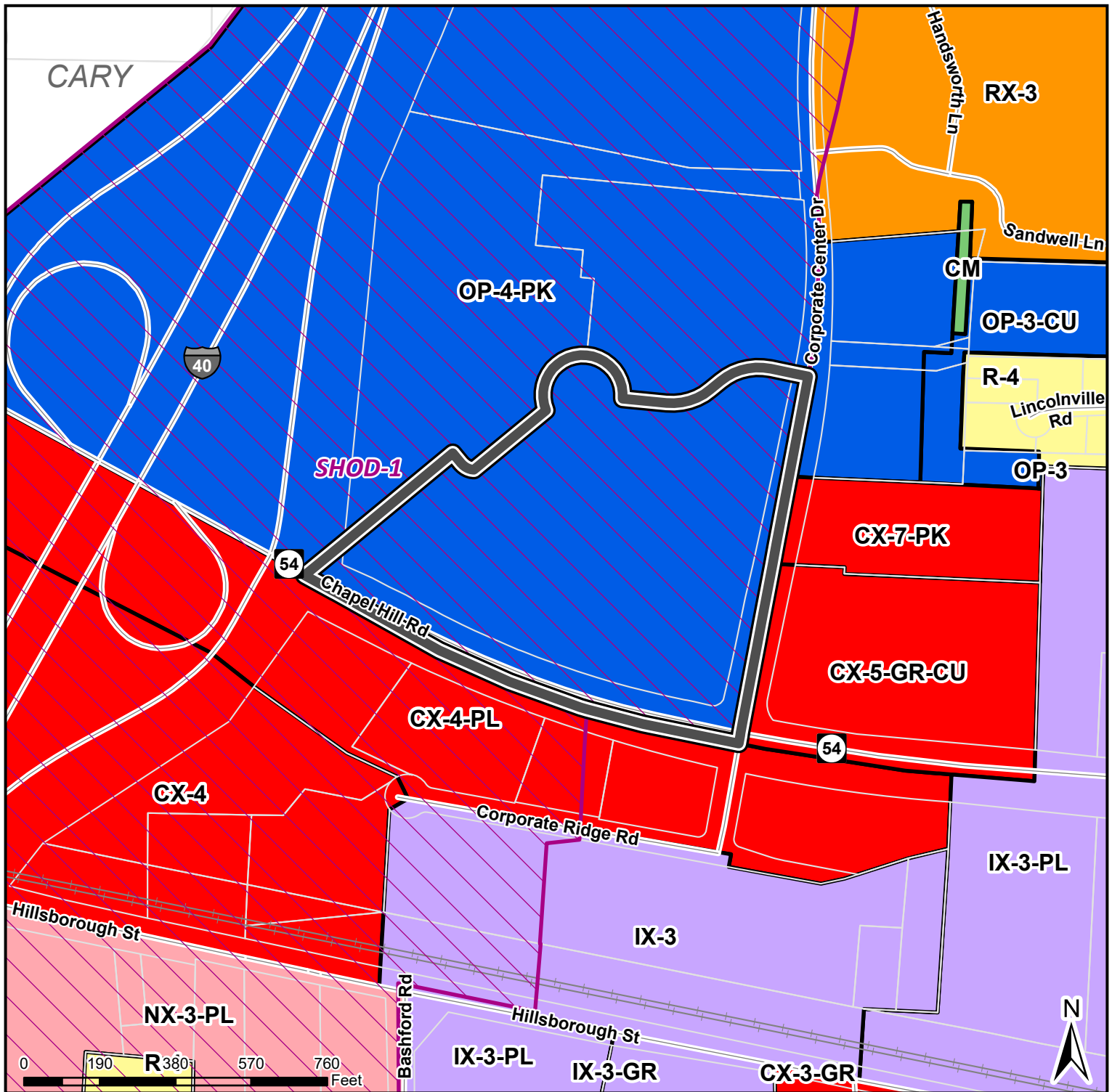
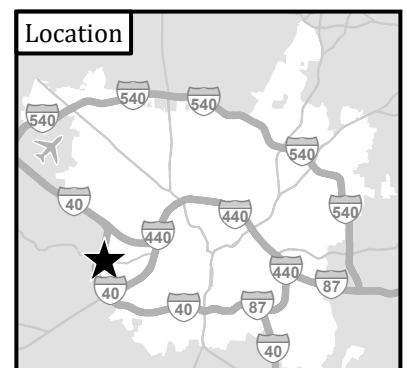


Existing Zoning

Z-25-2022



Property	701 Corporate Center Dr
Size	13.46 acres
Existing Zoning	OP-4-PK w/SHOD-1
Requested Zoning	CX-7-CU





Rezoning Application and Checklist

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Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 18 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request				
Rezoning Type	General Use	X Conditional Use	Master Plan	Office Use Only Rezoning case #
	Text change to zoning conditions			
Existing zoning base district: OP	Height: 4	Frontage: PK	Overlay(s): SHOD-1	
Proposed zoning base district: CX	Height: 7	Frontage:	Overlay(s):	
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information		
Date: March 23, 2022	Date amended (1):	Date amended (2):
Property address: 701 Corporate Center Drive		
Property PIN: 0774638382		
Deed reference (book/page): Book 013659, Page 01419		
Nearest intersection: Corporate Center Drive and Chapel Hill Road (NC-54)		Property size (acres): 13.46
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Highwoods Realty Limited Partnership, successor by merger to HRLP Raleigh, L.P., 3101 Smoketree Court, Suite 600, Raleigh, NC 27604		
Property owner email: See below		
Property owner phone: See below		
Applicant name and address: Chad W. Essick, Poyner Spruill LLP, 301 Fayetteville Street, Suite 1900, Raleigh, NC 27601		
Applicant email: cessick@poynerspruill.com		
Applicant phone: 919-783-2896		
Applicant signature(s): <small>DocuSigned by:</small> <i>Thomas S. Hill III</i>		
Additional email(s): <small>A74A72178B1B4FA...</small>		

Conditional Use District Zoning Conditions

Zoning case #: Z-25-22	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning: OP-4-PK	Proposed zoning: CX-7-CU	

Narrative of Zoning Conditions Offered

1. The following uses shall be prohibited: cemetery; college, community college, university; school; telecommunication tower; adult establishment; funeral home; shooting range (indoor or outdoor); movie theater (indoor or outdoor); golf course; outdoor sports or entertainment facility; riding stables; bed and breakfast; animal boarding; animal shelter; kennel/cattery; tattoo parlor, body piercing; taxidermist; wedding chapel; heliport; vehicle fuel sales; vehicle sales/rental; detention center, jail, prison; vehicle repair (minor); light manufacturing; self-service storage; vehicle service; short-term rental.
2. Residential uses shall be prohibited on the Property.
3. A 50-foot protective yard shall be maintained along the western boundary line of the Property that abuts the right-of-way for I-40 and said protective yard shall extend along the NC Hwy 54 frontage for a total distance of 200 feet from the intersection of the I-40 right-of-way and the NC Hwy 54 right-of-way.
4. Any Medical, Office, and Research & Development uses on the Property shall be limited to a combined total of 709,000 square feet. Any Retail Sales and Restaurant/Bar uses on the Property shall be limited to a combined total of 30,000 square feet.

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

Property Owner(s) Name(s): Highwoods Realty Limited Partnership, By: Highwoods Properties, Inc, General Partner, By: Thomas S. Hill III, Vice President

Signature(s):

Thomas S. Hill III 7/11/2022
A74A72178B1B4FA...

Rezoning Application Addendum #1**Comprehensive Plan Analysis****Office Use Only**

Rezoning case # _____

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

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.

The Property is designated on the Future Land Use Map (FLUM) as within the Office/Research and Development District, which contemplates the following principal uses: office parks, free-standing office buildings or corporate headquarters, banks, research and development uses, hotels, and ancillary service businesses and retail uses that support the office economy. The proposed rezoning is consistent with FLUM designation because it seeks to introduce limited "ancillary service businesses and retail uses to support the substantial surrounding office economy." Allowing appropriately conditioned commercial uses to support the surrounding office parks will increase the value and appeal of the surrounding area. The proposed rezoning includes conditions prohibited undesirable commercial uses that would be inconsistent with Office/Research and Development District. Providing commercial options will promote active lifestyles by providing or encouraging enhanced bicycle and pedestrian circulation from surrounding residents and office users.

The Property is located within Raleigh's City Growth Center. For areas within a City Growth Center of an Office/Research and Development District, the Comprehensive Plan contemplates future rezonings of seven (7) stories in height or potentially twelve (12) stories in Core/Transit Areas. The rezoning request to seven (7) stories is consistent with these policies and the current surrounding zoning.

Removal of the Parkway Frontage is consistent with the Urban Form Map because both Corporate Center Drive and NC Highway 54 are designated as Urban Thoroughfares. The proposed rezoning includes conditions that mimic certain Parking Limited Frontage standards, making the proposal consistent with the Urban Form Map. The proposed rezoning includes conditions that impose a 50-foot protective yard that shall be maintained along the western boundary line along I-40 and shall extend along the NC Hwy 54 for 200 feet. This condition is intended to impose the buffering requirements under the SHOD-1 overlay, while removing the overlay in order to accommodate buildings of greater than five (5) stories. These conditions achieve the goals of the existing SHOD-1 and Urban Form designation in a way that is most consistent with providing ancillary service businesses and retail uses to support the surrounding office economy.

The rezoning request is also consistent with the following policies contained within the City's 2030 Comprehensive Plan: LU 1.3, LU 2.1, LU 2.2, LU 2.5, LU 3.2, LU 4.4, LU 4.5, LU 4.10, LU 5.1, LU 5.2, LU 5.6, LU 6.1, LU 6.2, LU 6.3, LU 7.1, LU 7.4, LU 7.5, LU 7.6, LU 8.4, LU 8.10, LU 10.1, LU 10.3, 10.6, LU 10.7, T 1.3, T 1.4, T 2.1, T 2.4, T 2.6, T 2.8, T 4.14, T 5.2, T 5.3, T 5.4, T 5.5, T 5.8, T 5.9, T 5.10, T 5.15, T 6.1, T 6.4, T 6.6, T 6.8, EP 1.7, EP 3.12, EP 8.4, EP 8.7, ED 1.1, ED 1.2, ED 5.1, ED 5.4, ED 5.5, ED 5.7, ED 5.9, UD 1.10, UD 2.2, UD 2.3, UD 2.4, UD 3.3, UD 3.5, UD 3.7, UD 3.9, UD 4.1.

Public Benefits

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

The proposed rezoning is reasonable and in the public interest because it would allow for the development of much-needed ancillary retail or eating establishments to service and complement the existing office park and provide additional walkable amenities for those working in the office park as well as those living in close proximity to the office park. The proposed conditions will also ensure that any commercial uses are: (1) consistent with the Comprehensive Plan; (2) complementary to the surrounding office and hotel uses; and (3) consistent and compatible with nearby residential uses. The proposed rezoning benefits the public by allowing productive redevelopment of an existing and over supplied surface parking area and provide for attractive buildings in closer proximity to the public streets and sidewalks. The rezoning seeks the removal of a frontage designation on the Property that is inconsistent with the Urban Form Map and replaces it with conditions that make the zoning more consistent with the City's plan for Urban Form, while maintaining the buffer requirements for the SHOD-1 overlay.

Rezoning Application Addendum #2	
Impact on Historic Resources	Office Use Only Rezoning case # _____
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
Inventory of Historic Resources	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
None.	
Public Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	

Design Guidelines

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

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

Policy UD 7.3:

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

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

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

Policy DT 7.18:

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

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

Urban Form Designation: City Growth Center

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

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

Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – General Use or Conditional Use Rezoning:	Yes	N/A	Yes	No	N/A
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Pre-application conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Rezoning application review fee (see Development Fee Guide for rates).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design or downtown design guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties with 500 feet of area to be rezoned	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Conditional Use District:	Yes	N/A	Yes	No	N/A
11. Completed zoning conditions, signed by property owner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If applicable, see page 18:	Yes	N/A	Yes	No	N/A
12. Proof of Power of Attorney or Owner Affidavit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Planned Development or Campus District:	Yes	N/A	Yes	No	N/A
13. Master plan (see Master Plan submittal requirements)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a text change to zoning conditions:	Yes	N/A	Yes	No	N/A
14. Redline copy of zoning conditions with proposed changes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Master Plan (Submittal Requirements)

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

Who Can Initiate a Zoning Request?

If requesting to down-zone property, the rezoning application must be signed by all the property owners whose property is subject to the downzoning. Downzoning is defined as a zoning ordinance that affects an area of land in one of the following ways:

1. By decreasing the development density of the land to be less dense than was allowed under its previous usage.
2. By reducing the permitted uses of the land that are specified in a zoning ordinance or land development regulation to fewer uses than were allowed under its previous usage.

If requesting to rezone property to a conditional district, the rezoning application must be signed by all owners of the property to be included in the district. For purposes of the application only (not the zoning conditions), the City will accept signatures on behalf of the property owner from the following:

1. The property owner;
2. An attorney acting on behalf of the property owner with an executed power of attorney; or
3. A person authorized to act on behalf of the property owner with an executed owner's affidavit.

An owner's affidavit must be made under oath, properly notarized and, at a minimum, include the following information:

- The property owner's name and, if applicable, the property owner's title and organization name.
- The address, PIN and Deed Book/Page Number of the property.
- A statement that the person listed as the property owner is the legal owner of the property described.
- The name of the person authorized to act on behalf of the property owner as the applicant. If applicable, the authorized person's title and organization name.
- A statement that the property owner, as legal owner of the described property, hereby gives authorization and permission to the authorized person, to submit to the City of Raleigh an application to rezone the described property.
- A statement that the property owner understands and acknowledges that zoning conditions must be signed, approved and consented to by the property owner.
- The property owner's signature and the date the property owner signed the affidavit.

If requesting to rezone property to a general use district that is not a down-zoning, the rezoning application may be signed, for the purpose of initiating the request, by property owners or third-party applicants.



Urban Design Guidelines Addendum

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Urban Design Guidelines	
<p>The Applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if:</p> <ul style="list-style-type: none"> a) The property to be rezoned is within a "City Growth Center", "Mixed-Use Center", or "Transit Station Areas", OR; b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan. <p>Policy UD 7.3:</p> <p>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.</p>	
<div>Urban Form Designation: City Growth Center</div> <div>Click here to view the Urban Form map.</div>	
1	<p>All mixed-use developments should generally provide retail (such as eating establishments, food stores, and banks), and other uses such as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian-friendly form.</p> <p>Response: The proposed rezoning would allow for a mix of retail, including eating establishments, office, and residential uses on the site. There is additional office, proposed retail, and multi-family residential in close proximity to the site.</p>
2	<p>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.</p> <p>Response: The proposed site is not adjacent to low density residential.</p>
3	<p>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 street. Preferred and discouraged street networks.</p> <p>Response: The road network in this area is established and provides adequate connectivity.</p>
4	<p>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 Street Plan. Streets should connect adjacent developments.</p> <p>Response: The proposed development will meet UDO street requirements.</p>

5	New development should be composed of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.
	Response: The proposed development will meet UDO requirements for block faces.
6	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.
	Response: The proposed rezoning will allow an oversupplied parking lot along a public street to be replaced with pedestrian-oriented buildings located closer to the street in accordance with the UDO and this guideline.
7	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.
	Response: The proposed rezoning will allow an oversupplied parking lot along a public street to be replaced with pedestrian-oriented buildings located closer to the street in accordance with the UDO and this guideline.
8	If the site is located at a street intersection, the main building of a complex or main part of a single building should be placed at the corner. Parking, loading, or service should not be located at an intersection.
	Response: It is anticipated that parking and the placement of any new building(s) will make the site more consistent with this guideline.
9	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.
	Response: Outdoor amenity areas will be provided in accordance with the UDO and pedestrian-friendly entrances will be used to encourage enhanced bicycle and pedestrian circulation.
10	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.
	Response: Outdoor amenity areas will be provided in accordance with the UDO and pedestrian-friendly entrances will be used to encourage enhanced bicycle and pedestrian circulation.
11	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.
	Response: Outdoor amenity areas will be provided in accordance with the UDO and pedestrian-friendly entrances will be used to encourage enhanced bicycle and pedestrian circulation.
12	A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor “room” that is comfortable to users.
	Response: Outdoor amenity areas will be provided in accordance with the UDO. Replacing an oversupplied parking lot with pedestrian-oriented buildings will increase the enclosed nature the property, consistent with this guideline.

13	New public spaces should provide seating opportunities.
	Response: Outdoor amenity areas will be provided in accordance with the UDO.
14	Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.
	Response: The proposed rezoning will allow an oversupplied parking lot along a public street to be replaced with pedestrian-oriented buildings located closer to the street. It is anticipated that parking on the site will be primarily located behind the proposed building(s), consistent with the UDO and this guideline.
15	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.
	Response: The proposed rezoning will allow an oversupplied parking lot along a public street to be replaced with pedestrian-oriented buildings located closer to the street. It is anticipated that parking on the site will be primarily located behind the proposed building(s), consistent with the UDO and this guideline.
16	Parking structures are clearly an important and necessary element of the overall urban infrastructure, but, given their utilitarian elements, can have 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.
	Response: Any parking structures on the site will be developed consistent with the UDO and this guideline.
17	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.
	Response: The proposed rezoning seeks to provide convenient, comfortable pedestrian access between the development and nearby transit stops, consistent with this guideline. The property is in close proximity to the Transit Emphasis Corridor along Hillsborough Street.
18	Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.
	Response: The proposed rezoning seeks to provide convenient, comfortable pedestrian access between the development and nearby transit stops, consistent with this guideline.
19	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.
	Response: There are no known sensitive natural resources on the site. The site will be developed consistent with the UDO and this guideline.
20	All development should incorporate high-quality, productive landscapes that serve multiple functions. Such functions include noise mitigation and absorption; capturing and cleaning of particulate matter; collection and filtering of stormwater; and reduction of the urban heat island effect. Strategies include green walls, trellises, carefully planted trees, green infrastructure, and green roofs.
	Response: Proposed conditions maintaining the SHOD-1 buffer requirements are being offered, consistent with this guideline.

21	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.
	Response: Any sidewalks and driveways will be provided in accordance with the UDO.
22	Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and other areas where walkability is a focus should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising, and outdoor seating.
	Response: Any sidewalks will be provided in accordance with the UDO.
23	Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees that complement the face of the buildings and that shade the sidewalk. Residential streets should provide for an appropriate tree 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 ¼" caliper and should be consistent with the city's landscaping, lighting, and street sight distance requirements.
	Response: Any streets will be provided in accordance with the UDO.
24	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.
	Response: Any buildings or structures will be designed in accordance with the UDO and this guideline.
25	The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances should be designed to convey their prominence on the fronting facade.
	Response: Any buildings will be designed in accordance with the UDO and this guideline. The proposed conditions require a majority of the front building façade to be located within 100 feet of the right of way that the new building faces.
26	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.
	Response: The proposed building will include design elements that are visually attractive for users and the general public, consistent with this guideline. The proposed conditions require that new buildings have a street facing entrance that has direct pedestrian access to a public sidewalk.
27	The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.
	Response: Any new sidewalks will be designed consistent with this guideline.

PROPOSED REZONING

701 Corporate Center Drive

REPORT OF FEBRUARY 24, 2022 NEIGHBORHOOD MEETING

In accordance with Section 10.2.4 of the Unified Development Ordinance, a neighborhood meeting was held with respect to this proposed rezoning case at 5:30pm on February 24, 2022. This meeting, per City policy, was held virtually. Attached as **Exhibit A** is a list of those persons and organizations contacted about the meeting. Those persons and organizations were mailed a letter of invitation concerning the meeting, a copy of which is attached as **Exhibit B**. The letters were mailed on or about February 11, 2022, by first class mail. Attached as **Exhibit C** is the Attestation Statement of Chad W. Essick that the letters were mailed in accordance with City policies and requirements. Pursuant to Section 10.2.1.C.4(f), notice of this meeting was posted at the multi-tenant properties listed in **Exhibit D**. Attached as **Exhibit E** is the Attestation Statement of Samuel T. Morris that the properties listed in Exhibit D were posted in accordance with City policies and requirements on or about February 11, 2022.

Attached as **Exhibit F** is a list of individuals who attended the meeting on February 24, 2022. A summary of the items discussed at the meeting is attached as **Exhibit G**.

Respectfully submitted this the 28th day of February, 2022.

A handwritten signature in black ink, appearing to read "C.W. Essick". The signature is fluid and cursive, with the first name "C.W." and the last name "Essick" clearly distinguishable.

Chad W. Essick, Esq.
Attorney for Applicant

EXHIBIT A**LIST OF PROPERTY OWNERS TO WHOM NOTICES WERE SENT**

	A	B	C	D
1	Owner	Mail Address 1	Mail Address 2	Mail Address 3
2	POSTED NOTICE REQUIRED (5 SIGNS, 1 per entrance)	850 CORPORATE CENTER DR	RALEIGH NC 27607	
3	ALBERT HALL INVESTMENTS LLC	6 HEMLOCK RD	BILTMORE FOREST NC 28803-3045	
4	BRIGHT HORIZONS CHILDRENS CNTR INC	PO BOX 9177	WATERTOWN MA 02471-9177	
5	BRUCKEL, JOHN F	PO BOX 17281	RALEIGH NC 27619-7281	
6	CORPORATE ARENA HOTEL LLC	6115 CORPORATE RIDGE RD	RALEIGH NC 27607-5473	
7	CORPORATE PLAZA OWNERS ASSOCIATION	6115 CORPORATE RIDGE RD	RALEIGH NC 27607-5473	
8	FERRELLGAS LP	1 LIBERTY PLZ	LIBERTY MO 64068-2970	
9	FMP PROPERTIES LLC	550 CORPORATE CENTER DR	RALEIGH NC 27607-0153	
10	FUND ASBURY VILLAGE LLC	PO BOX 27329	HOUSTON TX 77227-7329	
11	GUPTA, SANJAI K	3316 BOULDER CT	RALEIGH NC 27607-3111	
12	HJH ASSOCIATES LLC	SOUTHERN STATES MANAGEMENT	4030 JOHNS CREEK PKWY	SUWANEE GA 30024-1254
13	HOOKER, PAMELA ETAL HOOKER, FAYE A	6537 LINCOLNVILLE RD	RALEIGH NC 27607-5050	
14	HRLP RALEIGH LP LTD PTNRP	3100 SMOKETREE CT STE 600	RALEIGH NC 27604-1050	
15	ITHACA VII LLC	2790 KILKENNY DR	SPRINGFIELD OH 45503-1181	
16	KAPLAN-FCA ONE LLC	777 POST OAK BLVD STE 850	HOUSTON TX 77056-3273	
17	MULCHANDANI FAMILY LLC	840 HANDSWORTH LN APT 306	RALEIGH NC 27607-5274	
18	NC ADMINISTRATIVE OFFICE OF THE COURTS THE	901 CORPORATE CENTER DR	RALEIGH NC 27607-5045	
19	OAKS HOSPITALITY LLC	840 HANDSWORTH LN APT 306	RALEIGH NC 27607-5274	
20	PENNINGTON, NELLIE B	6532 LINCOLNVILLE RD	RALEIGH NC 27607-5049	
21	RESIDENT/TENANT	6111 CORPORATE RIDGE RD	RALEIGH NC 27607	
22	RESIDENT/TENANT	6536 LINCOLNVILLE RD	RALEIGH NC 27607	
23	RESIDENT/TENANT	600 CORPORATE CENTER DR	RALEIGH NC 27607	
24	RESIDENT/TENANT	701 CORPORATE CENTER DR	RALEIGH NC 27607	
25	RESIDENT/TENANT	800 CORPORATE CENTER DR	RALEIGH NC 27607	
26	RESIDENT/TENANT	801 CORPORATE CENTER DR	RALEIGH NC 27607	
27	RESIDENT/TENANT	751 CORPORATE CENTER DR	RALEIGH NC 27607	
28	RESIDENT/TENANT	710 CORPORATE CENTER DR	RALEIGH NC 27607	
29	RESIDENT/TENANT	720 CORPORATE CENTER DR	RALEIGH NC 27607	
30	RESIDENT/TENANT	601 CORPORATE CENTER DR	RALEIGH NC 27607	
31	RESIDENT/TENANT	6815 CHAPEL HILL RD	RALEIGH NC 27607	
32	ROBERTS, BILLY GREEN TRUSTEE ROBERTS, SHIRLEY TRUSTEE	O'REILLY AUTOMOTIVE STORES INC	PO BOX 6116	CHICAGO IL 60606-0116
33	STEPHENS, J MATTHEW STEPHENS, AARON	319 CHAPANOKA RD STE 102	RALEIGH NC 27603-3433	
34	ZOZA LLC	2894 HARFORD PL	FAYETTEVILLE NC 28314	

EXHIBIT B

NOTICE OF NEIGHBORHOOD MEETING



February 11, 2022

Chad W. Essick
Partner
D: 919.783.2896
F: 919.783.1075
cessick@poynerspruill.com

Dear Neighboring Property Owners:

We represent Highwoods Properties, Inc. ("Highwoods"). Highwoods owns the property located at 701 Corporate Center Drive (the "Property"). Currently, the Property is zoned OP-4-PK. Highwoods is considering a rezoning of the Property to allow for certain freestanding retail and restaurant uses and additional building height.

Highwoods plans to file its rezoning petition with the City of Raleigh ("City") in the near future. Prior to the submittal of any rezoning petition, the City requires that a neighborhood meeting be held for all property owners within 500 feet of the area requested for rezoning. We are writing to invite you to the neighborhood meeting to discuss this rezoning request. The neighborhood meeting will be held virtually via Zoom on **Thursday, February 24, 2022, starting at 5:30 p.m.** You may participate online or by telephone. To participate via computer, visit www.zoom.us/join, enter the Meeting ID **874 4323 5036** and click "Join." The password for the meeting is **193406**.

To participate via phone, please call 877-369-0926. This is a toll free number. When prompted, enter the Meeting ID **874 4323 5036**. Again, the password for this meeting is **193406**. If you are prompted to enter a participant ID, just press #.

For your reference and convenience, enclosed as **Exhibit A** is an aerial photograph of the area with the Property outlined in red. Enclosed as **Exhibit B** is a map showing the current zoning of the area, including the Property. Enclosed as **Exhibit C** is a current draft of the rezoning petition.

Information about the rezoning process is available online. You can visit www.raleighnc.gov and search for "Rezoning Process." If you have any further questions about the rezoning process, you may contact Carmen Kuan at 919-996-2235 or carmen.kuan@raleighnc.gov.

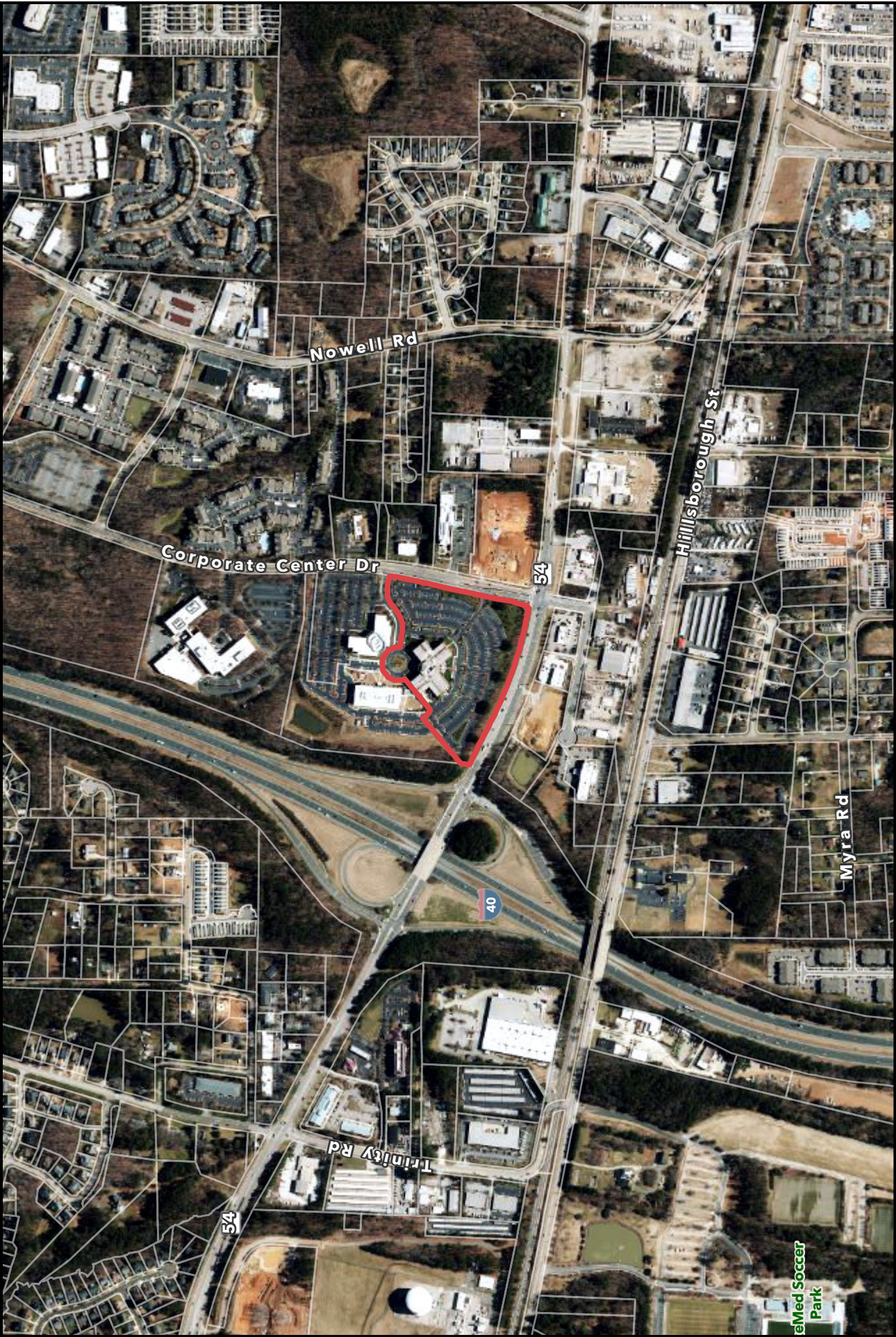
If you have any further questions about the neighborhood meeting or this potential rezoning, you may contact me at 919-783-2896 or cessick@poynerspruill.com.

Sincerely,

A handwritten signature in black ink that reads "Chad W. Essick".

Chad W. Essick
Partner

Enclosures



Disclaimer
iMaps 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.

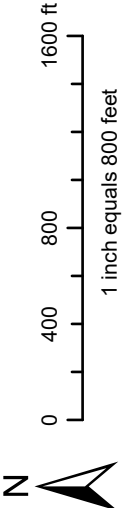
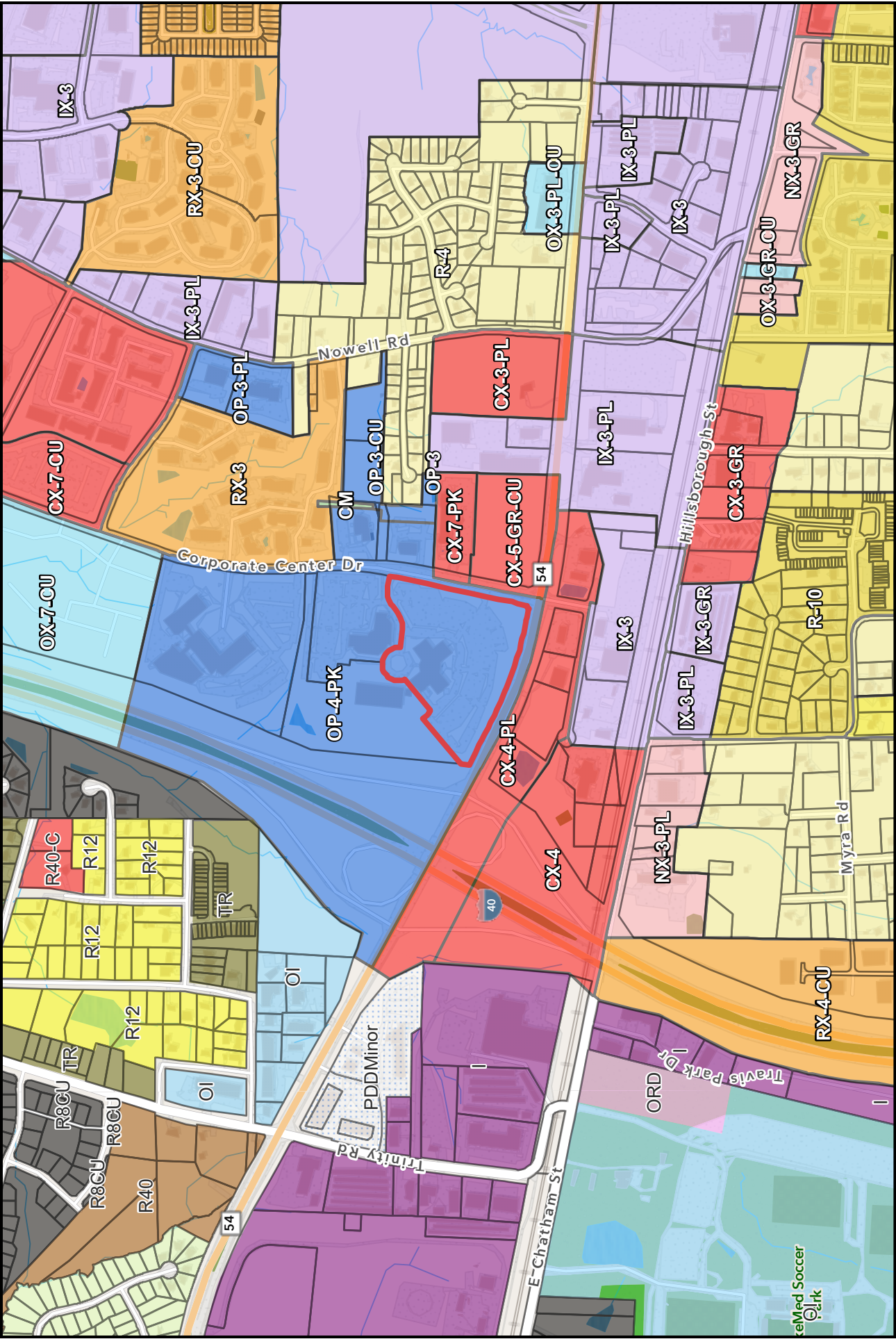


EXHIBIT
A



Disclaimer
iMaps 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.

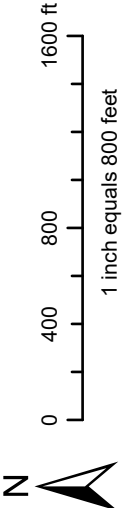


EXHIBIT
B



Rezoning Application and Checklist

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

Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 18 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request				
Rezoning Type	General Use	X Conditional Use	Master Plan	Office Use Only Rezoning case #
	Text change to zoning conditions			
Existing zoning base district: OP	Height: 4	Frontage: PK	Overlay(s): SHOD-1	
Proposed zoning base district: CX	Height: 12	Frontage:	Overlay(s): SHOD-1	
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 701 Corporate Center Drive		
Property PIN: 0774638382		
Deed reference (book/page): Book 013659, Page 01419		
Nearest intersection: Corporate Center Drive and Chapel Hill Road (NC-54)		Property size (acres): 13.46
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: HRLP Raleigh, Limited Partnership, 3101 Smoketree Court, Suite 600, Raleigh, NC 27604		
Property owner email: See below		
Property owner phone: See below		
Applicant name and address: Chad W. Essick, Poyner Spruill LLP, 301 Fayetteville Street, Suite 1900, Raleigh, NC 27601		
Applicant email: cessick@poynerspruill.com		
Applicant phone: 919-783-2896		
Applicant signature(s):		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning: OP-4-PK	Proposed zoning: CX-12-CU	

Narrative of Zoning Conditions Offered
<p>1. The following uses shall be prohibited: cemetery; college, community college, university; school; telecommunication tower; adult establishment; funeral home; shooting range (indoor or outdoor); movie theater (indoor or outdoor); golf course; outdoor sports or entertainment facility; riding stables; bed and breakfast; animal boarding; animal shelter; kennel/cattery; tattoo parlor, body piercing; taxidermist; wedding chapel; heliport; vehicle fuel sales; vehicle sales/rental; detention center, jail, prison; vehicle repair (minor); light manufacturing; self-service storage; vehicle service.</p>

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

Property Owner(s) Signature: _____

Printed Name(s): _____

EXHIBIT C

ATTESTATION STATEMENT OF CHAD W. ESSICK

Attestation Statement

I, the undersigned, do hereby attest that the electronic verification document submitted herewith accurately reflects notification letters, enclosures, envelopes and mailing list for mailing the first neighborhood meeting notification letters as required by Chapter 10 of the City of Raleigh UDO, and I do hereby further attest that I did in fact deposit all of the required neighborhood meeting notification letters with the US. Postal Service on the 11th day of February, 2022. I do hereby attest that this information is true, accurate and complete to the best of my knowledge and I understand that any falsification, omission, or concealment of material fact may be a violation of the UDO subjecting me to administrative, civil, and/or criminal liability, including, but not limited to, invalidation of the application to which such required neighborhood meeting relates.



Chad W. Essick, Esq.
Applicant's Representative

February 11, 2022
Date

EXHIBIT D

PROPERTIES POSTED IN ACCORDANCE WITH UDO § 10.2.1.C.4(f)

850 Corporate Center Drive (Camden Asbury Village Apartments)

Posted Notice



850 Corporate Center Drive
(Camden Asbury Village Apartments)

#1



#2



#3



#4



#5



EXHIBIT E

ATTESTATION STATEMENT OF SAMUEL T. MORRIS

Attestation Statement

I, the undersigned, do hereby attest that the electronic verification document submitted herewith accurately reflects the posted notice required by Section 10.2.1.C.4 of the City of Raleigh UDO, and I do hereby further attest that I did in fact post the required notice as depicted on the 11th day of February, 2022, for the following properties:

850 Corporate Center Drive (Camden Asbury Village Apartments)

I do hereby attest that this information is true, accurate and complete to the best of my knowledge and I understand that any falsification, omission, or concealment of material fact may be a violation of the UDO subjecting me to administrative, civil, and/or criminal liability, including, but not limited to, invalidation of the application to which such required neighborhood meeting relates.



Samuel T. Morris, Esq.
Applicant's Representative

February 11, 2022
Date

EXHIBIT F

NEIGHBORHOOD MEETING ATTENDEES

1. Chad Essick
2. Thomas “Skip” Hill
3. Samuel Morris
4. JP Mansolf
5. Pradeep Sharma
6. Melina Brown
7. Samantha Myszelow
8. Ajay Mulchandani
9. Brenda Pennington
10. Brad Scholhamer
11. Pankaj Chopra
12. Laura Tateosian
13. Matt Stephens
14. Brittany Rushing
15. Mike Pfeiffer
16. Ross Harper
17. Bruce Mamel
18. Elizabeth Wakeford
19. Yasmin Cardoza
20. Mary J. Chapman

EXHIBIT G

SUMMARY OF DISCUSSION ITEMS

On Thursday, February 24, 2022, at 5:30 p.m., the applicant held a neighborhood meeting for property owners adjacent to the parcel subject to the proposed rezoning. The following items were discussed:

1. Overview of the applicant's business and operations.
2. History of development of the property.
3. Existing zoning for the property.
4. Proposed zoning for the property.
5. Proposed uses for the property.
6. Purpose for proposed rezoning of the property.
7. Noise, light, and other impacts of the use of the property.
8. Stormwater impacts of development of the property.
9. Landscaping and parking at the property.
10. Buffers and transitions between the property and adjoining roads.
11. Existing building on the property; plans for new buildings and uses.
12. Summary of rezoning process and future meetings.
13. Project timeline.
14. Address communications received from other neighboring property owners prior to the Neighborhood Meeting.
15. Potential vehicular and foot traffic impacts related to NC Highway 54.