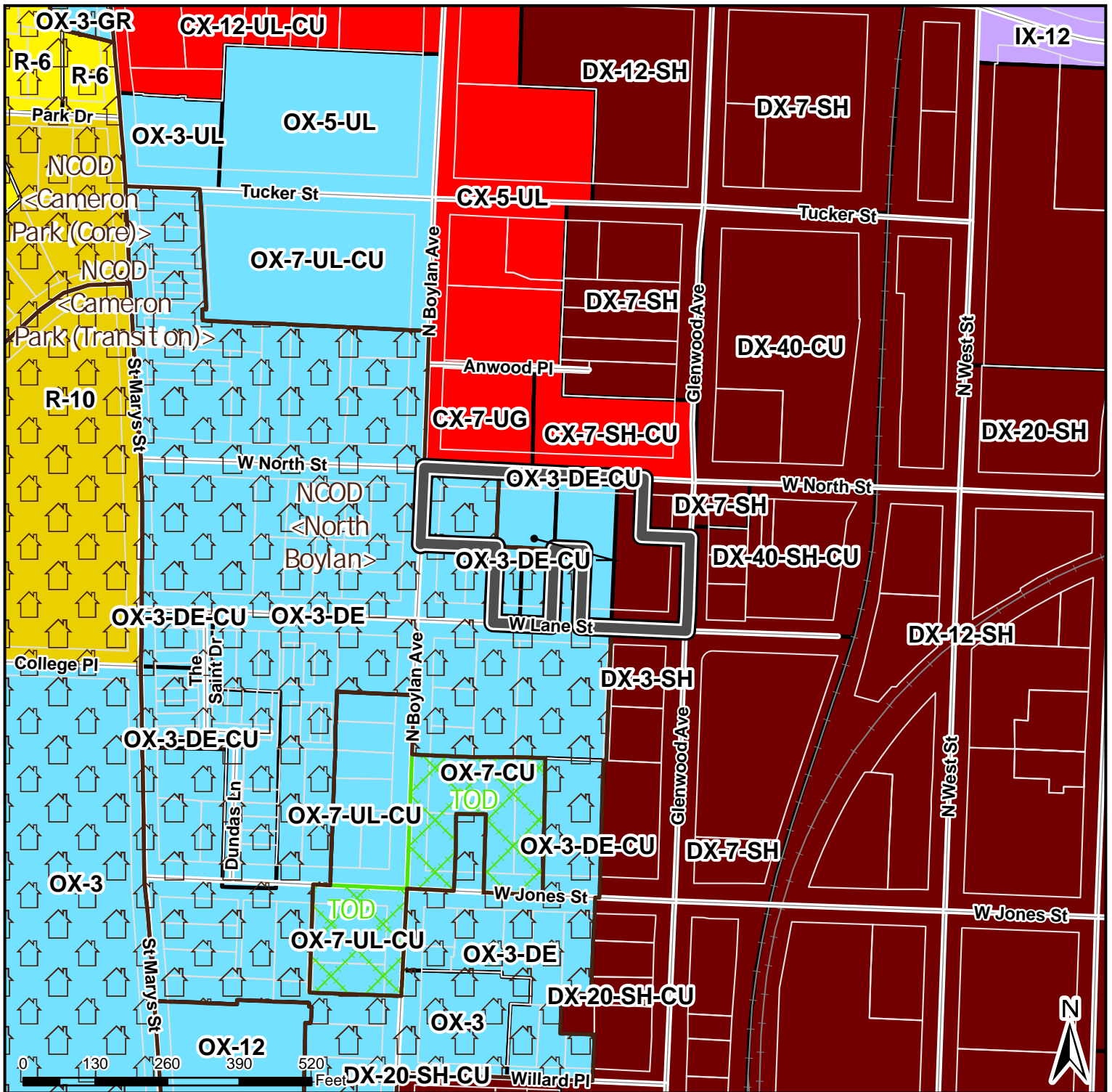
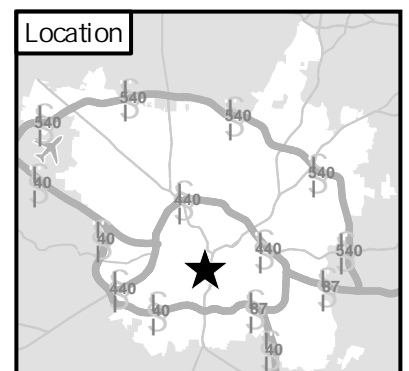


Existing Zoning

Z-26-2023



Property	310 Glenwood Ave; 617 W North St
Size	1.56 acres
Existing Zoning	DX-3-SH; OX-3-DE & OX-3-DE-CU part NCOD
Requested Zoning	DX-20-UL-CU (Remove NCOD)





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: OX/DX	Height: 3	Frontage: DE	Overlay(s): NCOD	
Proposed zoning base district: DX	Height: 20	Frontage: UL	Overlay(s):	
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 301 Glenwood Avenue, Raleigh NC 27603; 617 W. North Street, Raleigh NC 27603		
Property PIN: 1704403696; 1704401792		
Deed reference (book/page): 010153/01149; 007286/00449		
Nearest intersection: Glenwood Ave & W. Lane Street; Glenwood Ave & W. North Street		Property size (acres): 1.56
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: The Glenwood Center, LLC c/o Blue Ridge Realty Inc. 3501 Blue Ridge Rd. Ste. 280, Raleigh NC 27607; Redan Associates LLC, PO Box 10181, Raleigh NC 27605		
Property owner email:		
Property owner phone: (919) 590-0377		
Applicant name and address: The Glenwood Center, LLC, 3501 Blue Ridge Rd., Ste. 280, Raleigh NC 27607-6367		
Applicant email: tshapiro@morningstarlawgroup.com		
Applicant phone: (919) 590-0377		
Applicant signature(s): <i>Joseph Meir</i>		
Additional email(s): E475376C60C641F...		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning: OX-3-DE-CU; DX-3	Proposed zoning: DX-20-UL	

Narrative of Zoning Conditions Offered

1. The following uses shall be prohibited on the property; Dormitory, fraternity, sorority; pawnshop; detention center, jail, prison; self-service storage; vehicle fuel sales; adult establishment; and hostel.

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: DocuSigned by: Joseph Meir
E475376C60C641F...

Printed Name(s): Joseph Meir

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.	
<p>1. All aspects of the proposed zoning district are compatible with the Central Business District (CBD) designation of the future land use map in which the majority of the site is located with Office and Residential Mixed use located to the west and southwest portion of the site. The CBD category is intended to enhance Downtown Raleigh as a vibrant mixed use urban center. CBD recognizes Downtown as the "heart of the city" with high-intensity office, retail, housing, institution, cultural, and visitor-serving uses. DX is the primary district for the CBD.</p> <p>2. In addition the request is consistent with the applicable Downtown and Core Transit Area designations of the Urban Form Map, which supports the proposed Urban Limited frontage. The location of the site is well suited to provide mixed uses walkable to services, jobs, and residences. The proposed rezoning meets a number of Urban Design policies, including Policy UD 2.1 (Building Orientation), Policy UD 2.3 (Activating the Street) and Policy UD 3.4 (Enhanced Streetwalls).</p> <p>3. The proposed height of 20 stories is consistent with policies contained in Table LU-2 as a core/transit area within the Central Business District. The site is in the core of the Urban Form Map UD-1, and consequently, the proposed height is appropriate.</p> <p>4. Additionally, several Comprehensive Plan policies support the requested designation, including LU 2.2 (Compact Development); LU 4.7 (Capitalizing on Transit Access); LU 6.2 (Complementary Land Uses and Urban Vitality); LU 7.6 (Pedestrian Friendly Development); ED 1.2 (Mixed Use Redevelopment); ED 5.4 (Niche Office Development); ED 5.8 (Supporting Retail Infill and Reinvestment); H 1.8 (Zoning for Housing); UD 3.4 (Enhanced Sidewalks); DT 1.3 (Underutilized Sites in Downtown); DT 1.6 (Supporting Retail Growth); DT 3.1 (Ground Floor Uses on Primary Retail Streets); DT 4.1 (Encouraging Downtown Housing); and DT 7.3 (Streetwalls).</p>	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
<p>The rezoning is reasonable and in the public interest because it provides greater zoning flexibility for a site that is ripe for development given its current underutilization as a large portion of the site is surface parking.</p> <p>The proposed rezoning would create the opportunity for additional to density, mixed uses, and structured parking in an area lacking in parking, housing and office options.</p> <p>The proposed rezoning includes removal of the Neighborhood Conservation Overlay District, (NCOD). The intent of the NCOD is to preserve and enhance the general quality and appearance of established neighborhoods. Recently, there have been a number of instances where it has been determined that removal of the NCOD has outweighed its usefulness in order to meet objectives of the Comprehensive Plan. Removal of the overlay will support the type of development that benefits from and can contribute to an area with one of the highest walkable scores in the City.</p>	

Rezoning Application Addendum #2	
Impact on Historic Resources	OFFICE USE ONLY Rezoning case # <hr/>
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
Inventory of Historic Resources	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
N/A	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	

Downtown Urban Design Guidelines

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.

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

1	<p>Fayetteville Street should be free of service elements, including loading docks, mechanical equipment, and driveways.</p> <p>Response: N/A</p>
2	<p>Loading or service entrances should be embedded within the block where possible. If embedding the loading dock is not possible, the loading dock should be located to the side or rear of a building. The width should be minimized and doors or gates should shield the loading docks from view. Roll-down gates should be decorative if facing the public realm.</p> <p>Response: Based on the proposed Urban Limited frontage, loading or service entrances will be minimized.</p>
3	<p>Surface and structured parking should be landscaped, emphasizing interior tree canopies in surface lots, formal borders, and street trees to reinforce the streetwall.</p> <p>Response: Based on the proposed Urban Limited frontage, there shall be no surface marking between any building and the street.</p>
4	<p>Mechanical equipment, satellite or microwave dishes, elevator penthouses, and other utilitarian equipment should be screened from view by a structure that complements the design of the building through the use of similar materials, colors, finishes, and architectural details. Views from buildings above should also be considered when designing rooftop mechanical equipment.</p> <p>Response: The owner's intent is to design the project so rooftop utilities do not detract from the views of the development.</p>
5	<p>The widths of all curb cuts at parking deck entrances should be minimized. Design techniques should be used (such as lane splits within the deck to encourage consolidated single exit or entrance lanes at the street side, and/or columns between lanes to reduce the perceived size of the openings), while maintaining adequate ingress and egress capacity to provide efficient operations and meet air quality conformity.</p> <p>Response: The anticipated curb cuts will meet all UDO width standards.</p>
6	<p>Building entries should be emphasized with architectural features, changes in roofline, different massing, or unique materials.</p> <p>Response: Based on the Urban Limited frontage, buildings shall have street facing entrances. The owner intends to emphasize these elements.</p>

7	<p>The primary pedestrian building entrances should be located along the store front. For buildings that front on three streets, the primary pedestrian entrances should be located on the axial street or the corner if the building is located at an intersection.</p> <p>Response:</p> <p>Based on the Urban Limited frontage, the buildings shall have street facing entrances.</p>
8	<p>Building entries should be at grade.</p> <p>Response:</p> <p>Building entries are anticipated to be at grade.</p>
9	<p>The level of architectural detail should be most intense at street level, within view of pedestrians on the sidewalk.</p> <p>Response:</p> <p>The owner intends to emphasize the street level architectural details.</p>
10	<p>The use of solid roll-down security gates is discouraged.</p> <p>Response:</p> <p>There are no plans for solid roll-down security gates.</p>
11	<p>Façades should be broken into distinct 20-30 foot modules or bays from side to side to prevent a monolithic edge to the street.</p> <p>Response:</p> <p>Based on UDO building type requirements, facades shall be broken up and blank walls avoided.</p>
12	<p>Large unarticulated walls are discouraged and should have a window or functional public access at least every 10 feet.</p> <p>Response:</p> <p>Based on the UDO's, the building type requirements and UDO standards for tall buildings, the buildings shall have sufficient transparency and articulation.</p>
13	<p>The articulation of the façade should be designed to appear more vertical than horizontal.</p> <p>Response:</p> <p>Through UDO standards for tall buildings, the buildings shall address vertical design.</p>
14	<p>Entries that provide access to a building's upper floors should be located along a street to promote street life. They should be designed as separate entries and distinguished from ground level spaces with different architectural details, materials, colors, lighting, signage, and/or paving so that it is clear which entries are public and which are private.</p> <p>Response:</p> <p>Based on the Urban Limited frontage, buildings shall provide pedestrian accessible street facing entrances.</p>
15	<p>Recessed entries are encouraged. They should be no wider than one-third of the width of the storefront or 20 feet, whichever is less. Recessed entries should be a minimum of 4 feet deep, except where necessary to meet fire code.</p> <p>Response:</p> <p>It is anticipated that entrances for tall commercial buildings will be recessed.</p>

16	<p>A minimum of 2/3 of the first story façade should be windows. Of the total amount of glass on the first-floor façade, a minimum of 85 percent must be transparent. Tinted or reflective glass is discouraged. First-story windows should be located a maximum of three (3) feet above the adjacent sidewalk.</p> <p>Response: Based on UDO building type requirements, buildings shall have substantial transparency.</p>
17	<p>Windows should be used to display products and services and maximize visibility into storefronts. Windows should not be obscured with elements that prevent pedestrians from seeing inside.</p> <p>Response: Based on the UDO building type standards and proposed Shopfront Footage, windows will be used to display products and services.</p>
18	<p>The first-story, floor-to-floor height of any new building on Fayetteville Street should be a minimum of twenty (20) feet.</p> <p>Response: Based on UDO building type standards, first story, floor-to-floor height will be substantial.</p>
19	<p>If ceilings must be lowered below the height of ground level windows, provide an interior, full-height, three (3) foot minimum deep space immediately adjacent to the window before the drop in the ceiling.</p> <p>Response: The owner has no intent to have ceilings below ground level height.</p>
20	<p>The use of deep awnings and canopies on the first story is recommended to help mitigate wind, reduce glare, and shade ground level spaces.</p> <p>Response: The owner intends to use deep awnings and canopies on the first story.</p>
21	<p>Arcades, colonnades, and galleries are discouraged within the public right-of-way.</p> <p>Response: The owner has no intent to have arcades, colonnades, or galleries within the public right-of-way.</p>
22	<p>Stairs and stoops in the public right-of-way are discouraged along Fayetteville Street in order to make entries more accessible.</p> <p>Response: The owner does not intend to have stairs and stoops in the public right-of-way.</p>
23	<p>An outdoor ground plane that abuts or is adjacent to the public right-of-way should be paved with terrazzo, concrete pavers, concrete, stone, brick, tile, or another high-quality hardscape material. Asphalt and loose paving materials such as gravel are discouraged. The paving design and materials should complement the building or storefront architecture.</p> <p>Response: High quality landscape materials are anticipated.</p>

24	<p>In larger courtyard style spaces visible from the public right-of-way, use groundcovers, shrubs, and flowers to accent and fill blank areas with interest. Minimize the use of bare mulch and rocks. Areas of bare earth are discouraged.</p> <p>Response: Landscaping is anticipated within the interior building passages.</p>
25	<p>Walls of buildings should parallel the orientation of the street grid.</p> <p>Response: Building walls will parallel the orientation of the street grid.</p>
26	<p>Towers or high-rise buildings should have three zones: a streetwall or base zone, a tower transition zone, and a tower top zone. Cornices should be considered to separate base zone from tower transition zone.</p> <p>Response: The owner intends to have variable vertical articulation.</p>
27	<p>Distance between towers on different blocks should be a minimum of 100 feet to ensure access to light and air.</p> <p>Response: Based on UDO standards for tall buildings, there shall be adequate spacing for light and air.</p>
28	<p>Public art, performance facilities, and/or civic monuments should be an integral part of any building plan.</p> <p>Response: The owner will consider public art, performance facilities, and/or civic monuments in the buildings.</p>
29	<p>Fences, railings, and walls are discouraged except to screen surface parking lots and unimproved lots, to protect pedestrians from grade changes, and to delineate a private courtyard. Fences are preferred over walls except where designed to hold grade.</p> <p>Response: The owner does not intend to have fences, railings, or walls.</p>
30	<p>Fences should be a minimum of 36 inches and a maximum of 42 inches tall and a minimum of 70 percent open. Railings should be 42 inches tall. Solid walls should be a minimum of 18 inches and a maximum of 32 inches tall.</p> <p>Response: The owner does not intend to have any fences or solid walls.</p>
31	<p>Fences, railings, and walls should be designed to complement the adjacent architecture through the use of similar materials, colors, finishes, and architectural details.</p> <p>Response: The owner intends to design any fences, railings, and walls to complement the adjacent architecture.</p>

32	<p>Designs should be contextual to adjacent buildings, including their cornice lines and horizontal banding.</p> <p>Response: The owner intends for the design to be contextual to adjacent buildings.</p>
33	<p>Innovative design and unusual lighting of the exterior of the building is important to emphasize the monumentality of government buildings.</p> <p>Response: The owner intends to have innovative design.</p>
34	<p>The principal building entrance should be easily identified by building features and landscape elements; additional public entrances should be provided at every street face.</p> <p>Response: Based on the proposed Urban Limited frontage, the building entrances shall be easily identified.</p>
35	<p>Building materials should be of stone, brick, or similar durable, high quality materials. Building form, articulation, and materials should respect and be sympathetic to the major governmental and institutional buildings in the area.</p> <p>Response: Use of high quality materials is anticipated.</p>
36	<p>Preferred materials (other than glass) include metal, brick, stone, concrete, plaster, and wood trim; discouraged materials include vinyl siding, pressed wood siding, and exterior insulated finishing systems (EIFS).</p> <p>Response: The owner intends to use a mixture of one or more of the following: metal, brick, stone, concrete, plaster, and wood trim.</p>
37	<p>Materials covering original architectural features of historic or architecturally significant buildings are discouraged.</p> <p>Response: The owner does not intend to cover architectural features of historic or architecturally significant buildings.</p>
38	<p>A minimum of 35 percent of each upper story should be windows.</p> <p>Response: Based on UDO building types, upper stories shall have substantial transparency.</p>
39	<p>Building corners that face an intersection should strive for a distinctive form and high level of articulation.</p> <p>Response: The owner intends for corners that face an intersection to be distinctive and have high level articulation.</p>
40	<p>Buildings may step back further at intersections in order to articulate the corners.</p> <p>Response: The owner intends for buildings to acknowledge the intersections at the corners.</p>

41	<p>Buildings downtown and in Pedestrian Business Overlays should have stepbacks and articulated facades to mitigate wind effects and increase light and air. Buildings should step back 10 to 15 feet at the 60-foot point above the ground on a wide street and 15 feet on a narrow street. A wide street is 75 feet in width or more.</p> <p>Response: Based on UDO standards for tall buildings, stepbacks will be wide enough to mitigate wind and increase light and air.</p>
42	<p>Flat roof buildings should have decorative parapets with elements, such as detailed cornices, corbeling, applied medallions, or other similar architectural treatments.</p> <p>Response: The owners intend for flat roof buildings to have decorative architectural treatments.</p>
43	<p>Signage should be compatible in scale, style, and composition with the building or storefront design as a whole.</p> <p>Response: Based on signage requirements in the UDO, the signage shall be compatible with the building design as a whole.</p>
44	<p>Diverse graphic solutions are encouraged to help create the sense of uniqueness and discovery found in an urban, mixed-use environment.</p> <p>Response: The owner intends to have diverse graphics, creating a sense of uniqueness and discovery.</p>
45	<p>All mechanical and electrical mechanisms should be concealed.</p> <p>Response: This guideline has informed the current design of the proposed building.</p>
46	<p>Signs should not obscure a building's important architectural features, particularly in the case of historic buildings.</p> <p>Response: The owner intends for signs to not obscure the buildings architectural features.</p>
47	<p>Signs should be constructed with durable materials and quality manufacturing.</p> <p>Response: The owner intends for signs to be constructed of durable materials and quality manufacturing.</p>
48	<p>Sign bands above transom and on awnings are preferred signage locations.</p> <p>Response: The owner intends to utilize a signage plan in keeping with the high quality of the building design.</p>
49	<p>Only the business name, street address, building name, and logo should be on an awning or canopy. The lettering should not exceed 40 percent of the awning area.</p> <p>Response: The owner intends to utilize a signage plan in keeping with the high quality of the building design.</p>

50	<p>Illuminated signs should avoid the colors red, yellow, and green when adjacent to a signal controlled vehicular intersection.</p> <p>Response: The owner intends for signs to utilize a signage plan in keeping with the high quality of the building design.</p>
51	<p>Allowed sign types: channel letter signs, silhouette signs (reverse channel), individualized letter signs, projecting signs, canopy/marquee signs, logo signs, awning signs, and interior window signs.</p> <p>Response: Based on the signage requirements of the UDO, the buildings will only have allowed sign types.</p>
52	<p>Discouraged sign types: signs constructed of paper, cardboard, styrofoam-type materials, formed plastic, injected molded plastic, or other such materials that do not provide a sense of permanence or quality; signs attached with suction cups or tape; signs constructed of luminous vacuum-formed plastic letters; signs with smoke-emitting components. Changeable copy signs are prohibited.</p> <p>Response: The owner intends to utilize a signage plan in keeping with the high quality of the building design.</p>

Date: March 31, 2023

Re: Property Located at 301 Glenwood Avenue, hereinafter, (the "Property")

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on **Wednesday, April 12, 2023, from 6:00pm to 7:00pm**. This meeting will be held at **1023 Halifax St, Meeting Room A, Raleigh, NC 27604**.

The purpose of this meeting is to discuss the potential rezoning of the Property, located at 301 Glenwood Avenue. The Property is currently zoned Office Mixed Use up to three stories, detached frontage, conditional use, (OX-3-DE-CU), part of which includes the Neighborhood Conservation Overlay District, (NCOD) and Downtown Mixed Use up to three stories with a Shopfront Frontage, (DX-3-SH). It is proposed to be rezoned to Downtown Mixed Use up to twenty stories with an Urban Limited frontage, (DX-20-UL). The purpose of the zoning request is to allow flexibility in use and height. Our goal is to gather comments through your participation in this neighborhood meeting or, alternatively, through your written comments to the City of Raleigh Planning Department. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed.

The City of Raleigh requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the site prior to filing a rezoning application. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed at the meeting.

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

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

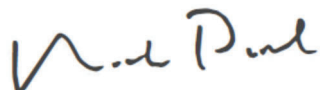
Robert Tate
Raleigh Planning & Development
(919) 996-2235
Robert.Tate@raleighnc.gov

Sean Stewart
Raleigh Planning & Development
(919) 996-2638
Sean.stewart@raleighnc.gov

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

Mack Paul
Morningstar Law Group
(919) 590-0377
mpaul@mstarlaw.com

Sincerely,



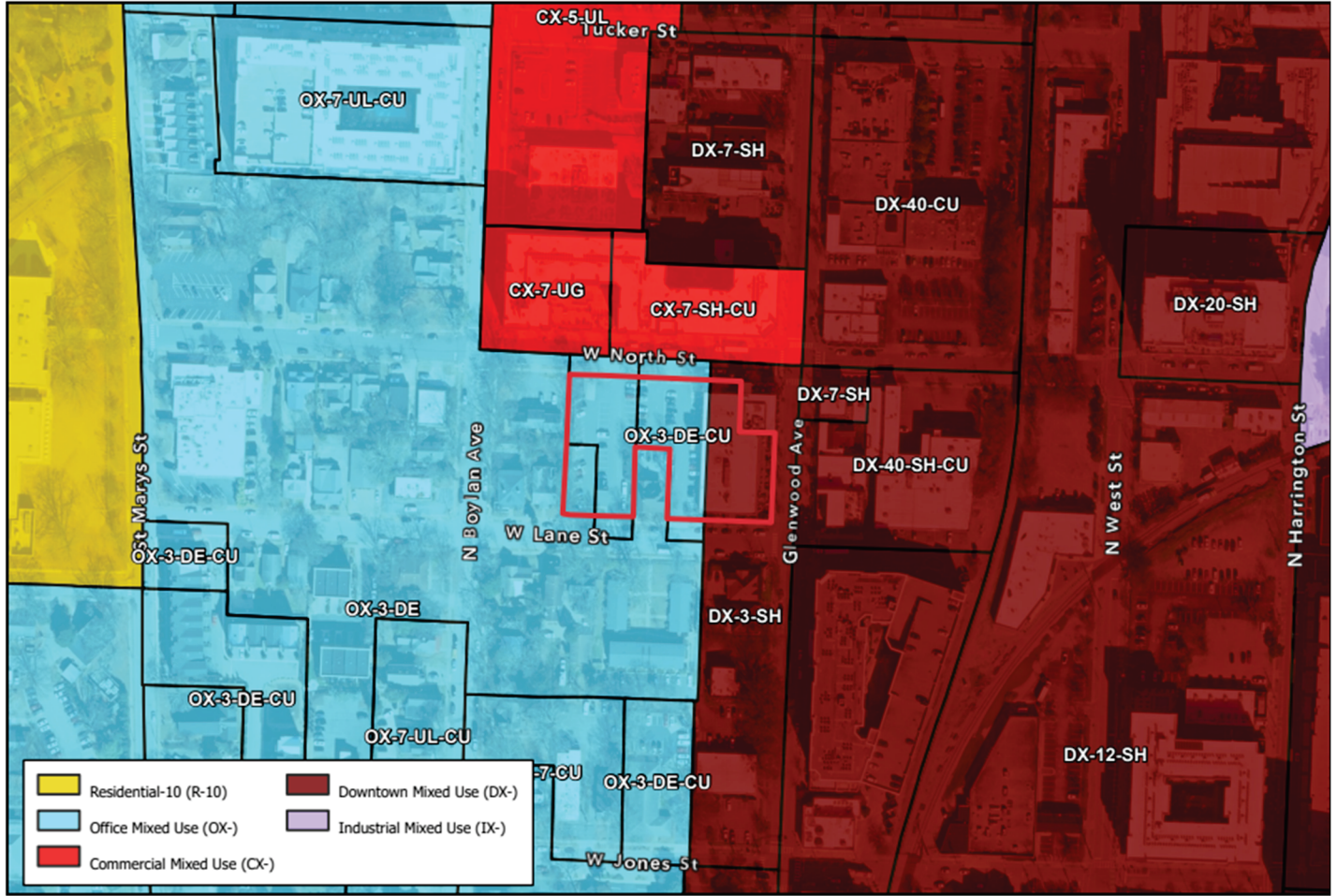
Neighborhood Meeting Agenda

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

Aerial Photo



Zoning





Rezoning Application and Checklist

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

Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 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: OX	Height: 3	Frontage: DE	Overlay(s):	
Proposed zoning base district: DX	Height: 20	Frontage: UL	Overlay(s):	
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 301 Glenwood Avenue, Raleigh NC 27603		
Property PIN: 1704403696		
Deed reference (book/page): 010153/01149		
Nearest intersection: Glenwood Avenue and W. Lane Street		Property size (acres): 1.3
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: The Glenwood Center, LLC c/o Blue Ridge Realty Inc. 3501 Blue Ridge Rd. Ste. 280, Raleigh NC 27607-6367		
Property owner email:		
Property owner phone: (919) 590-0377		
Applicant name and address: The Glenwood Center, LLC, 3501 Blue Ridge Rd., Ste. 280, Raleigh NC 27607-6367		
Applicant email: mpaul@morningstarlawgroup.com		
Applicant phone: (919) 590-0377		
Applicant signature(s):		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning:	Proposed zoning:	

Narrative of Zoning Conditions Offered

1. The following uses shall be prohibited on the property; Dormitory, fraternity, sorority; pawnshop; detention center, jail, prison; self-service storage; vehicle fuel sales; adult establishment; motel; inn and hostel.

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): _____

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

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

SUMMARY OF ISSUES

A neighborhood meeting was held on April 12, 2023 (date) to discuss a potential rezoning

located at 301 Glenwood Avenue; 617 W North Street (property address). The

neighborhood meeting was held at 1023 Halifax St, Meeting Room A, Raleigh, NC 27604 (location).

There were approximately 1 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Discussed rezoning process. Showed aerial view of the site. Discussed current zoning including the Neighborhood Conservation Overlay District (NCOD).
Discussed proposed zoning which would unify the zoning to Downtown Mixed Use up to 20 stories. Discussed Future Land Use designation with majority of the property in the Central Business District.
Discussed vision for the Central Business District Discussed Urban Form Map and the Frequent Transit Area. Discussed Urban Limited Frontage and how the building will relate to the street.
Applicant introduced and discussed projects executed by the owner in Raleigh and the owners' vision for this site. Participant asked if the office would face Glenwood Ave. Response: Yes.
Participant discussed she just purchased a home near the site and is concerned about height. Participant expressed concern about sufficient parking in the area. Response: The development will include parking for both residents and visitors to the area.
Participant asked if any of the housing would be workforce housing. Response: The development will likely be market rate housing. Participant asked about walkability and security on Glenwood South.

1st Meeting

4/12/23

Glenwood Avenue

Name

Address

Email

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