District (SWPOD)

**Requested zoning:** Commercial Mixed Use - 5 stories - Urban Limited - Conditional Use (CX-5-UL-CU) with partial SWPOD

The request is **consistent** with the 2030 Comprehensive Plan.

The request is **consistent** with the Future Land Use Map.

The request is **consistent** with the Urban Form Map.

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

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

Municipal Building  
222 West Hargett Street  
Raleigh, North Carolina 27601

One Exchange Plaza  
1 Exchange Plaza, Suite 1020  
Raleigh, North Carolina 27601

City of Raleigh  
Post Office Box 590 • Raleigh  
North Carolina 27602-0590  
(Mailing Address)



# RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 12031

## CASE INFORMATION: Z-25-20 OLYMPIA DRIVE

|                                   |  |
|-----------------------------------|--|
| <b>Location</b>                   | South of the intersection of Olympia Drive and South Wilmington Street<br>Address: 3421 Olympia Drive<br>PINs: 1702310674<br><a href="#">iMaps</a> , <a href="#">Google Maps</a> , <a href="#">Directions from City Hall</a> |
| <b>Current Zoning</b>             | CX-3-PL-CU with partial SWPOD  |
| <b>Requested Zoning</b>           | CX-5-UL-CU with partial SWPOD  |
| <b>Area of Request</b>            | 4.93 acres   |
| <b>Corporate Limits</b>           | The site is inside Raleigh city limits and ETJ.  |
| <b>Property Owner</b>             | The Young Group Inc. DBA Olympia One Inc.  |
| <b>Applicant</b>                  | Brendie Vega, WithersRavenel   |
| <b>Council District</b>           | District D   |
| <b>PC Recommendation Deadline</b> | November 23, 2020  |

## SUMMARY OF PROPOSED CONDITIONS

1. The front building setback shall be no less than 10 feet.
2. Pole-mounted outdoor lighting shall be directed away from the residential land uses located on the site.
3. The following land uses shall not be permitted: Boarding house; Congregate care; Dormitory, fraternity, sorority; Special care facility; Cemetery; Telecommunication tower; Adult establishment; Heliport; Vehicle fuel sales; Detention center, jail, prison; Towing yard for vehicles; Car was; Vehicle repair (major and minor).

**COMPREHENSIVE PLAN GUIDANCE**

|                              |  |
|------------------------------|--|
| <b>Future Land Use</b>       | Community Mixed Use  |
| <b>Urban Form</b>            | Transit-oriented District; Transit Emphasis Corridor; Urban Thoroughfare   |
| <b>Consistent Policies</b>   | Policy LU 1.2 Future Land Use Map and Zoning Consistency<br>Policy LU 1.3 Conditional Use District Consistency<br>Policy LU 4.7 Capitalizing on Transit Access<br>Policy LU 6.2 Complementary Land Uses and Urban Vitality<br>Policy LU 8.10 Infill Development<br>Policy H 1.8 Zoning for Housing<br>Policy UD 1.10 Frontage<br>Policy UD 7.3 Design Guidelines<br>Policy AP-SG 14 Renaissance Park Hub |
| <b>Inconsistent Policies</b> | N/A  |

**FUTURE LAND USE MAP CONSISTENCY**

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

**COMPREHENSIVE PLAN CONSISTENCY**

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

**PUBLIC MEETINGS**

| <b>First Neighborhood Meeting</b> | <b>Second Neighborhood Meeting</b> | <b>Planning Commission</b> | <b>City Council</b> |
|-----------------------------------|------------------------------------|----------------------------|---------------------|
| 6/16/20; 6 attendees              | 8/17/20; 10 attendees              | 8/25/20, 9/8/20            | 9/15/20             |

**PLANNING COMMISSION RECOMMENDATION**

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

|                                      |  |
|--------------------------------------|--|
| Reasonableness and Public Interest   | The request is consistent with numerous policies in the Comprehensive Plan related to capitalizing on transit access, complimentary land uses, zoning for housing, and area plan policies from the Southern Gateway area plan. |
| Change(s) in Circumstances           | N/A  |
| Amendments to the Comprehensive Plan | N/A  |
| Recommendation                       | The Planning Commission recommends approval of Z-25-20.  |
| Motion and Vote                      | Motion: Fox<br>Second: O'Haver<br>In Favor: Bennett, Fox, Hicks, Lampman, Mann, McIntosh, O'Haver, Tomasulo and Winters  |
| Reason for Opposed Vote(s)           | N/A  |

## ATTACHMENTS

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

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



Ken A. Bowers, AICP  
Planning and Development Deputy Director

Date: September 8, 2020

Staff Coordinator: Hannah Reckhow: (919) 996-2622; [Hannah.Reckhow@raleighnc.gov](mailto:Hannah.Reckhow@raleighnc.gov)



# ZONING STAFF REPORT – CASE Z-25-20

## Conditional Use District

### OVERVIEW

The request is to rezone approximately 4.93 acres from Commercial Mixed Use – 3 stories – Parking Limited – Conditional Use (CX-3-PL-CU) to Commercial Mixed Use – 5 stories – Urban Limited – Conditional Use (CX-5-UL-CU). A small portion of the site also has a Swift Creek Watershed Protection Overlay District (SWPOD) which the request would retain. Proposed conditions would further limit the primary build-to range, prohibit some uses normally permitted in CX-, and specify that pole-mounted lighting be pointed away from on-site residential uses.

The rezoning site is 3421 Olympia Drive, located near the intersection of South Wilmington Street and Tryon Road and bounded by Olympia Drive and Grenelle Street. Part of the site is forested, part is undeveloped, and a portion contains a Strayer University building. One other parcel shares the same block and contains a restaurant use. Properties to the north across Olympia Drive, to the east across South Wilmington Street, and to the south across Tryon Road also contain commercial uses. These areas are zoned CX-3-PL to the north and IX-3 to the east and south. Property to the west is undeveloped and part of the Renaissance Park Planned Development, which allows both residential and commercial uses for this area. Farther northwest are residential uses, including townhouses and detached houses that are also a part of the Renaissance Park PD.

The requested district CX-5-UL-CU would increase the maximum height from 3 stories to 5 stories and would remove existing conditions that apply to the site. This includes condition that limit the height to between 20 and 50 feet, prohibiting residential uses on the site, and limiting non-residential uses to 88,500 gross square feet. The proposed zoning would permit residential uses, including single and multi-unit residential, and does not cap the total gross floor area of any use. Many of the current conditions specify standards that duplicate or are less restrictive than current UDO standards, and development under the current zoning would be required to meet current UDO standards for CX- where they conflict with the conditions.

The request would also apply an urban frontage to the property. A central difference from the current zoning which has a Parking Limited frontage is that parking is not permitted between the building and the street. Front building built-to would decrease from 0 to 100' down to 0 to 20', and the conditions limit this further to a range of 10 to 20 feet.

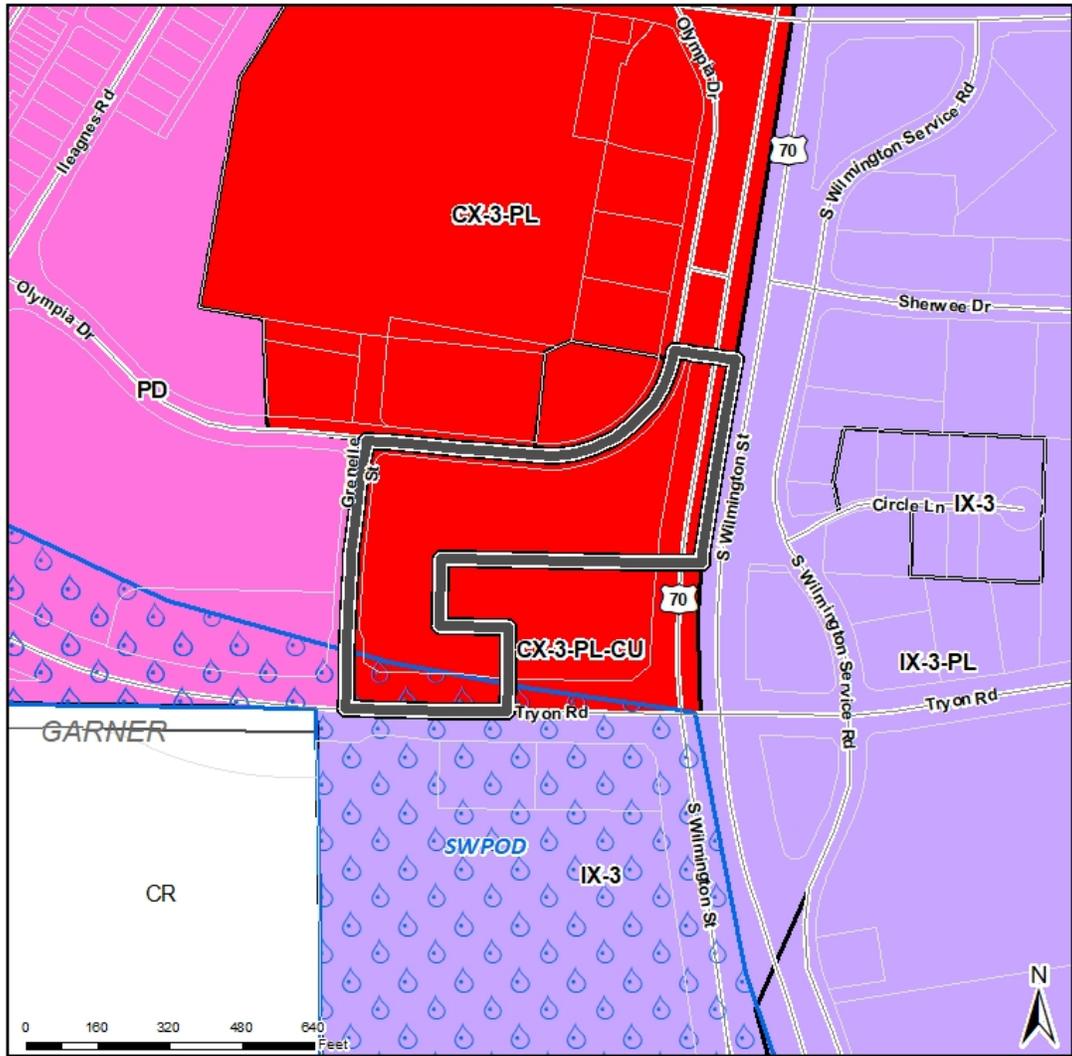
The rezoning site is designated as Community Mixed Use on the Future Land Use Map. This designation envisions retail centers and corresponds with the CX- district. The Comprehensive Plan recommends between 2 and 12 stories in height for areas with this designation that are close to transit service. The requested district CX-5-UL-CU is consistent with this Future Land Use Map designation.

The Urban Forms map designates this site as a Transit-oriented District and a Core Transit Area for proximity to planned Bus Rapid Transit in the area. Grenelle Street is designated as a Transit Emphasis Corridor and Olympia Drive is designated as an Urban Thoroughfare. All these designations encourage a pedestrian friendly urban form and either an urban or hybrid frontage. The request includes Urban Limited, an urban frontage that does not permit parking between the building and the street, and this is consistent with the Urban Form Map.

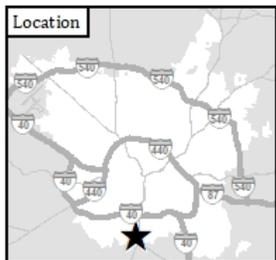
### **OUTSTANDING ISSUES**

|                           |         |                             |        |
|---------------------------|---------|-----------------------------|--------|
| <b>Outstanding Issues</b> | 1. None | <b>Suggested Mitigation</b> | 1. N/A |
|---------------------------|---------|-----------------------------|--------|

# Existing Zoning Z-25-2020



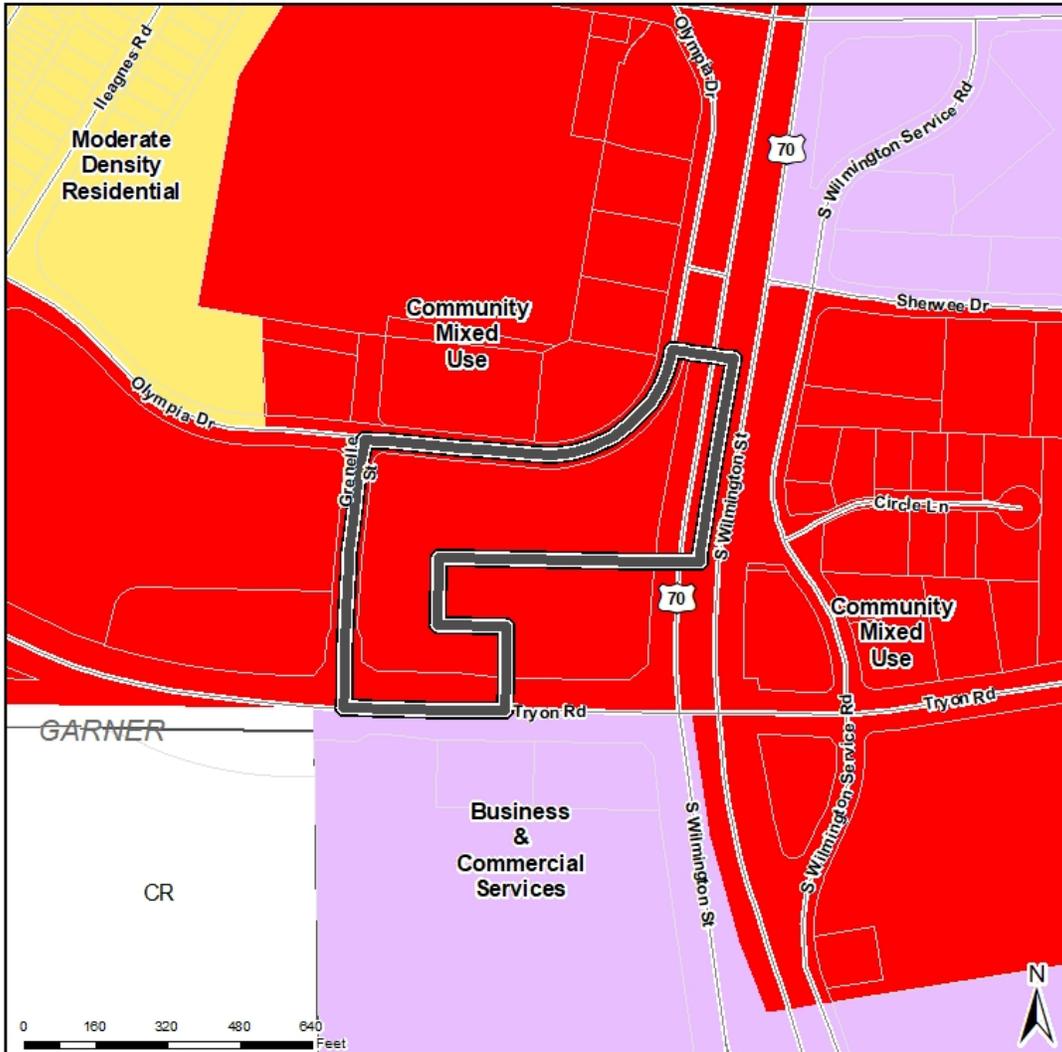
|                         |                         |
|-------------------------|-------------------------|
| <b>Property</b>         | 3421 Olympia Dr         |
| <b>Size</b>             | 4.93 acres              |
| <b>Existing Zoning</b>  | CX-3-PL-CU (part SWPOD) |
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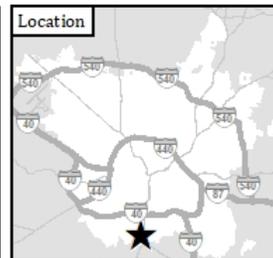
Map by Raleigh Department of City Planning (mansaf); 6/26/2020

# Future Land Use

# Z-25-2020



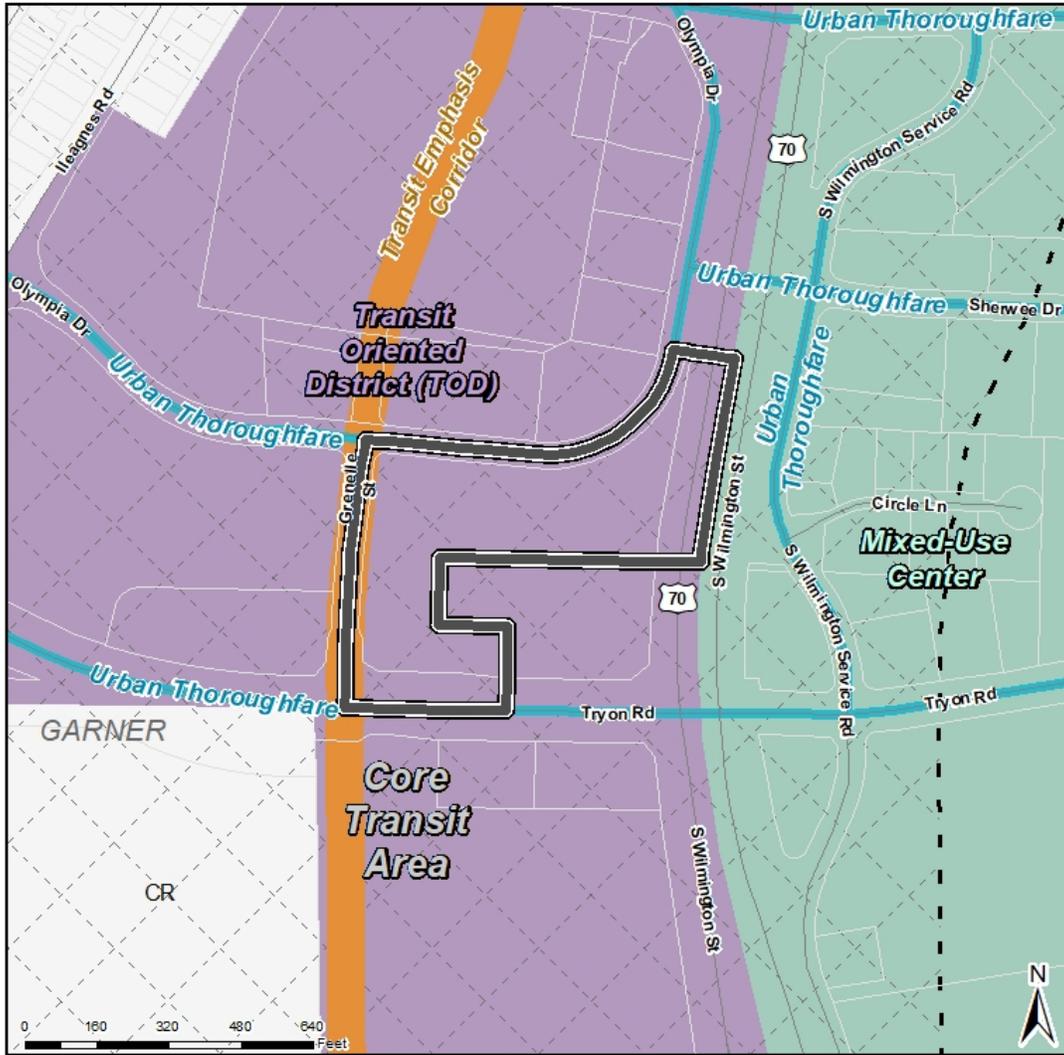
|                         |                         |
|-------------------------|-------------------------|
| <b>Property</b>         | 3421 Olympia Dr         |
| <b>Size</b>             | 4.93 acres              |
| <b>Existing Zoning</b>  | CX-3-PL-CU (part SWPOD) |
| <b>Requested Zoning</b> | CX-5-UL-CU (part SWPOD) |



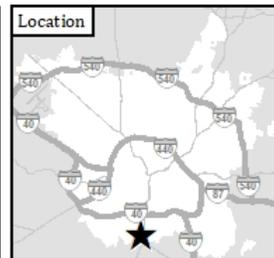
Map by Raleigh Department of City Planning (mansdf); 6/26/2020

# Urban Form

# Z-25-2020



|                         |                         |
|-------------------------|-------------------------|
| <b>Property</b>         | 3421 Olympia Dr         |
| <b>Size</b>             | 4.93 acres              |
| <b>Existing Zoning</b>  | CX-3-PL-CU (part SWPOD) |
| <b>Requested Zoning</b> | CX-5-UL-CU (part SWPOD) |



Map by Raleigh Department of City Planning (mansdf): 6/26/2020

# COMPREHENSIVE PLAN

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

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

The proposal is consistent with the policies contained in the 2030 Comprehensive Plan, including the Future Land Use Map. The proposal is also consistent with the vision theme of *Coordinating Land Use and Transportation*, as it would increase potential height near a major road corridor and future planned Bus Rapid Transit.

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

Yes, the Future Land Use Map envisions Community Mixed Use on the site and the requested district is Commercial Mixed Use.

- 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?

N/A

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

Yes, the facilities and street are able to serve the proposed use.

## Future Land Use

**Future Land Use designation:** Community Mixed Use

**The rezoning request is**

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

**Inconsistent**

Community Mixed Use envisions a mix of using including retail districts and corresponds closest to CX-. The requested district CX-5-UL-CU is consistent with this designation.

## Urban Form

**Urban Form designation:** Transit-oriented District; Core Transit Area; Transit Emphasis Corridor; Urban Thoroughfare

**The rezoning request is**

- Consistent** with the Urban Form Map.
- Inconsistent**
- Other**

**Overview:** The Urban Form Map designations recommend an urban or hybrid frontage be applied. The request includes Urban Limited, an urban frontage that is consistent with these designations.

**Impact:** Development under the proposed zoning district would need to meet the Urban Limited standards, including pedestrian access standards, build-to, and limitations on location parking between the building and the street. In addition, the conditions further restrict the potential build-to range, from 0 to 20 feet to 10 to 20 feet.

**Compatibility:** The requested district is compatible with the surrounding area, which is largely is oriented toward South Wilmington Street and developed with Parking Limited frontage. The requested urban frontage is appropriate for the parcel as this would develop a more walkable urban form along Olympia Drive and Grenelle Street and away from the higher-speed corridor of South Wilmington Street.

## Compatibility

**The proposed rezoning is**

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

Surrounding development includes commercial and light-industrial uses zoned CX-3-PL and IX-3. Undeveloped parcels to the west are part of the Renaissance Park PD and have entitlement for 20 dwelling units per acre and up to 80 feet in height. The requested district CX-5-UL-CU would permit similar uses at a compatible height.

## Public Benefits of the Proposed Rezoning

- The request would permit compatible commercial and residential uses in an existing commercial area and within walking distance of a nearby residential area.
- The request would increase entitlement in an area planned to be served by frequent transit.

## Detriments of the Proposed Rezoning

- The request would increase trips near a high-volume road corridor.

## Policy Guidance

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

---

### **Policy LU 1.2 Future Land Use Map and Zoning Consistency**

*The Future Land Use Map and associated Comprehensive Plan policies shall be used to guide zoning, ensure the efficient and predictable use of land capacity, guide growth and development, protect public and private property investments from incompatible land uses, and efficiently coordinate land use and infrastructure needs.*

- The site is designated as Community Mixed Use, which envisions retail centers and aligns with CX-. The requested district CX-5-UL-CU is consistent with this designation.

### **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 requested district includes zoning conditions which do not conflict with Comprehensive Plan policies. Proposed zoning conditions that prohibit vehicle-oriented uses supports the recommendation of the Urban Form Map that the site be pedestrian- and transit-oriented.

### **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-continuous development.*

### **Policy LU 4.7 Capitalizing on Transit Access**

*Site within walking distance of existing and proposed rail and bus rapid transit stations should be developed with intense residential and mixed uses to take full advantage of and support investment in transit infrastructure.*

- The requested district CX-5-UL-CU would increase the entitlement of a mix of uses in an area that is served by two major transportation corridors, South Wilmington Street and Tryon Road. The area is planned to be served by Bus Rapid Transit in the Wake Transit Plan.

**Policy LU 6.2 Complementary Land Uses and Urban Vitality**

*A complementary integration and mixture of land uses should be provided within all growth centers and mixed-use centers to maintain the city's livability, manage future growth, and provide walkable and transit accessible destinations. Areas designated for mixed use development in the Comprehensive Plan should be zoned consistently with this policy.*

- The requested district would permit variety of uses including residential, commercial and office. This is in contrast to the site's current zoning conditions which prohibit residential uses entirely.

**Policy LU 8.10 Infill Development**

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

- The proposed district would facilitate development on a partially undeveloped site that is compatible with the surrounding commercial area.

**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. In areas characterized by detached houses, accommodations should be made for additional housing types while maintaining a form and a scale similar to existing housing.*

- The current zoning conditions prohibit all residential uses on the site. The requested district would permit residential uses and increase the maximum building height, increasing the total number of potential units on the site.

**Policy UD 1.10 Frontage**

*Coordinate frontage across multiple sites to 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 rezoning site has several designations on the Urban Form Map which recommend an urban or hybrid frontage. The request includes an urban frontage Urban Limited.

### **Policy UD 7.3 Design Guidelines**

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

- The proposal permits a mix of uses and includes an urban frontage, which fulfills many of the guidelines in Table UD-1, including retail and residential uses within walking distance of each other, locating greater density near transit stops, and locating buildings close to the street and parking away from the street.

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

- None identified.

### **Area Plan Policy Guidance**

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

#### **Policy AP-SG 14 Renaissance Park Hub**

*The Renaissance Park area should serve as a southern hub for the S. Wilmington Street transformation at Tryon Road. New Retail development will serve commuters and residents alike, along with a potential mix of office and institutional uses.*

- The request would increase entitlement of the uses identified in this policy, and the introduction of residential uses would facilitate the function of the area as a hub that serves residents.

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

- None identified.

# HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

## Carbon Footprint: Transportation

|               | City Average | Site | Notes                         |
|---------------|--------------|------|-------------------------------|
| Transit Score | 30           | 35   | Similar to city-wide average  |
| Walk Score    | 30           | 52   | Higher than city-wide average |

Source: [Walk Score](#) is a publicly available service that measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. The higher the Transit Score or Walk Score, the greater the percentage of trips that will be made on transit or by walking, and the smaller the carbon footprint. The scores also correlate with shorter vehicle trips, which also produce less carbon. The city has a wide range of scores. Raleigh Municipal Building, for instance, has a Walk Score of 92, meaning the area is highly pedestrian-friendly and that many destinations are within a short walk. Some areas in the city have scores in single digits, indicating that few if any destinations are within walking distance, so nearly all trips are made by car.

**Summary:** The rezoning site has a similar Transit Score as the city as a whole. Access to transit is likely to improve as the southern leg of Wake BRT is implemented. The site is located near a variety of commercial designations and has a higher Wake Score than the city as a whole.

## Carbon/Energy Footprint: Housing

| Housing Type                | Average Annual Energy Use<br>(million BTU) | Permitted in this project? |
|-----------------------------|--|----------------------------|
| Detached House              | 82.7                                       | No                         |
| Townhouse                   | 56.5                                       | Yes                        |
| Small Apartment (2-4 units) | 42.1                                       | Yes                        |
| Larger Apartment            | 34.0                                       | Yes                        |

Source: U.S. Energy Information Administration, 2015 survey. Statistics for residential structures in the South.

**Summary:** The urban frontage in the requested zoning district would limit the housing types to Townhouse and Apartment, which tend to be more energy efficient than detached houses.

## Housing Supply and Affordability

|   |      |  |
|---|------|--|
| Does it add/subtract from the housing supply?                               | Adds | The site's current zoning conditions do not permit any residential uses.   |
| Does it include any subsidized units?                                       | No   |  |
| Does it permit a variety of housing types beyond detached houses?           | Yes  | The requested district would permit townhouse and apartment housing types. |
| If not a mixed-use district, does it permit smaller lots than the average?* | N/A  |  |
| Is it within walking distance of transit?                                   | Yes  |  |

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

**Summary:** The requested district would introduce residential uses where the current district has prohibited them. While the request does not include any subsidized units, it does permit a variety of housing types and is within walking distance of existing transit service.

# IMPACT ANALYSIS

## Historic Resources

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

**Impact Identified:** None

## Parks and Recreation

1. This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors.
2. Nearest existing park access is provided by Peach Rd Park (1.4 miles) and Hertford Village Park (1.6 miles).
3. Nearest existing greenway trail access is provided by Walnut Creek Greenway Trail (1.6 miles).
4. Current park access level of service in this area is graded a C letter grade.

**Impact Identified:** None

## Public Utilities

|             | Maximum Demand<br>(current use) | Maximum Demand<br>(current zoning) | Maximum Demand<br>(proposed zoning) |
|-------------|---------------------------------|------------------------------------|-------------------------------------|
| Water       | 0                               | 11,505                             | 62,500                              |
| Waste Water | 0                               | 11,505                             | 62,500                              |

**Impact Identified:**

1. The proposed rezoning would add approximately 62,375 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area.
2. At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy.

3. Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developer.

## Stormwater

|                              |                              |
|------------------------------|------------------------------|
| <b>Floodplain</b>            | n/a                          |
| <b>Drainage Basin</b>        | Swift Creek and Walnut Creek |
| <b>Stormwater Management</b> | UDO 9.2 and 9.5              |
| <b>Overlay District</b>      | Swift Creek                  |

**Impact Identified:** No downstream structural impacts identified.

## Transit

GoRaleigh Route 7 operates on South Saunders Street and provides frequent service. Bus rapid transit is proposed in the general area, operating parallel to South Saunders Street and South Wilmington Street; neither a preferred route nor proposed stop locations have been determined at this time. South Corridor BRT planning work is currently ongoing.

**Impact Identified:** None

## Transportation

### **Site Location and Context**

#### *Location*

The Z-25-2020 site is located in south Raleigh at the southwest corner of the intersection of South Wilmington Street and Olympia Drive.

#### *Area Plans*

The Z-25-20 site is located within the Southern Gateway Corridor Study Boundary, specifically within the Tryon Focus Area. Transportation staff recommend studying the study document and the section within the 2030 Comprehensive Plan for transportation context and policies.

### **Existing and Planned Infrastructure**

#### *Streets*

South Wilmington Street is a 6-lane divided avenue in Map T-1 of the Comprehensive Plan; it is maintained by NCDOT. Olympia Drive is a Commercial/Industrial Street in Map T-1 of the Comprehensive Plan; it is maintained by the City of Raleigh.

In accordance with UDO section 8.3.2, the maximum block perimeter for CX-5 zoning districts is 2,500 feet, and the maximum length for a dead-end street is 300 feet. The current block perimeter for this site is roughly 2,650 feet.

*Pedestrian Facilities*

There are no sidewalks between Olympia Drive and Tryon Road along the east side of South Wilmington Street. Construction of a portion of this sidewalk would be required for development of the Z-25-20 site.

*Bicycle Facilities and Greenways*

There are no existing bikeways in the vicinity of the Z-25-20 site. Map T-3 of the Comprehensive Plan calls for bicycle lanes on Chapanoke Road and Tryon Road and a separated bikeway on South Wilmington Street.

*Access*

Access to the subject site is via Carolina Pines Avenue and South Saunders Street.

**Other Projects in the Area**

There is an active City of Raleigh Capital Improvement Program (CIP) project to upgrade Tryon Road between the Norfolk Southern Railroad and Lake Wheeler Road. This project will complete a four-lane, median-divided section; the project is currently under construction.

**TIA Determination**

Based on the Envision results, approval of case Z-25-20 would increase the amount of projected vehicular trips for the site as indicated in the table below. The proposed rezoning from CX-3-PL-CU w/SWPOD to CX-5-UL-CU w/SWPOD is projected to have 73 new trips in the AM peak hour and 22 new trips in the PM peak hour. These values do not trigger a Traffic Impact Analysis at rezoning based on the trip generation thresholds in the Raleigh Street Design Manual.

|  |            |           |           |
|--|------------|-----------|-----------|
| Z-25-20 Existing Land Use  | Daily      | AM        | PM        |
| Office   | 169        | 20        | 20        |
| Z-25-20 Current Zoning Entitlements  | Daily      | AM        | PM        |
| CX-3-PL-CU w/SWPOD   | 2,037      | 110       | 223       |
| Z-25-20 Proposed Zoning Maximums   | Daily      | AM        | PM        |
| CX-5-UL-CU w/SWPOD   | 2,416      | 182       | 245       |
| Z-25-20 Trip Volume Change<br>(Proposed Maximums minus Current Entitlements) | Daily      | AM        | PM        |
|  | <b>379</b> | <b>73</b> | <b>22</b> |

**Impact Identified:** None

## Urban Forestry

### **Impact Identified:**

There is existing Secondary Tree Conservation Area behind the permanent slope easement adjacent to all the frontage along Tryon Road and adjacent to park of the frontage along Grenelle Street as recorded in the Book of Maps 2010 Page 1005. The proposed -UL frontage cannot be met in areas of existing tree conservation area.

### Impacts Summary

The rezoning request would have minimal impacts to the site.

### Mitigation of Impacts

No mitigation required at rezoning stage.

## CONCLUSION

Rezoning request Z-25-20 would rezone almost five acres from CX-3-PL-CU to CX-5-UL-CU. The request would add additional height and introduce residential uses that are currently prohibited on the site. The requested district is consistent with the Future Land Use Map designation of Community Mixed Use, and the inclusion of an urban frontage aligns the request with the several Urban Form Map designations on the site. The conditions prohibit vehicle-oriented uses normally permitted in CX-, further aligning the request with the future Bus Rapid Transit service planned for the nearby area.

Overall, the request is consistent with the policies in the 2030 Comprehensive Plan and would permit uses that are compatible with the surrounding area.

## CASE TIMELINE

| Date    | Action                            | Notes |
|---------|-----------------------------------|-------|
| 6/29/20 | Application submitted             |       |
| 7/22/20 | Initial staff review provided     |       |
| 8/25/20 | Planning Commission review begins |       |
|         |                                   |       |

# APPENDIX

## SURROUNDING AREA LAND USE/ ZONING SUMMARY

|                    | SUBJECT PROPERTY  | NORTH  | SOUTH   | EAST                                | WEST   |
|--------------------|---|--|---|-------------------------------------|--|
| Existing Zoning    | CX-3-PL-CU  | CX-3-PL                                      | IX-3  | IX-3                                | PD<br>(Amelia/Renaissance Park)              |
| Additional Overlay | SWPOD   | -  | SWPOD   | -                                   | -  |
| Future Land Use    | Community Mixed Use   | Community Mixed Use                          | Business & Commercial Services  | Community Mixed Use                 | Community Mixed Use                          |
| Current Land Use   | Commercial  | Commercial                                   | Commercial  | Commercial                          | Undeveloped                                  |
| Urban Form         | Transit-oriented District; Core Transit Area; Transit Emphasis Corridor; Urban Thoroughfare | Transit-oriented District; Core Transit Area | Transit-oriented District; Core Transit Area; Transit Emphasis Corridor | Mixed-use Center; Core Transit Area | Transit-oriented District; Core Transit Area |

## CURRENT VS. PROPOSED ZONING SUMMARY

|                             | EXISTING ZONING | PROPOSED ZONING |
|-----------------------------|-----------------|-----------------|
| Zoning                      | CX-3-PL-CU      | CX-5-UL-CU      |
| Total Acreage               | 4.93            | 4.93            |
| Setbacks:                   |                 |                 |
| Front                       | 3' – 100'       | 10' – 20'       |
| Side                        | 0' or 6'        | 0' or 6'        |
| Rear                        | 0' or 6'        | 0' or 6'        |
| Residential Density:        | Not Permitted   | 50.71           |
| Max. # of Residential Units | Not Permitted   | 250             |
| Max. Gross Building SF      | 88,500          | 292,169         |
| Max. Gross Office SF        | 88,500          | 156,530         |
| Max. Gross Retail SF        | 88,500          | 82,896          |
| Max. Gross Industrial SF    | 88,500          | Not Permitted   |
| Potential F.A.R             | 0.41            | 1.36            |

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

# Rezoning Application



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

| REZONING REQUEST  |  |  |   |
|---|--|--|---|
| <input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan                   |  |  | <b>OFFICE<br/>USE ONLY</b><br><br>Rezoning Case # |
| Existing Zoning Base District <b>CX</b> Height <b>3</b> Frontage <b>PL</b> Overlay(s) <u>SWPOD</u>  |  |  |   |
| Proposed Zoning Base District <b>CX</b> Height <b>5</b> Frontage <b>UL</b> Overlay(s) <b>SWPOD</b>  |  |  |   |
| <i>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.</i> |  |  |   |
| If the property has been previously rezoned, provide the rezoning case number: <b>Z-71-2004</b>   |  |  |   |
| GENERAL INFORMATION   |  |  |   |
| Date <b>8/14/2020</b>   |  | Date Amended (1)   | Date Amended (2)                                  |
| Property Address <b>3421 Olympia Drive</b>  |  |  |   |
| Property PIN <b>1702310674</b>  |  | Deed Reference (book/page) <b>017996/01922</b>   |   |
| Nearest Intersection <b>South Wilmington Street / Tryon Road</b>  |  |  |   |
| Property Size (acres) <b>4.93</b>   | For Planned Development Applications Only: | Total Units <b>n/a</b>   | Total Square Footage <b>n/a</b>                   |
|   |  | Total Parcels <b>n/a</b>   | Total Buildings <b>n/a</b>                        |
| Property Owner Name/Address<br><b>Young Group Inc dba Olympia One Inc</b><br><b>800 W Broad St, Ste. 333</b><br><b>Falls Church VA 22046</b>    |  | Phone <b>7033568800</b>  | Fax <b>n/a</b>                                    |
|   |  | Email <b>ryoung@young-grp.com</b>  |   |
| Applicant Name/Address<br><b>David Brown</b><br><b>137 S. Wilmington Street, Ste. 200</b><br><b>Raleigh, NC 27601</b>                           |  | Phone <b>919.535.5201</b>  | Fax <b>n/a</b>                                    |
|   |  | Email <b>dbrown@withersravenel.com</b>   |   |
| <b>Owner Signature</b><br>Applicant* Signature(s)   |  | DocuSigned by:<br><br><small>C772094184A0466...</small> |   |
|   |  | Email <b>ryoung@young-grp.com</b>  |   |

\*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

**CONDITIONAL USE DISTRICT ZONING CONDITIONS**

Zoning Case Number **Z-25-20 (2nd Submittal)**

**OFFICE USE ONLY**

Date Submitted **8/14/2020**

Rezoning Case #

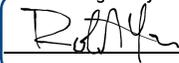
Existing Zoning CX-3-PL-CU-(a portion of SWPOD) Proposed Zoning CX-5-UL-CU-(a portion of SWPOD)

**Narrative of Zoning Conditions Offered**

1. The front building setback shall be ten feet (10') minimum. This condition does not prohibit stoops, landings, sidewalks, and similar building entry features from being located in the 10' setback.
2. Pole-mounted outdoor lighting on the site, if any, shall be directed away from the residential land use(s) located on the subject property. All proposed lighting shall comply with Sec.7.4.5 of the UDO for site lighting in terms of height & footcandles.
3. The following land uses shall not be allowed on the subject property:
  - Boarding House
  - Congregate Care
  - Dormitory, fraternity, sorority
  - Special care facility
  - Cemetery
  - Telecommunication Tower
  - Adult establishment
  - Heliport, serving hospitals
  - Heliport, all others
  - Vehicle Fuel Sales (including gasoline and diesel fuel)
  - Detention center, jail, prison
  - Towing yard for vehicles
  - Car wash
  - Vehicle repair (minor)
  - Vehicle repair (major)

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

Property Owner(s) Signature

DocuSigned by:  
  
 C772094184A0466...

Print Name **Robert Young**

**REZONING APPLICATION ADDENDUM #1**

**Comprehensive Plan Analysis**

**OFFICE USE ONLY**

The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.

**Rezoning Case #**

**STATEMENT OF CONSISTENCY**

Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.

**PUBLIC BENEFITS**

Provide brief statements explaining how the rezoning request is reasonable and in the public interest.

**REZONING APPLICATION ADDENDUM #2**

**Impact on Historic Resources**

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

**OFFICE USE ONLY**

**Rezoning Case #**

**INVENTORY OF HISTORIC RESOURCES**

List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.

**PROPOSED MITIGATION**

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

## URBAN DESIGN GUIDELINES

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

- a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", or
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor"

as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Urban Form Designation

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

- |           |   |
|-----------|---|
| <b>1.</b> | <p><i>All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.</i></p> <p><b>Response:</b></p>   |
| <b>2.</b> | <p><i>Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.</i></p> <p><b>Response:</b></p>  |
| <b>3.</b> | <p><i>A mixed use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed use area should be possible without requiring travel along a major thoroughfare or arterial.</i></p> <p><b>Response:</b></p>  |
| <b>4.</b> | <p><i>Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.</i></p> <p><b>Response:</b></p> |
| <b>5.</b> | <p><i>New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.</i></p> <p><b>Response:</b></p>   |
| <b>6.</b> | <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></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></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></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></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></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></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></p>  |

|     |  |
|-----|--|
| 13. | <p><i>New public spaces should provide seating opportunities.</i></p> <p><b>Response:</b></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></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></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></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></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></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></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></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></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></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></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></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></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></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 type="checkbox"/> | <input type="checkbox"/> |                         |    |     |
| 2. Pre-Application Conference   | <input type="checkbox"/> | <input type="checkbox"/> |                         |    |     |
| 3. Neighborhood Meeting notice and report   | <input type="checkbox"/> | <input type="checkbox"/> |                         |    |     |
| 4. Rezoning application review fee (see <a href="#">Fee Schedule</a> for rate)  | <input type="checkbox"/> | <input type="checkbox"/> |                         |    |     |
| 5. Completed application, submitted through Permit & Development Portal   | <input type="checkbox"/> | <input type="checkbox"/> |                         |    |     |
| Completed Comprehensive Plan Consistency Analysis   | <input type="checkbox"/> | <input type="checkbox"/> |                         |    |     |
| Completed Response to the Urban Design Guidelines   | <input type="checkbox"/> | <input type="checkbox"/> |                         |    |     |
| 6. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties within 500 feet of area to be rezoned                                | <input type="checkbox"/> | <input type="checkbox"/> |                         |    |     |
| 7. Trip Generation Study  | <input type="checkbox"/> | <input type="checkbox"/> |                         |    |     |
| 8. Traffic Impact Analysis  | <input type="checkbox"/> | <input type="checkbox"/> |                         |    |     |
| <b>For properties requesting a conditional use district:</b>  |                          |                          |                         |    |     |
| 9. Completed zoning conditions, signed by property owner(s)   | <input type="checkbox"/> | <input type="checkbox"/> |                         |    |     |
| <b>If applicable (see Page 11):</b>   |                          |                          |                         |    |     |
| 10. Proof of power of attorney or owner affidavit   | <input type="checkbox"/> | <input type="checkbox"/> |                         |    |     |
| <b>For properties requesting a Planned Development (PD) or Campus District (CMP):</b>   |                          |                          |                         |    |     |
| 10. Master Plan (see Master Plan Submittal Requirements)  | <input type="checkbox"/> | <input type="checkbox"/> |                         |    |     |
| <b>For properties requesting an Accessory Dwelling Unit Overlay District (ADUOD):</b>   |                          |                          |                         |    |     |
| 15. Copy of ballot and mailing list   | <input type="checkbox"/> | <input type="checkbox"/> |                         |    |     |

| MASTER PLAN SUBMITTAL REQUIREMENTS  |                          |                          |                         |    |     |
|---|--------------------------|--------------------------|-------------------------|----|-----|
| TO BE COMPLETED BY APPLICANT  |                          |                          | COMPLETED BY CITY STAFF |    |     |
| General Requirements – Master Plan  | YES                      | N/A                      | YES                     | NO | N/A |
| 1. I have referenced the <b>Master Plan 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 type="checkbox"/> | <input type="checkbox"/> |                         |    |     |
| 2. Total number of units and square feet  | <input type="checkbox"/> | <input type="checkbox"/> |                         |    |     |
| 3. 12 sets of plans   | <input type="checkbox"/> | <input type="checkbox"/> |                         |    |     |
| 4. Completed application; submitted through Permit & Development Portal   | <input type="checkbox"/> | <input type="checkbox"/> |                         |    |     |
| 5. Vicinity Map   | <input type="checkbox"/> | <input type="checkbox"/> |                         |    |     |
| 6. Existing Conditions Map  | <input type="checkbox"/> | <input type="checkbox"/> |                         |    |     |
| 7. Street and Block Layout Plan   | <input type="checkbox"/> | <input type="checkbox"/> |                         |    |     |
| 8. General Layout Map/Height and Frontage Map   | <input type="checkbox"/> | <input type="checkbox"/> |                         |    |     |
| 9. Description of Modification to Standards, 12 sets  | <input type="checkbox"/> | <input type="checkbox"/> |                         |    |     |
| 10. Development Plan (location of building types)   | <input type="checkbox"/> | <input type="checkbox"/> |                         |    |     |
| 11. Pedestrian Circulation Plan   | <input type="checkbox"/> | <input type="checkbox"/> |                         |    |     |
| 12. Parking Plan  | <input type="checkbox"/> | <input type="checkbox"/> |                         |    |     |
| 13. Open Space Plan   | <input type="checkbox"/> | <input type="checkbox"/> |                         |    |     |
| 14. Tree Conservation Plan (if site is 2 acres or more)   | <input type="checkbox"/> | <input type="checkbox"/> |                         |    |     |
| 15. Major Utilities Plan/Utilities Service Plan   | <input type="checkbox"/> | <input type="checkbox"/> |                         |    |     |
| 16. Generalized Stormwater Plan   | <input type="checkbox"/> | <input type="checkbox"/> |                         |    |     |
| 17. Phasing Plan  | <input type="checkbox"/> | <input type="checkbox"/> |                         |    |     |
| 18. Three-Dimensional Model/renderings  | <input type="checkbox"/> | <input type="checkbox"/> |                         |    |     |
| 19. Common Signage Plan   | <input type="checkbox"/> | <input type="checkbox"/> |                         |    |     |



Date: June 5, 2020

TO: Neighboring Property Owners of Subject Property; 3421 Olympia Drive  
(Wake County Prop ID # 1702-31-0674)

RE: Rezoning Request – Neighbor Notice Virtual Meeting

FR: David Brown, WithersRavenel

Neighboring Property Owners:

As a property owner within five-hundred feet of the subject property, you are invited to attend a Neighbor Notice Meeting where information on a proposed rezoning request will be provided. Due to the COVID-19 Pandemic, this meeting will be a virtual format where you can join the meeting by telephone, computer or smartphone.

The Neighbor Notice Meeting will be held as follows:

**DATE:** Tuesday, June 16<sup>th</sup>, 2020.  
**TIME:** 5:30 PM to 7:30 PM

**Meeting Name:** Grenelle Street Rezoning  
**WebEx Phone Number:** 1-415-655-0001  
**WebEx Access Code:** 161 672 4907

Webex allows you to join via a computer or smart phone, and there is a dial-in option for telephone access. We have created an information page on our website for this meeting, to access information on the project, the Neighbor Notice Meeting, and how to connect to WEBEX on the internet, please visit our website here:

<https://withersravenel.com/publicmeetings>

Attached to this invitation we are including the following materials:

1. Subject Property Location Exhibit;
2. Subject Property Current Zoning Exhibit;
3. A draft of the proposed rezoning application, including proposed zoning conditions.

The purpose of this meeting is to discuss a proposed rezoning of the property located at 3421 Olympia Drive. This site is currently zoned Commercial Mixed-Use Conditional Use and has a Parking Limited Frontage requirement (CX-3-PL-CU) and is proposed to be rezoned to a Residential Mixed-Use Conditional Use District and maintain the Parking Limited Frontage (RX-7-PL-CU) as well as providing a portion of site to address the Swift Creek Protection Overlay District (SWPOD) at the parcel's southwest corner.

If you have any comments/questions please email us here: [grenelle@withersravenel.com](mailto:grenelle@withersravenel.com).

For more information about rezoning, you may visit [www.raleighnc.gov](http://www.raleighnc.gov) or contact JP Mansolf at the Raleigh City Planning Department by email at [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov) or by telephone at (919) 996-2180.

Best Regards, David Brown

David Brown

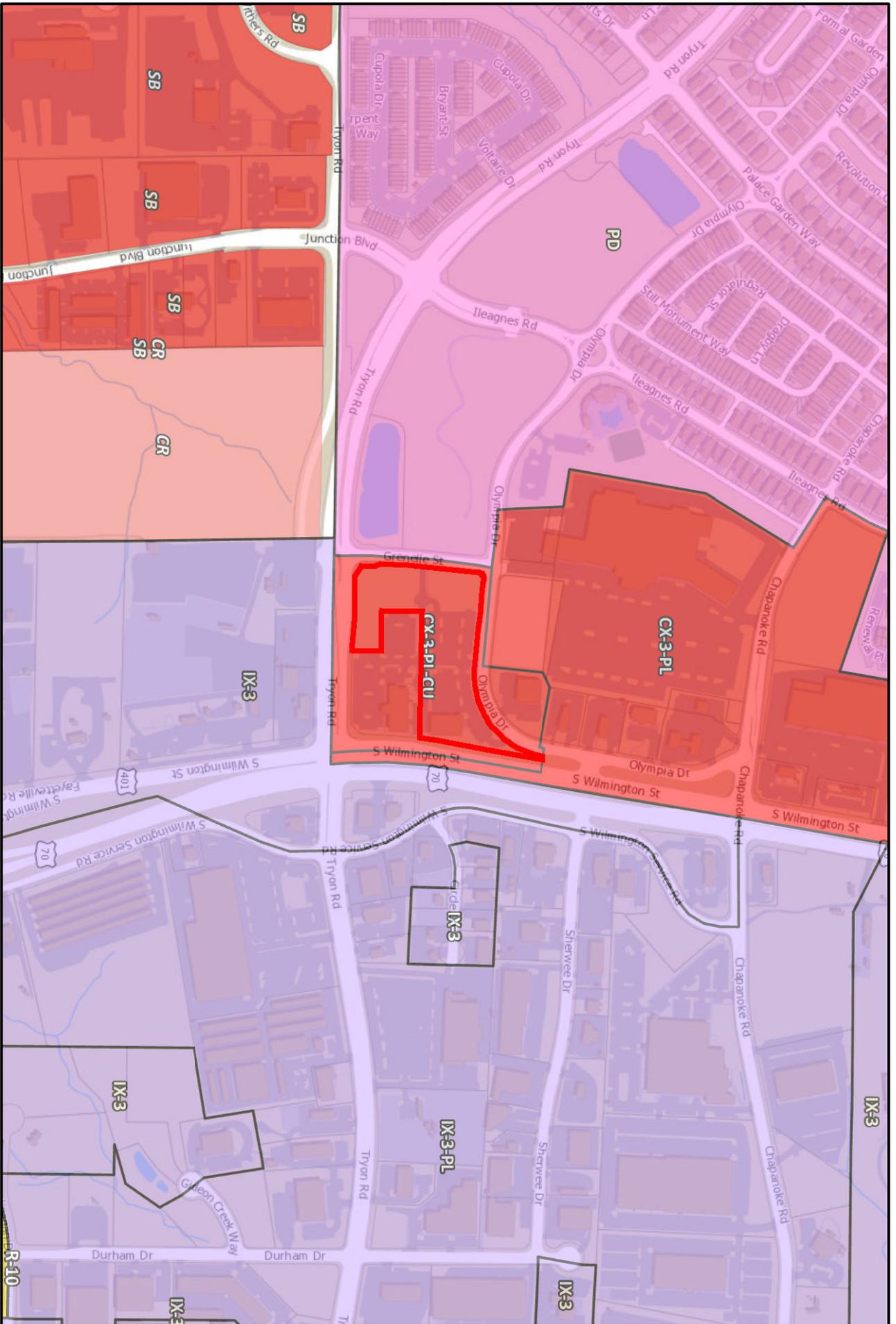


# Aerial Exhibit

**WithersRavenel**  
Our People. Your Success.



**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.



# Zoning Exhibit



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**DRAFT**

# Rezoning Application



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

| REZONING REQUEST  |  |                            |  |                  |
|---|--|----------------------------|--|------------------|
| <input type="checkbox"/> General Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan                              |  |                            | <b>OFFICE<br/>USE ONLY</b><br><br><b>Rezoning Case #</b> |                  |
| Existing Zoning Base District   | Height                                     | Frontage                   |  | Overlay(s) _____ |
| Proposed Zoning Base District _____   | Height _____                               | Frontage _____             |  | Overlay(s) _____ |
| <i>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.</i> |  |                            |  |                  |
| If the property has been previously rezoned, provide the rezoning case number:  |  |                            |  |                  |
|   |  |                            |  |                  |
| GENERAL INFORMATION   |  |                            |  |                  |
| Date  | Date Amended (1)                           | Date Amended (2)           |  |                  |
| Property Address  |  |                            |  |                  |
| Property PIN  |  | Deed Reference (book/page) |  |                  |
| Nearest Intersection  |  |                            |  |                  |
| Property Size (acres)   | For Planned Development Applications Only: | Total Units                | Total Square Footage                                     |                  |
|   |  | Total Parcels              | Total Buildings  |                  |
| Property Owner Name/Address   |  | Phone                      | Fax  |                  |
|   |  | Email                      |  |                  |
| Applicant Name/Address  |  | Phone                      | Fax  |                  |
|   |  | Email                      |  |                  |
| Applicant* Signature(s)   |  | Email                      |  |                  |

\*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

**DRAFT**

**CONDITIONAL USE DISTRICT ZONING CONDITIONS**

|  |   |
|--|---|
| Zoning Case Number                                   | <b>OFFICE USE ONLY</b><br><br>Rezoning Case # |
| Date Submitted                                       |   |
| Existing Zoning                      Proposed Zoning |   |

**Narrative of Zoning Conditions Offered**

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

Property Owner(s) Signature \_\_\_\_\_ Print Name \_\_\_\_\_

# Grenelle Street Rezoning: Virtual Neighborhood Notification Meeting

June 16, 2020 5:30pm-7:30pm

## Project Representatives:

- David Brown - WithersRavenel
- Brendie Vega - WithersRavenel
- Daniel Rauh - WithersRavenel
- Robert Young - The Young Group
- Russell Marks - The Young Group
- Vernetta Alston - The Young Group

## Meeting Slides:

- Vicinity Map
- Rezoning process for the City of Raleigh
- Rezoning application
- Zoning conditions offered
- Site Features
  - Stream & Stream Buffer
  - Floodway & Floodplain and the conditions to stay out of them
  - The Thoroughfare tree conservation buffer
  - Tributary Streams
- Conclusion of presentation

## Neighbor Questions:

No questions were asked during the meeting. The City of Raleigh representative, Matthew Klem, offer his assistance in answering any questions that arose during the meeting.

| <b>Attendance Count</b> | <b>First Name</b> | <b>Last Name</b> | <b>Email</b>                |
|-------------------------|-------------------|------------------|-----------------------------|
| 1                       | Brendie           | Vega             | bvega@withersravenel.com    |
| 2                       | Russell           | Marks            | russmarks@msn.com           |
| 3                       | Robert            | Young            | ryoung@young-grp.com        |
| 4                       | David             | Brown            | dbrown@withersravenel.com   |
| 5                       | Daniel            | Rauh             | drauh@withersravenel.com    |
| 6                       | Julie             | DeCicco          | jdecicco@withersravenel.com |
| 7                       | Matthew           | Klem             | matthew.klem@raleighnc.gov  |
| 8                       | Vernetta          | Alston           | vernetta@oakdevelop.com     |

3421 Olmpia Drive Rezoning  
Neighborhood Notice to Property Owners within 500ft



Meeting Date: June 16th, 2020  
Meeting Time: 5:30pm - 7:30pm

| Attendance Count | First Name | Last Name | Email |
|------------------|------------|-----------|-------|
|------------------|------------|-----------|-------|

| PIN        | Owner 1  | Owner 2                        | Mail Address 1                      | Mail Address 2               | Site Address         |
|------------|--|--------------------------------|-------------------------------------|------------------------------|----------------------|
| n/a        | WithersRavenel                                   | David Brown                    | 137 S. Wilmington Street, Suite 200 | Raleigh, NC 27601            | n/a                  |
| n/a        | Raleigh Department of City Planning              | JP Mansolf                     | PO Box 590                          | Raleigh, NC 27602            | n/a                  |
| n/a        | Raleigh Department of City Planning              | JP Mansolf                     | PO Box 590                          | Raleigh, NC 27602            | n/a                  |
| 1702201920 | BROOMFIELD LLC                                   | C/O TARLTON LONG               | 831 EDGEHILL RD S                   | CHARLOTTE NC 28207-1881      | 601 TRYON RD         |
| 1702212734 | AMELIA PARK LLC                                  |                                | 448 VIKING DR STE 220               | VIRGINIA BEACH VA 23452-7331 | 3591 OLYMPIA DR      |
| 1702214484 | RENAISSANCE PARK COMMERCIAL CENTER EAST ASSN INC | WAKEFIELD DVLPMENT COMP        | 448 VIKING DR STE 220               | VIRGINIA BEACH VA 23452-7331 | 0 TRYON RD           |
| 1702216969 | JJIT INVESTMENT LLC                              |                                | 421 CHAPANOKE RD STE 113            | RALEIGH NC 27603-3690        | 3510 OLYMPIA DR      |
| 1702217999 | JJIT INVESTMENT LLC                              |                                | 421 CHAPANOKE RD STE 113            | RALEIGH NC 27603-3690        | 0 OLYMPIA DR         |
| 1702223354 | AMELIA PARK LLC                                  |                                | 448 VIKING DR STE 220               | VIRGINIA BEACH VA 23452-7331 | 1363 ILEAGNES RD     |
| 1702226069 | JJIT INVESTMENT LLC                              |                                | 421 CHAPANOKE RD STE 113            | RALEIGH NC 27603-3690        | 0 OLYMPIA DR         |
| 1702228488 | JJIT INVESTMENT LLC                              |                                | 421 CHAPANOKE RD STE 113            | RALEIGH NC 27603-3690        | 407 CHAPANOKE RD     |
| 1702229099 | JJIT INVESTMENT LLC                              |                                | 421 CHAPANOKE RD STE 113            | RALEIGH NC 27603-3690        | 0 OLYMPIA DR         |
| 1702301850 | BANNISTER PROPERTIES LLC                         |                                | PO BOX 769                          | GARNER NC 27529-0769         | 3608 S WILMINGTON ST |
| 1702301850 | BANNISTER PROPERTIES                             |                                | PO BOX 769                          | GARNER NC 27529-0769         | 3610 S WILMINGTON ST |
| 1702310153 | BANNISTER PROPERTIES LLC                         |                                | PO BOX 769                          | GARNER NC 27529-0769         | 475 TRYON RD         |
| 1702310674 | OLYMPIA DRIVE, LLC                               | ATTN: MS. RUTH M BABCOCK       | 701 E SIX FORKS RD                  | RALEIGH NC 27609-7831        | 3421 OLYMPIA DR      |
| 1702310938 | JJIT INVESTMENT LLC                              |                                | 421 CHAPANOKE RD STE 113            | RALEIGH NC 27603-3690        | 3424 OLYMPIA DR      |
| 1702312192 | BANNISTER PROPERTIES LLC                         |                                | PO BOX 769                          | GARNER NC 27529-0769         | 3600 S WILMINGTON ST |
| 1702312417 | GOLDEN CORRAL CORP                               |                                | 5151 GLENWOOD AVE                   | RALEIGH NC 27612-3240        | 3551 GRENELLE ST     |
| 1702312978 | HC OLYMPIA LLC                                   | O'REILLY AUTOM INC STORE #2108 | PO BOX 9167                         | SPRINGFIELD MO 65801-9167    | 3416 OLYMPIA DR      |
| 1702316588 | BANNISTER PROPERTIES LLC                         |                                | PO BOX 769                          | GARNER NC 27529-0769         | 3523 S WILMINGTON ST |
| 1702317150 | NADG NNN RALEIGH LP                              |                                | 3131 MCKINNEY AVE STE L10           | DALLAS TX 75204-2430         | 349 TRYON RD         |
| 1702317421 | CLARK STORES LLC                                 |                                | PO BOX 469                          | CLINTON NC 28329-0469        | 3525 S WILMINGTON ST |
| 1702317774 | KYLE WHITE ENTERPRISES LLC                       |                                | PO BOX 886                          | GARNER NC 27529-0886         | 320 CIRCLE LN        |
| 1702317882 | ARVIN FAMILLY LLC                                | JOHNNY C JOHNSON               | 1209 NORTHVIEW ST                   | GARNER NC 27529-2627         | 3411 S WILMINGTON ST |
| 1702318881 | KYLE WHITE ENTERPRISES LLC                       |                                | PO BOX 886                          | GARNER NC 27529-0886         | 316 CIRCLE LN        |
| 1702319369 | MANN FAMILY PROPERTIES OF RALEIGH III LLC        |                                | 1210 COWPER DR                      | RALEIGH NC 27608-2233        | 336 TRYON RD         |
| 1702319521 | L&L BOYS LLC                                     |                                | 3535 S WILMINGTON ST                | RALEIGH NC 27603-3562        | 3535 S WILMINGTON ST |
| 1702319626 | 3509 WILMINGTON STREET COMMONS LLC               |                                | 3509 S WILMINGTON ST                | RALEIGH NC 27603-3543        | 3509 S WILMINGTON ST |
| 1702319853 | KYLE WHITE ENTERPRISES LLC                       |                                | PO BOX 886                          | GARNER NC 27529-0886         | 312 CIRCLE LN        |
| 1702319923 | 3407 S WILMINGTON LLC                            |                                | 3407 S WILMINGTON ST                | RALEIGH NC 27603-3541        | 3407 S WILMINGTON ST |
| 1702323154 | BOYETTE, RICHARD T BOYETTE, BETH R               |                                | 1902 STONE ST                       | RALEIGH NC 27608-2251        | 3408 OLYMPIA DR      |
| 1702323288 | WAFFLE HOUSE INC                                 |                                | 5986 FINANCIAL DR                   | NORCROSS GA 30071-2949       | 3400 OLYMPIA DR      |
| 1702324412 | WAKE COUNTY BOARD OF ALCOHOLIC CONTROL           |                                | 1212 WICKER DR                      | RALEIGH NC 27604-1428        | 3320 OLYMPIA DR      |
| 1702324661 | QUICK TRIP LLC                                   |                                | 100 OLD PROS WAY                    | CARY NC 27513-5640           | 3310 OLYMPIA DR      |
| 1702329034 | MACHINE & WELDING SUPPLY CO                      |                                | PO BOX 1708                         | DUNN NC 28335-1708           | 3401 S WILMINGTON ST |
| 1702329369 | CLAUDE F SMITH VII CORP LLC                      | RYAN LLC                       | PO BOX 56607                        | ATLANTA GA 30343-0607        | 3321 S WILMINGTON ST |
| 1702329656 | JZF PROPERTIES LLC                               |                                | 4905 WATERS EDGE DR                 | RALEIGH NC 27606-2405        | 3301 S WILMINGTON ST |
| 1702420237 | STANLEY, DWIGHT L STANLEY, PAULA K               |                                | 3933 BENTLEY BROOK DR               | RALEIGH NC 27612-8077        | 3333 S WILMINGTON ST |



Date: August 6, 2020

Re: 3421 Olympia Drive (Wake County Prop ID #1702-31-0674)

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on August 17, 2020 from 5:30pm to 7:30pm. The meeting will be held virtually. Webex allows you to join via a computer or smart phone, and there is a dial-in option for telephone access. We have created an information page on our website for this meeting, to access information on the project, the Neighbor Notice Meeting, and how to connect to WebEx on the internet, please visit our website here:

<https://withersravenel.com/publicmeetings>

**Meeting Name: Grenelle Street Rezoning Public Meeting**

**WebEx Access Code: 161 877 6607**

Or call:

**WebEx Phone Number: 1-415-655-0001**

The purpose of this meeting is to discuss Z-25-20, a requested rezoning of the property located at 3421 Olympia Drive. This site is currently zoned Commercial Mixed-Use Conditional Use (3 stories) and has a Parking Limited Frontage requirement (CX-3-PL-CU) and is proposed to be rezoned to Commercial Mixed-Use Conditional Use District (5 stories) with an Urban Limited Frontage (CX-5-UL-CU) as well as providing a portion of the site to address the Swift Creek Protection Overlay District (SWPOD) at the parcel's southwest corner.

Prior to review by the Planning Commission, the City of Raleigh requires that a neighborhood meeting be held for all property owners within 1,000 feet of the area requested for rezoning. After the meeting a report will be submitted to the Raleigh Planning and Development Department. Any other person attending the meeting can submit written comments about the meeting or the request in general, but to be included in the Planning Commission agenda packet written comments must be received at least 10 days prior to the date of the Planning Commission meeting where the case is being considered.

Information about the rezoning process is available online; visit [www.raleighnc.gov](http://www.raleighnc.gov) and search for "Rezoning Process." If you have further questions about the rezoning process, or would like to submit written comments after the meeting please contact:

Hannah Reckhow  
Raleigh Planning & Development  
(919)996-2622  
[Hannah.Reckhow@raleighnc.gov](mailto:Hannah.Reckhow@raleighnc.gov)

If you have any concerns or questions about this potential rezoning we can be reached at:  
[grenelle@withersravenel.com](mailto:grenelle@withersravenel.com).

Sincerely,

David Brown

Property Owners within 1000' of 3421 Olympia Drive



WithersRavenel  
Our People. Your Success.

| PIN        | Owner 1  | Owner 2                        | Mail Address 1                      | Mail Address 2               | Site Address         |
|------------|--|--------------------------------|-------------------------------------|------------------------------|----------------------|
| 1702107777 | ALLTEL COMMUNICATIONS CO                                     |                                | PO BOX 2549                         | ADDISON TX 75001-2549        | 3641 JUNCTION BLVD   |
| 1702107829 | TILLET, JULIA NEWSOME  |                                | 3621 JUNCTION BLVD                  | RALEIGH NC 27603-3636        | 3621 JUNCTION BLVD   |
| 1702117150 | PLAZA EL TORO LLC  |                                | 3609 JUNCTION BLVD                  | RALEIGH NC 27603-3636        | 3601 JUNCTION BLVD   |
| 1702117389 | ISLAMIC ASSOCIATION OF RALEIGH                               |                                | 3020 LIGON ST                       | RALEIGH NC 27607-5308        | 0 TRYON RD           |
| 1702125184 | AMELIA PARK LLC  |                                | 448 VIKING DR STE 220               | VIRGINIA BEACH VA 23452-7331 | 1400 ILEAGNES RD     |
| 1702129315 | RENAISSANCE PARK MASTER ASSN INC                             | PPM INC OF RALEIGH             | 11010 RAVEN RIDGE RD                | RALEIGH NC 27614-8837        | 3604 OLYMPIA DR      |
| 1702129358 | ROBINSON, LINDA E ROBINSON, JEREMIAH                         |                                | 1376 ILEAGNES RD                    | RALEIGH NC 27603-3436        | 1376 ILEAGNES RD     |
| 1702129472 | S&K PTNRP LLC  |                                | 1000 DARRINGTON DR STE 105          | CARY NC 27513-8134           | 1372 ILEAGNES RD     |
| 1702201920 | BROOMFIELD LLC   | C/O TARLTON LONG               | 831 EDGEHILL RD S                   | CHARLOTTE NC 28207-1881      | 601 TRYON RD         |
| 1702212734 | AMELIA PARK LLC  |                                | 448 VIKING DR STE 220               | VIRGINIA BEACH VA 23452-7331 | 3591 OLYMPIA DR      |
| 1702214484 | RENAISSANCE PARK COMMERCIAL CENTER EAST ASSN INC             | WAKEFIELD DVLPMNT COMP         | 448 VIKING DR STE 220               | VIRGINIA BEACH VA 23452-7331 | 0 TRYON RD           |
| 1702216969 | JJIT INVESTMENT LLC  |                                | 421 CHAPANOKE RD STE 113            | RALEIGH NC 27603-3690        | 3510 OLYMPIA DR      |
| 1702217999 | JJIT INVESTMENT LLC  |                                | 421 CHAPANOKE RD STE 113            | RALEIGH NC 27603-3690        | 0 OLYMPIA DR         |
| 1702220406 | MAY, MICHAEL DAVID MAY, STEVEN WARREN                        |                                | 1368 ILEAGNES RD                    | RALEIGH NC 27603-3436        | 1368 ILEAGNES RD     |
| 1702220520 | NORRIS, DAVID L NORRIS, MARINA L                             |                                | 1364 ILEAGNES RD                    | RALEIGH NC 27603-3436        | 1364 ILEAGNES RD     |
| 1702220553 | DAVIS, THOMAS L DAVIS, NANCY E                               |                                | 1360 ILEAGNES RD                    | RALEIGH NC 27603-3436        | 1360 ILEAGNES RD     |
| 1702220577 | WOLPER, STUART R   |                                | 1356 ILEAGNES RD                    | RALEIGH NC 27603-3436        | 1356 ILEAGNES RD     |
| 1702222589 | GROSS, KYLE P GROSS, ANNE B                                  |                                | 1345 ILEAGNES RD                    | RALEIGH NC 27603-3432        | 1345 ILEAGNES RD     |
| 1702223354 | AMELIA PARK LLC  |                                | 448 VIKING DR STE 220               | VIRGINIA BEACH VA 23452-7331 | 1363 ILEAGNES RD     |
| 1702223613 | PETTUS, ROBERT D III   |                                | 1341 ILEAGNES RD                    | RALEIGH NC 27603-3432        | 1341 ILEAGNES RD     |
| 1702223637 | GREER, ANTHONY PAUL II TRUSTEE GREER, LAUREN KENNEDY TRUSTEE |                                | 1337 ILEAGNES RD                    | RALEIGH NC 27603-3432        | 1337 ILEAGNES RD     |
| 1702223761 | S&K PTNRP LLC  |                                | 1000 DARRINGTON DR STE 105          | CARY NC 27513-8134           | 1335 ILEAGNES RD     |
| 1702223785 | FRIDEL, MICHAEL  |                                | 1331 ILEAGNES RD                    | RALEIGH NC 27603-3432        | 1331 ILEAGNES RD     |
| 1702224719 | WILLIAMS, ASHLEY LAUREN                                      |                                | 1327 ILEAGNES RD                    | RALEIGH NC 27603-3432        | 1327 ILEAGNES RD     |
| 1702226069 | JJIT INVESTMENT LLC  |                                | 421 CHAPANOKE RD STE 113            | RALEIGH NC 27603-3690        | 0 OLYMPIA DR         |
| 1702228488 | JJIT INVESTMENT LLC  |                                | 421 CHAPANOKE RD STE 113            | RALEIGH NC 27603-3690        | 407 CHAPANOKE RD     |
| 1702229099 | JJIT INVESTMENT LLC  |                                | 421 CHAPANOKE RD STE 113            | RALEIGH NC 27603-3690        | 0 OLYMPIA DR         |
| 1702238182 | CHAPANOKE PROPERTIES LLC                                     |                                | 4321 MEDICAL PARK DR STE 100        | DURHAM NC 27704-2199         | 420 CHAPANOKE RD     |
| 1702301391 | WILMINGTON STREET VENTURES LLC                               |                                | 4904 IVERCROFT PL                   | FUQUAY VARINA NC 27526-8691  | 3720 S WILMINGTON ST |
| 1702301391 | WILMINGTON STREET VENTURES LLC                               |                                | 4904 IVERCROFT PL                   | FUQUAY VARINA NC 27526-8691  | 3720 S WILMINGTON ST |
| 1702301850 | BANNISTER PROPERTIES LLC                                     |                                | PO BOX 769                          | GARNER NC 27529-0769         | 3608 S WILMINGTON ST |
| 1702301850 | BANNISTER PROPERTIES   |                                | PO BOX 769                          | GARNER NC 27529-0769         | 3610 S WILMINGTON ST |
| 1702308762 | ROSEMYR CORPORATION THE                                      |                                | PO BOX 108                          | HENDERSON NC 27536-0108      | 3625 S WILMINGTON ST |
| 1702310153 | BANNISTER PROPERTIES LLC                                     |                                | PO BOX 769                          | GARNER NC 27529-0769         | 475 TRYON RD         |
| 1702310674 | OLYMPIA DRIVE, LLC   | ATTN: MS. RUTH M BABCOCK       | 701 E SIX FORKS RD                  | RALEIGH NC 27609-7831        | 3421 OLYMPIA DR      |
| 1702310938 | JJIT INVESTMENT LLC  |                                | 421 CHAPANOKE RD STE 113            | RALEIGH NC 27603-3690        | 3424 OLYMPIA DR      |
| 1702312192 | BANNISTER PROPERTIES LLC                                     |                                | PO BOX 769                          | GARNER NC 27529-0769         | 3600 S WILMINGTON ST |
| 1702312417 | GOLDEN CORRAL CORP   |                                | 5151 GLENWOOD AVE                   | RALEIGH NC 27612-3240        | 3551 GRENELLE ST     |
| 1702312978 | HC OLYMPIA LLC   | O'REILLY AUTOM INC STORE #2108 | PO BOX 9167                         | SPRINGFIELD MO 65801-9167    | 3416 OLYMPIA DR      |
| 1702316588 | BANNISTER PROPERTIES LLC                                     |                                | PO BOX 769                          | GARNER NC 27529-0769         | 3523 S WILMINGTON ST |
| 1702317150 | NADG NNN RALEIGH LP  |                                | 3131 MCKINNEY AVE STE L10           | DALLAS TX 75204-2430         | 349 TRYON RD         |
| 1702317421 | CLARK STORES LLC   |                                | PO BOX 469                          | CLINTON NC 28329-0469        | 3525 S WILMINGTON ST |
| 1702317774 | KYLE WHITE ENTERPRISES LLC                                   |                                | PO BOX 886                          | GARNER NC 27529-0886         | 320 CIRCLE LN        |
| 1702317882 | ARVIN FAMILY LLC   | JOHNNY C JOHNSON               | 1209 NORTHVIEW ST                   | GARNER NC 27529-2627         | 3411 S WILMINGTON ST |
| 1702318881 | KYLE WHITE ENTERPRISES LLC                                   |                                | PO BOX 886                          | GARNER NC 27529-0886         | 316 CIRCLE LN        |
| 1702319369 | MANN FAMILY PROPERTIES OF RALEIGH III LLC                    |                                | 1210 COWPER DR                      | RALEIGH NC 27608-2233        | 336 TRYON RD         |
| 1702319521 | L&L BOYS LLC   |                                | 3535 S WILMINGTON ST                | RALEIGH NC 27603-3562        | 3535 S WILMINGTON ST |
| 1702319626 | 3509 WILMINGTON STREET COMMONS LLC                           |                                | 3509 S WILMINGTON ST                | RALEIGH NC 27603-3543        | 3509 S WILMINGTON ST |
| 1702319853 | KYLE WHITE ENTERPRISES LLC                                   |                                | PO BOX 886                          | GARNER NC 27529-0886         | 312 CIRCLE LN        |
| 1702319923 | 3407 S WILMINGTON LLC  |                                | 3407 S WILMINGTON ST                | RALEIGH NC 27603-3541        | 3407 S WILMINGTON ST |
| 1702323154 | BOYETTE, RICHARD T BOYETTE, BETH R                           |                                | 1902 STONE ST                       | RALEIGH NC 27608-2251        | 3408 OLYMPIA DR      |
| 1702323288 | WAFFLE HOUSE INC   | IVY IRWIN                      | 933 GARRETT ST SE APT 206           | ATLANTA GA 30316-6824        | 3400 OLYMPIA DR      |
| 1702323604 | NAVIGATOR REAL ESTATE HOLDINGS, LLC                          |                                | 790 PERSHING RD                     | RALEIGH NC 27608-2712        | 401 CHAPANOKE RD     |
| 1702323738 | JJIT INVESTMENT LLC  |                                | 421 CHAPANOKE RD STE 113            | RALEIGH NC 27603-3690        | 0 CHAPANOKE RD       |
| 1702324412 | WAKE COUNTY BOARD OF ALCOHOLIC CONTROL                       |                                | 1212 WICKER DR                      | RALEIGH NC 27604-1428        | 3320 OLYMPIA DR      |
| 1702324661 | QUICK TRIP LLC   |                                | 100 OLD PROS WAY                    | CARY NC 27513-5640           | 3310 OLYMPIA DR      |
| 1702325995 | CHAPANOKE SQUARE LLC   | AARON FEINBERG                 | 1777 E 10TH ST                      | BROOKLYN NY 11223-2330       | 3224 S WILMINGTON ST |
| 1702325995 | TACO BELL  | LUHN FOUR INC                  | 2950 GATEWAY CENTRE BLVD            | MORRISVILLE NC 27560-9615    | 3224 S WILMINGTON ST |
| 1702329034 | MACHINE & WELDING SUPPLY CO                                  |                                | PO BOX 1708                         | DUNN NC 28335-1708           | 3401 S WILMINGTON ST |
| 1702329369 | CLAUDE F SMITH VII CORP LLC                                  | RYAN LLC                       | PO BOX 56607                        | ATLANTA GA 30343-0607        | 3321 S WILMINGTON ST |
| 1702329656 | JZF PROPERTIES LLC   |                                | 4905 WATERS EDGE DR                 | RALEIGH NC 27606-2405        | 3301 S WILMINGTON ST |
| 1702329858 | DB REAL ESTATE ASSETS I LLC                                  | DUNKIN BRANDS INC              | 130 ROYAL ST                        | CANTON MA 02021-1010         | 3209 S WILMINGTON ST |
| 1702334256 | CHAPANOKE SQUARE LLC   | AARON FEINBERG                 | 1777 E 10TH ST                      | BROOKLYN NY 11223-2330       | 3210 S WILMINGTON ST |
| 1702401944 | ROSEMYR CORPORATION THE                                      |                                | PO BOX 108                          | HENDERSON NC 27536-0108      | 325 TRYON RD         |
| 1702410643 | KYLE WHITE ENTERPRISES LLC                                   |                                | 322 FOX WALK PATH                   | GARNER NC 27529-8278         | 309 CIRCLE LN        |
| 1702410843 | BANNISTER LAND ENTERPRISES LLC                               |                                | PO BOX 2117                         | GARNER NC 27529-1170         | 308 CIRCLE LN        |
| 1702411425 | CHAO, TEH HWA CHAO, LI CHUAN                                 |                                | 10000 ADIRONDACK WAY                | CHAPEL HILL NC 27517-7410    | 330 TRYON RD         |
| 1702411605 | KYLE WHITE ENTERPRISES LLC                                   |                                | 322 FOX WALK PATH                   | GARNER NC 27529-8278         | 0 CIRCLE LN          |
| 1702411693 | FOXWORTH, RONALD D FOXWORTH, SARAH F                         |                                | PO BOX 337                          | WILSONS MILLS NC 27593-0337  | 301 CIRCLE LN        |
| 1702411823 | D W B PROPERTIES LLC   |                                | PO BOX 324                          | GARNER NC 27529-0324         | 304 CIRCLE LN        |
| 1702411959 | MACHINE & WELDING SUPPLY CO                                  |                                | PO BOX 1708                         | DUNN NC 28335-1708           | 337 SHERWEE DR       |
| 1702412445 | SHERRON FAMILY PROPERTIES I                                  | KEMP SHERRON                   | 6120 CHOWNING CT                    | RALEIGH NC 27612-6705        | 328 TRYON RD         |
| 1702412830 | KYLE WHITE ENTERPRISES LLC                                   |                                | 322 FOX WALK PATH                   | GARNER NC 27529-8278         | 300 CIRCLE LN        |
| 1702414968 | HAB PROPERTIES LLC   |                                | 333 SHERWEE DR                      | RALEIGH NC 27603-3521        | 335 SHERWEE DR       |
| 1702415632 | GIDEON CREEK PROPERTIES LLC                                  |                                | 119 S FUQUAY AVE                    | FUQUAY VARINA NC 27526-2210  | 326 TRYON RD         |
| 1702416012 | ROSEMYR CORPORATION THE                                      |                                | PO BOX 108                          | HENDERSON NC 27536-0108      | 303 TRYON RD         |
| 1702420237 | STANLEY, DWIGHT L STANLEY, PAULA K                           |                                | 3933 BENTLEY BROOK DR               | RALEIGH NC 27612-8077        | 3333 S WILMINGTON ST |
| 1702421418 | STEPHENS ENTERPRISES LLC                                     |                                | 319 CHAPANOKE RD STE 106            | RALEIGH NC 27603-3433        | 3317 S WILMINGTON ST |
| 1702422274 | BHATHELA, AVINASH THAKORLAL BHATHELA, ROHINI AVINASH         |                                | 114 ANSLEY WALK LN                  | CARY NC 27518-5731           | 336 SHERWEE DR       |
| 1702424223 | DAWSON, TODD DAWSON, GWEN MCCOTTER                           |                                | 330 SHERWEE DR                      | RALEIGH NC 27603-3522        | 330 SHERWEE DR       |
| 1702425253 | HOCUTT, MICHAEL E HOCUTT, LISA W                             |                                | 324 SHERWEE DR                      | RALEIGH NC 27603-3522        | 324 SHERWEE DR       |
| 1702425673 | WAKE TECHNICAL COMMUNITY COLLEGE                             |                                | 9101 FAYETTEVILLE RD                | RALEIGH NC 27603-5655        | 321 CHAPANOKE RD     |
| 1702432102 | WAKE TECHNICAL COMMUNITY COLLEGE                             |                                | 9101 FAYETTEVILLE RD                | RALEIGH NC 27603-5655        | 0 CHAPANOKE RD       |
|            | WithersRavenel   | David Brown                    | 137 S. Wilmington Street, Suite 200 | Raleigh, NC 27601            |                      |
|            | Raleigh Department of City Planning                          | JP Mansolf                     | PO Box 590                          | Raleigh, NC 27602            |                      |
|            | The Young Group  | Robert Young                   | 800 W. Broad Street                 | Falls Church, VA 22046       |                      |

# Grenelle Street Rezoning: 2<sup>nd</sup> Virtual Neighborhood Notification Meeting

August 17, 2020 5:30pm-7:30pm

## Project Representatives:

- David Brown - WithersRavenel
- Daniel Rauh - WithersRavenel
- Robert Young - The Young Group
- Russell Marks - The Young Group
- Vernetta Alston - The Young Group

## Meeting Slides:

- Rezoning process for the City of Raleigh
- Vicinity Maps
- Site Features
  - Topo, Storm, & Sewer Features
  - Floodway & Floodplain
  - Existing Zoning and Zoning Overlays
  - Urban Form Features
  - Future Land Use Map
- Rezoning application
- Zoning conditions offered
- Conclusion of presentation

## Meeting Recording Link:

<https://youtu.be/MyCEslv6XPk>

## Neighbor Questions:

Q: On the info for this meeting it said you were looking at "rezoned to a Residential Mixed-Use Conditional Use District and maintain the Parking Limited Frontage (RX-7-PL-CU)" did this change?

A: The designation of RX-7-PL-CU was incorrect and conflicted with the application and meeting slides which indicated the correct zone request. The development team opted for zone that we believed would match the context of its surroundings more harmoniously. We apologize for the miscommunication.

Q: Would it be possible to add affordable housing to this list?

A: We will have to confer with the Client and City Attorney. Would need to determine if it is acceptable under the Fair Housing Act.

Q: Is there any chance of having walkable retail in this area?

A: There is an existing shopping center to the north. Retail on the property would be allowed under the current zoning, but the current plan is to rely on the northern shopping center to serve as retail anchor.

Q: Curious as to why you are not going higher?

A: Intended development does not require height greater than 5-stories.

Q: Can the sidewalk infrastructure be networked into the existing community?

A: Yes. We will be building road improvements on Grenelle Street including an updated sidewalk. There will also be an easement for a transit shelter in the future. We will flag gaps between this site and Renaissance Park, but do not have the authority to conduct sidewalk improvement off of the site.

Q: There is no retail planned for the site? There is a real need for retail appropriate for the community.

A: The proposed zoning allows for retail use.

Q: What exactly are you going to put on this site. How many units?

A: 106 Residential Units is the current plan.

C: We have a great walkable area - would love to have that expanded - thank you!!!

A: Thank you for your input.

Q: What is the range of cost of each unit?

A: Unit cost is not determined at this stage.

Q: What does the zoning change mean parking wise? Because there is currently a parking shortage in renaissance park so no room for spillover unfortunately.

A: Zoning does not regulate parking counts. That is regulated by the City's Unified Development Ordinance.

Q: Where are you going to park 150 cars?

A: The parking will be provided on the property. Not a given that 150 parking stalls are needed for the site. The site can also utilize a shared parking agreement with the parking next door.

Q: Where is office use? This looks residential.

A: Office use is at the northeast of the Site.

Q: The zoning is for office to remain?

A: The office can remain in the proposed zoning district.

C: Thank you. this is not the first rezoning to propose rezoning for apartments these proposals would receive a much warmer reception from the neighborhood if they were to include appropriate walkable retail to address the serious shortage of such in the neighborhood. Existing retail is oriented to drive in traffic and does not do much to address RP park needs... which remain unmet.

A: Thank you for your comment.

Q: (Watershed designation) is incorrect. Swift creek starts NORTH of swift creek. North of Tryon.

A: There is some discussion with the City on overall mapping, however the SWPOD Overlay is the boundary that the city uses. We are speaking in terms of the zoning boundaries only.

Q: There's a pond shown on the map where we don't have one today... is there a proposal to create a pond? Pond: the blue to the left of Grenelle. There's no water there now.

A: That pond was built and sized to handle stormwater runoff from the subject site. The facility is considered a "dry pond" and will only fill during rainfall events.

Q: Building Materials?

A: We do not have those specifics at this time.

Q: The grassy area to the north of Olympia is currently used for a wide range of local cultural events, such as an annual circus. Is that area going to be affected?

A: The site across Olympia Drive from the subject property will not be affected.

Q: It generates a large amount of noise while those events are in progress. Has that been addressed to your clients?

A: The developer has representatives in this meeting tonight who will make note of the annual events and noise considerations. Thank you for your insight.

Q: How many parking places?

A: This will depend on the final mix of apartments (quantity of apartments with 1 bedroom, 2 bedroom, etc.) designed for the site, which has not been finalized at this time.

Q: Does the Strayer bldg. come down?

A: No, at this time there is no plan to remove the existing building. The current request is a rezoning application only.

| Attendance Count | First Name     | Last Name | Email                        | Role                |
|------------------|----------------|-----------|------------------------------|---------------------|
| 1                | David          | Brown     | dbrown@withersravenel.com    | Development Team    |
| 2                | Daniel         | Rauh      | drauh@withersravenel.com     | Development Team    |
| 3                | Robert         | Young     | ryoung@young-grp.com         | Development Team    |
| 4                | Vernetta       | Alston    | vernetta@oakdevelop.com      | Development Team    |
| 5                | Russell        | Marks     | russmarks@msm.com            | Development Team    |
| 6                | Eddie          | Staley    | estaley@withersravelnel.com  | Development Team    |
| 7                | Hannah         | Reckhow   | hannah.reckhow@raleighnc.gov | City Representative |
| 8                | Call-In-User 2 | n/a       | n/a                          | Resident            |
| 9                | Call-In-User 3 | n/a       | n/a                          | Resident            |
| 10               | Anthony        | McLeod    | anthony.mcleod@gmail.com     | Resident            |
| 11               | Carol          | Schlim    | cschlim2@gmail.com           | Resident            |
| 12               | Donna          | Bailey    | donna.bailey.nc@gmail.com    | Resident            |
| 13               | James          | Kelley    | jpkelley00@gmail.com         | Resident            |
| 14               | Kathleen       | Sheridan  | kksmail2008@gmail.com        | Resident            |
| 15               | Linda          | Robinson  | lynnblessed63@yahoo.com      | Resident            |
| 16               | Michael        | Fridel    | mafridel@msn.com             | Resident            |
| 17               | Rose           | Sheridan  | rsheridan3@elon.edu          | Resident            |



Date: August 6, 2020

Re: 3421 Olympia Drive (Wake County Prop ID #1702-31-0674)

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on August 17, 2020 from 5:30pm to 7:30pm. The meeting will be held virtually. Webex allows you to join via a computer or smart phone, and there is a dial-in option for telephone access. We have created an information page on our website for this meeting, to access information on the project, the Neighbor Notice Meeting, and how to connect to WebEx on the internet, please visit our website here:

<https://withersravenel.com/publicmeetings>

**Meeting Name: Grenelle Street Rezoning Public Meeting**

**WebEx Access Code: 161 877 6607**

Or call:

**WebEx Phone Number: 1-415-655-0001**

The purpose of this meeting is to discuss Z-25-20, a requested rezoning of the property located at 3421 Olympia Drive. This site is currently zoned Commercial Mixed-Use Conditional Use (3 stories) and has a Parking Limited Frontage requirement (CX-3-PL-CU) and is proposed to be rezoned to Commercial Mixed-Use Conditional Use District (5 stories) with an Urban Limited Frontage (CX-5-UL-CU) as well as providing a portion of the site to address the Swift Creek Protection Overlay District (SWPOD) at the parcel's southwest corner.

Prior to review by the Planning Commission, the City of Raleigh requires that a neighborhood meeting be held for all property owners within 1,000 feet of the area requested for rezoning. After the meeting a report will be submitted to the Raleigh Planning and Development Department. Any other person attending the meeting can submit written comments about the meeting or the request in general, but to be included in the Planning Commission agenda packet written comments must be received at least 10 days prior to the date of the Planning Commission meeting where the case is being considered.

Information about the rezoning process is available online; visit [www.raleighnc.gov](http://www.raleighnc.gov) and search for "Rezoning Process." If you have further questions about the rezoning process, or would like to submit written comments after the meeting please contact:

Hannah Reckhow  
Raleigh Planning & Development  
(919)996-2622  
[Hannah.Reckhow@raleighnc.gov](mailto:Hannah.Reckhow@raleighnc.gov)

If you have any concerns or questions about this potential rezoning we can be reached at:  
[grenelle@withersravenel.com](mailto:grenelle@withersravenel.com).

Sincerely,

David Brown

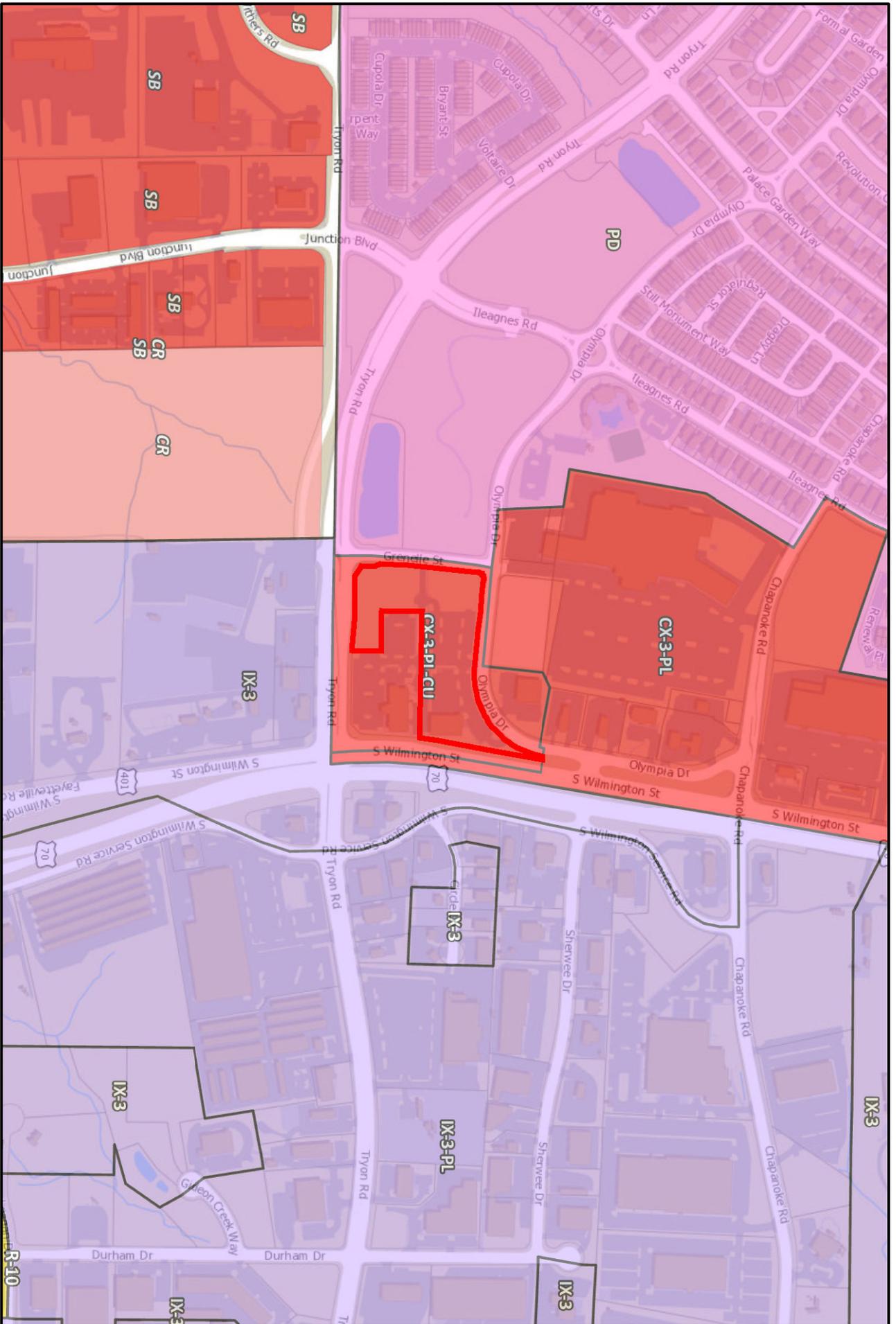


# Aerial Exhibit

**WithersRavenel**  
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**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.



# Zoning Exhibit



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DRAFT

# Rezoning Application



RALEIGH  
DEPARTMENT OF  
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

| REZONING REQUEST  |  |                            |  |                  |
|---|--|----------------------------|--|------------------|
| <input type="checkbox"/> General Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan                              |  |                            | <b>OFFICE<br/>USE ONLY</b><br><br><b>Rezoning Case #</b> |                  |
| Existing Zoning Base District   | Height                                     | Frontage                   |  | Overlay(s) _____ |
| Proposed Zoning Base District _____   | Height _____                               | Frontage _____             |  | Overlay(s) _____ |
| <i>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.</i> |  |                            |  |                  |
| If the property has been previously rezoned, provide the rezoning case number:  |  |                            |  |                  |
|   |  |                            |  |                  |
| GENERAL INFORMATION   |  |                            |  |                  |
| Date  | Date Amended (1)                           | Date Amended (2)           |  |                  |
| Property Address  |  |                            |  |                  |
| Property PIN  |  | Deed Reference (book/page) |  |                  |
| Nearest Intersection  |  |                            |  |                  |
| Property Size (acres)   | For Planned Development Applications Only: | Total Units                | Total Square Footage                                     |                  |
|   |  | Total Parcels              | Total Buildings  |                  |
| Property Owner Name/Address   |  | Phone                      | Fax  |                  |
|   |  | Email                      |  |                  |
| Applicant Name/Address  |  | Phone                      | Fax  |                  |
|   |  | Email                      |  |                  |
| Applicant* Signature(s)   |  | Email                      |  |                  |

\*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

**DRAFT**

| <b>CONDITIONAL USE DISTRICT ZONING CONDITIONS</b> |                 |   |
|---|-----------------|---|
| Zoning Case Number                                |                 | <b>OFFICE USE ONLY</b><br><br>Rezoning Case # |
| Date Submitted                                    |                 |   |
| Existing Zoning                                   | Proposed Zoning |   |
| <b>Narrative of Zoning Conditions Offered</b>     |                 |   |
|   |                 |   |

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

Property Owner(s) Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Property Owners within 1000' of 3421 Olympia Drive



WithersRavenel  
Our People. Your Success.

| PIN        | Owner 1  | Owner 2                        | Mail Address 1                      | Mail Address 2               | Site Address         |
|------------|--|--------------------------------|-------------------------------------|------------------------------|----------------------|
| 1702107777 | ALLTEL COMMUNICATIONS CO                                     |                                | PO BOX 2549                         | ADDISON TX 75001-2549        | 3641 JUNCTION BLVD   |
| 1702107829 | TILLET, JULIA NEWSOME  |                                | 3621 JUNCTION BLVD                  | RALEIGH NC 27603-3636        | 3621 JUNCTION BLVD   |
| 1702117150 | PLAZA EL TORO LLC  |                                | 3609 JUNCTION BLVD                  | RALEIGH NC 27603-3636        | 3601 JUNCTION BLVD   |
| 1702117389 | ISLAMIC ASSOCIATION OF RALEIGH                               |                                | 3020 LIGON ST                       | RALEIGH NC 27607-5308        | 0 TRYON RD           |
| 1702125184 | AMELIA PARK LLC  |                                | 448 VIKING DR STE 220               | VIRGINIA BEACH VA 23452-7331 | 1400 ILEAGNES RD     |
| 1702129315 | RENAISSANCE PARK MASTER ASSN INC                             | PPM INC OF RALEIGH             | 11010 RAVEN RIDGE RD                | RALEIGH NC 27614-8837        | 3604 OLYMPIA DR      |
| 1702129358 | ROBINSON, LINDA E ROBINSON, JEREMIAH                         |                                | 1376 ILEAGNES RD                    | RALEIGH NC 27603-3436        | 1376 ILEAGNES RD     |
| 1702129472 | S&K PTNRP LLC  |                                | 1000 DARRINGTON DR STE 105          | CARY NC 27513-8134           | 1372 ILEAGNES RD     |
| 1702201920 | BROOMFIELD LLC   | C/O TARLTON LONG               | 831 EDGEHILL RD S                   | CHARLOTTE NC 28207-1881      | 601 TRYON RD         |
| 1702212734 | AMELIA PARK LLC  |                                | 448 VIKING DR STE 220               | VIRGINIA BEACH VA 23452-7331 | 3591 OLYMPIA DR      |
| 1702214484 | RENAISSANCE PARK COMMERCIAL CENTER EAST ASSN INC             | WAKEFIELD DVLPMNT COMP         | 448 VIKING DR STE 220               | VIRGINIA BEACH VA 23452-7331 | 0 TRYON RD           |
| 1702216969 | JJIT INVESTMENT LLC  |                                | 421 CHAPANOKE RD STE 113            | RALEIGH NC 27603-3690        | 3510 OLYMPIA DR      |
| 1702217999 | JJIT INVESTMENT LLC  |                                | 421 CHAPANOKE RD STE 113            | RALEIGH NC 27603-3690        | 0 OLYMPIA DR         |
| 1702220406 | MAY, MICHAEL DAVID MAY, STEVEN WARREN                        |                                | 1368 ILEAGNES RD                    | RALEIGH NC 27603-3436        | 1368 ILEAGNES RD     |
| 1702220520 | NORRIS, DAVID L NORRIS, MARINA L                             |                                | 1364 ILEAGNES RD                    | RALEIGH NC 27603-3436        | 1364 ILEAGNES RD     |
| 1702220553 | DAVIS, THOMAS L DAVIS, NANCY E                               |                                | 1360 ILEAGNES RD                    | RALEIGH NC 27603-3436        | 1360 ILEAGNES RD     |
| 1702220577 | WOLPER, STUART R   |                                | 1356 ILEAGNES RD                    | RALEIGH NC 27603-3436        | 1356 ILEAGNES RD     |
| 1702222589 | GROSS, KYLE P GROSS, ANNE B                                  |                                | 1345 ILEAGNES RD                    | RALEIGH NC 27603-3432        | 1345 ILEAGNES RD     |
| 1702223354 | AMELIA PARK LLC  |                                | 448 VIKING DR STE 220               | VIRGINIA BEACH VA 23452-7331 | 1363 ILEAGNES RD     |
| 1702223613 | PETTUS, ROBERT D III   |                                | 1341 ILEAGNES RD                    | RALEIGH NC 27603-3432        | 1341 ILEAGNES RD     |
| 1702223637 | GREER, ANTHONY PAUL II TRUSTEE GREER, LAUREN KENNEDY TRUSTEE |                                | 1337 ILEAGNES RD                    | RALEIGH NC 27603-3432        | 1337 ILEAGNES RD     |
| 1702223761 | S&K PTNRP LLC  |                                | 1000 DARRINGTON DR STE 105          | CARY NC 27513-8134           | 1335 ILEAGNES RD     |
| 1702223785 | FRIDEL, MICHAEL  |                                | 1331 ILEAGNES RD                    | RALEIGH NC 27603-3432        | 1331 ILEAGNES RD     |
| 1702224719 | WILLIAMS, ASHLEY LAUREN                                      |                                | 1327 ILEAGNES RD                    | RALEIGH NC 27603-3432        | 1327 ILEAGNES RD     |
| 1702226069 | JJIT INVESTMENT LLC  |                                | 421 CHAPANOKE RD STE 113            | RALEIGH NC 27603-3690        | 0 OLYMPIA DR         |
| 1702228488 | JJIT INVESTMENT LLC  |                                | 421 CHAPANOKE RD STE 113            | RALEIGH NC 27603-3690        | 407 CHAPANOKE RD     |
| 1702229099 | JJIT INVESTMENT LLC  |                                | 421 CHAPANOKE RD STE 113            | RALEIGH NC 27603-3690        | 0 OLYMPIA DR         |
| 1702238182 | CHAPANOKE PROPERTIES LLC                                     |                                | 4321 MEDICAL PARK DR STE 100        | DURHAM NC 27704-2199         | 420 CHAPANOKE RD     |
| 1702301391 | WILMINGTON STREET VENTURES LLC                               |                                | 4904 IVERCROFT PL                   | FUQUAY VARINA NC 27526-8691  | 3720 S WILMINGTON ST |
| 1702301391 | WILMINGTON STREET VENTURES LLC                               |                                | 4904 IVERCROFT PL                   | FUQUAY VARINA NC 27526-8691  | 3720 S WILMINGTON ST |
| 1702301850 | BANNISTER PROPERTIES LLC                                     |                                | PO BOX 769                          | GARNER NC 27529-0769         | 3608 S WILMINGTON ST |
| 1702301850 | BANNISTER PROPERTIES   |                                | PO BOX 769                          | GARNER NC 27529-0769         | 3610 S WILMINGTON ST |
| 1702308762 | ROSEMYR CORPORATION THE                                      |                                | PO BOX 108                          | HENDERSON NC 27536-0108      | 3625 S WILMINGTON ST |
| 1702310153 | BANNISTER PROPERTIES LLC                                     |                                | PO BOX 769                          | GARNER NC 27529-0769         | 475 TRYON RD         |
| 1702310674 | OLYMPIA DRIVE, LLC   | ATTN: MS. RUTH M BABCOCK       | 701 E SIX FORKS RD                  | RALEIGH NC 27609-7831        | 3421 OLYMPIA DR      |
| 1702310938 | JJIT INVESTMENT LLC  |                                | 421 CHAPANOKE RD STE 113            | RALEIGH NC 27603-3690        | 3424 OLYMPIA DR      |
| 1702312192 | BANNISTER PROPERTIES LLC                                     |                                | PO BOX 769                          | GARNER NC 27529-0769         | 3600 S WILMINGTON ST |
| 1702312417 | GOLDEN CORRAL CORP   |                                | 5151 GLENWOOD AVE                   | RALEIGH NC 27612-3240        | 3551 GRENELLE ST     |
| 1702312978 | HC OLYMPIA LLC   | O'REILLY AUTOM INC STORE #2108 | PO BOX 9167                         | SPRINGFIELD MO 65801-9167    | 3416 OLYMPIA DR      |
| 1702316588 | BANNISTER PROPERTIES LLC                                     |                                | PO BOX 769                          | GARNER NC 27529-0769         | 3523 S WILMINGTON ST |
| 1702317150 | NADG NNN RALEIGH LP  |                                | 3131 MCKINNEY AVE STE L10           | DALLAS TX 75204-2430         | 349 TRYON RD         |
| 1702317421 | CLARK STORES LLC   |                                | PO BOX 469                          | CLINTON NC 28329-0469        | 3525 S WILMINGTON ST |
| 1702317774 | KYLE WHITE ENTERPRISES LLC                                   |                                | PO BOX 886                          | GARNER NC 27529-0886         | 320 CIRCLE LN        |
| 1702317882 | ARVIN FAMILY LLC   | JOHNNY C JOHNSON               | 1209 NORTHVIEW ST                   | GARNER NC 27529-2627         | 3411 S WILMINGTON ST |
| 1702318881 | KYLE WHITE ENTERPRISES LLC                                   |                                | PO BOX 886                          | GARNER NC 27529-0886         | 316 CIRCLE LN        |
| 1702319369 | MANN FAMILY PROPERTIES OF RALEIGH III LLC                    |                                | 1210 COWPER DR                      | RALEIGH NC 27608-2233        | 336 TRYON RD         |
| 1702319521 | L&L BOYS LLC   |                                | 3535 S WILMINGTON ST                | RALEIGH NC 27603-3562        | 3535 S WILMINGTON ST |
| 1702319626 | 3509 WILMINGTON STREET COMMONS LLC                           |                                | 3509 S WILMINGTON ST                | RALEIGH NC 27603-3543        | 3509 S WILMINGTON ST |
| 1702319853 | KYLE WHITE ENTERPRISES LLC                                   |                                | PO BOX 886                          | GARNER NC 27529-0886         | 312 CIRCLE LN        |
| 1702319923 | 3407 S WILMINGTON LLC  |                                | 3407 S WILMINGTON ST                | RALEIGH NC 27603-3541        | 3407 S WILMINGTON ST |
| 1702323154 | BOYETTE, RICHARD T BOYETTE, BETH R                           |                                | 1902 STONE ST                       | RALEIGH NC 27608-2251        | 3408 OLYMPIA DR      |
| 1702323288 | WAFFLE HOUSE INC   | IVY IRWIN                      | 933 GARRETT ST SE APT 206           | ATLANTA GA 30316-6824        | 3400 OLYMPIA DR      |
| 1702323604 | NAVIGATOR REAL ESTATE HOLDINGS, LLC                          |                                | 790 PERSHING RD                     | RALEIGH NC 27608-2712        | 401 CHAPANOKE RD     |
| 1702323738 | JJIT INVESTMENT LLC  |                                | 421 CHAPANOKE RD STE 113            | RALEIGH NC 27603-3690        | 0 CHAPANOKE RD       |
| 1702324412 | WAKE COUNTY BOARD OF ALCOHOLIC CONTROL                       |                                | 1212 WICKER DR                      | RALEIGH NC 27604-1428        | 3320 OLYMPIA DR      |
| 1702324661 | QUICK TRIP LLC   |                                | 100 OLD PROS WAY                    | CARY NC 27513-5640           | 3310 OLYMPIA DR      |
| 1702325995 | CHAPANOKE SQUARE LLC   | AARON FEINBERG                 | 1777 E 10TH ST                      | BROOKLYN NY 11223-2330       | 3224 S WILMINGTON ST |
| 1702325995 | TACO BELL  | LUHN FOUR INC                  | 2950 GATEWAY CENTRE BLVD            | MORRISVILLE NC 27560-9615    | 3224 S WILMINGTON ST |
| 1702329034 | MACHINE & WELDING SUPPLY CO                                  |                                | PO BOX 1708                         | DUNN NC 28335-1708           | 3401 S WILMINGTON ST |
| 1702329369 | CLAUDE F SMITH VII CORP LLC                                  | RYAN LLC                       | PO BOX 56607                        | ATLANTA GA 30343-0607        | 3321 S WILMINGTON ST |
| 1702329656 | JZF PROPERTIES LLC   |                                | 4905 WATERS EDGE DR                 | RALEIGH NC 27606-2405        | 3301 S WILMINGTON ST |
| 1702329858 | DB REAL ESTATE ASSETS I LLC                                  | DUNKIN BRANDS INC              | 130 ROYAL ST                        | CANTON MA 02021-1010         | 3209 S WILMINGTON ST |
| 1702334256 | CHAPANOKE SQUARE LLC   | AARON FEINBERG                 | 1777 E 10TH ST                      | BROOKLYN NY 11223-2330       | 3210 S WILMINGTON ST |
| 1702401944 | ROSEMYR CORPORATION THE                                      |                                | PO BOX 108                          | HENDERSON NC 27536-0108      | 325 TRYON RD         |
| 1702410643 | KYLE WHITE ENTERPRISES LLC                                   |                                | 322 FOX WALK PATH                   | GARNER NC 27529-8278         | 309 CIRCLE LN        |
| 1702410843 | BANNISTER LAND ENTERPRISES LLC                               |                                | PO BOX 2117                         | GARNER NC 27529-1170         | 308 CIRCLE LN        |
| 1702411425 | CHAO, TEH HWA CHAO, LI CHUAN                                 |                                | 10000 ADIRONDACK WAY                | CHAPEL HILL NC 27517-7410    | 330 TRYON RD         |
| 1702411605 | KYLE WHITE ENTERPRISES LLC                                   |                                | 322 FOX WALK PATH                   | GARNER NC 27529-8278         | 0 CIRCLE LN          |
| 1702411693 | FOXWORTH, RONALD D FOXWORTH, SARAH F                         |                                | PO BOX 337                          | WILSONS MILLS NC 27593-0337  | 301 CIRCLE LN        |
| 1702411823 | D W B PROPERTIES LLC   |                                | PO BOX 324                          | GARNER NC 27529-0324         | 304 CIRCLE LN        |
| 1702411959 | MACHINE & WELDING SUPPLY CO                                  |                                | PO BOX 1708                         | DUNN NC 28335-1708           | 337 SHERWEE DR       |
| 1702412445 | SHERRON FAMILY PROPERTIES I                                  | KEMP SHERRON                   | 6120 CHOWNING CT                    | RALEIGH NC 27612-6705        | 328 TRYON RD         |
| 1702412830 | KYLE WHITE ENTERPRISES LLC                                   |                                | 322 FOX WALK PATH                   | GARNER NC 27529-8278         | 300 CIRCLE LN        |
| 1702414968 | HAB PROPERTIES LLC   |                                | 333 SHERWEE DR                      | RALEIGH NC 27603-3521        | 335 SHERWEE DR       |
| 1702415632 | GIDEON CREEK PROPERTIES LLC                                  |                                | 119 S FUQUAY AVE                    | FUQUAY VARINA NC 27526-2210  | 326 TRYON RD         |
| 1702416012 | ROSEMYR CORPORATION THE                                      |                                | PO BOX 108                          | HENDERSON NC 27536-0108      | 303 TRYON RD         |
| 1702420237 | STANLEY, DWIGHT L STANLEY, PAULA K                           |                                | 3933 BENTLEY BROOK DR               | RALEIGH NC 27612-8077        | 3333 S WILMINGTON ST |
| 1702421418 | STEPHENS ENTERPRISES LLC                                     |                                | 319 CHAPANOKE RD STE 106            | RALEIGH NC 27603-3433        | 3317 S WILMINGTON ST |
| 1702422274 | BHATHELA, AVINASH THAKORLAL BHATHELA, ROHINI AVINASH         |                                | 114 ANSLEY WALK LN                  | CARY NC 27518-5731           | 336 SHERWEE DR       |
| 1702424223 | DAWSON, TODD DAWSON, GWEN MCCOTTER                           |                                | 330 SHERWEE DR                      | RALEIGH NC 27603-3522        | 330 SHERWEE DR       |
| 1702425253 | HOCUTT, MICHAEL E HOCUTT, LISA W                             |                                | 324 SHERWEE DR                      | RALEIGH NC 27603-3522        | 324 SHERWEE DR       |
| 1702425673 | WAKE TECHNICAL COMMUNITY COLLEGE                             |                                | 9101 FAYETTEVILLE RD                | RALEIGH NC 27603-5655        | 321 CHAPANOKE RD     |
| 1702432102 | WAKE TECHNICAL COMMUNITY COLLEGE                             |                                | 9101 FAYETTEVILLE RD                | RALEIGH NC 27603-5655        | 0 CHAPANOKE RD       |
|            | WithersRavenel   | David Brown                    | 137 S. Wilmington Street, Suite 200 | Raleigh, NC 27601            |                      |
|            | Raleigh Department of City Planning                          | JP Mansolf                     | PO Box 590                          | Raleigh, NC 27602            |                      |
|            | The Young Group  | Robert Young                   | 800 W. Broad Street                 | Falls Church, VA 22046       |                      |