

**Submittal  
Date**

9/1/2016

**Request:**

**7.8 acres from**

**PD**

**to OX-5-PL**

**w/**

**VICINITY MAP**



# Rezoning Application



RALEIGH  
DEPARTMENT OF  
CITY PLANNING



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

SEP 12 2016 AM 11:12

## REZONING REQUEST

☒ General Use    ☐ Conditional Use    ☐ Master Plan

OFFICE  
USE ONLY

Existing Zoning Classification PD

Transaction #

Proposed Zoning Classification Base District OX    Height 5    Frontage PL

479306

If the property has been previously rezoned, provide the rezoning case number: Z-58-2000

Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:

479036



## GENERAL INFORMATION

Property Address 7800 TW Alexander Drive

Date 11 Aug 16

Property PIN 0769504120

Deed Reference (book/page) Bk 013123 Pg 00898

Nearest Intersection TW Alexander & Brier Creek Parkway

Property Size (acres) 7.80

Property Owner/Address  
SLF RUBY JONES LLC  
RYAN LLC  
PO Box 56607  
Atlanta, GA 30343-0607

Phone (404) 924-8400

Fax n/a

Email dmoore@stratfordland.com

Project Contact Person/Address  
Ballentine Associates, PA  
Attn: George Retschle  
221 Providence Road  
Chapel Hill, NC 27514

Phone (919) 929-0481 xt 101

Fax n/a

Email georger@bapa.eng.pro

Owner/Agent Signature [Signature]

Email pwiggin@stratfordland.com

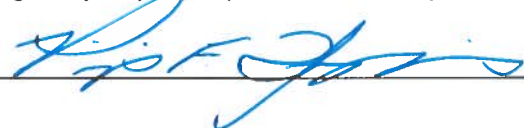
A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

REZONING APPLICATION ADDENDUM	
<p align="center"><b>Comprehensive Plan Analysis</b></p>	<p align="center"><b>OFFICE USE ONLY</b></p> <p align="center">Transaction # <b>479306</b></p> <p align="center">Rezoning Case #</p>
<p>The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.</p>	
<p align="center"><b>STATEMENT OF CONSISTENCY</b></p>	
<p>Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.</p>	
<p>The proposed rezoning will embrace and conform to the goals and objectives driving the 2030 Comprehensive Plan for the City of Raleigh.</p>	
<p>The City's Future Land Use Plan, which is an element of the 2030 Comprehensive Plan, identifies the appropriate land uses for this area as being Office and Residential Mixed Use and states that the OX is the closest corresponding zoning district.</p>	
<p>The Urban Form Map shows this site to be located within a City Growth Center area, and the proposed OX-5 zoning will result in a development that is consistent with the goals of a City Growth Center.</p>	
<p>4.</p>	
<p align="center"><b>PUBLIC BENEFITS</b></p>	
<p>Provide brief statements regarding the public benefits derived as a result of the rezoning request.</p>	
<p>The proposed rezoning will continue to promote a healthy community and economic growth. The future office development will provide pedestrian, bicycle and vehicular connectivity. It will also protect natural water features.</p>	
<p>2.</p>	
<p>3.</p>	
<p>4.</p>	



Conditional Use District Zoning Conditions			
Zoning Case Number <b>Z-27-16</b>			OFFICE USE ONLY  Transaction #
Date Submitted <b>17 Oct 16</b>			
Existing Zoning	<b>PD</b>	Proposed Zoning <b>OX-5-PL-CU</b>	
NARRATIVE OF ZONING CONDITIONS OFFERED			
Development on this lot shall be limited to a maximum of 90,000 s.f. of office uses and a maximum of 10,000 s.f. of retail uses. This is a cumulative total for the overall lot and can be distributed amongst future subdivision(s) of the lot in any combination the owner or developer chooses.			
No parking, loading, or drives shall be located between any building constructed at the TW Alexander Drive/Brier Creek Parkway intersection and the street.			
Parking between any building not located at the intersection referenced in Condition #2 and the street shall be limited to a single bay of parking with a single drive aisle in accordance with Urban Design Guideline #7 (Page 251 of The 2030 Comprehensive Plan).			
Parking shall be permitted alongside any building.			
5.			
6.			
7.			
8.			
9.			
10.			

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature  Print Name Phillip F. Wiggins

Conditional Use District Zoning Conditions			
Zoning Case Number		<b>OFFICE USE ONLY</b> Transaction # 479306	
Date Submitted			
Existing Zoning	PD		
NARRATIVE OF ZONING CONDITIONS OFFERED			
1. N/A			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature \_\_\_\_\_ Print Name \_\_\_\_\_



## URBAN DESIGN GUIDELINES

If the property to be rezoned is shown as a “mixed use center” or located along a Main Street or Transit Emphasis Corridor as shown on the Urban Form Map in the Comprehensive Plan, the applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan.

1.	<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> <b>Response: The rezoning request permits residential, office and retail uses, consistent with this guideline.</b>
2.	<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> <b>Response: Transition to the rural residential-zoned adjacent property to the north will be as required by the UDO.</b>
3.	<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> <b>Response: Connectivity from the subject property to the surrounding network will be provided.</b>
4.	<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> <b>Response: Block layout and connectivity will be provided in accordance with UDO standards.</b>
5.	<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> <b>Response: Block layout and connectivity will be provided in accordance with UDO standards.</b>
6.	<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> <b>Response: The rezoning implements the Parking Limited frontage standards, which are consistent with this guideline.</b>
7.	<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> <b>Response: The rezoning implements the Parking Limited frontage standards, which are consistent with this guideline.</b>
8.	<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> <b>Response: The rezoning implements the Parking Limited frontage standards, which are consistent with this guideline.</b>
9.	<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> <b>Response: An outdoor amenity space will be provided in accordance with the UDO.</b>
10.	<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> <b>Response: An outdoor amenity space will be provided in accordance with the UDO.</b>
11.	<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> <b>Response: An outdoor amenity space will be provided in accordance with the UDO.</b>
12.	<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> <b>Response: An outdoor amenity space will be provided in accordance with the UDO.</b>
13.	<i>New public spaces should provide seating opportunities.</i> <b>Response: An outdoor amenity space will be provided in accordance with the UDO.</b>
14.	<i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i> <b>Response: The rezoning implements the Parking Limited frontage standards, which are consistent with this guideline.</b>
15.	<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> <b>Response: The rezoning implements the Parking Limited frontage standards.</b>



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: Parking structures, if any, will be designed in accordance with the UDO.</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: The property is within walking distance to transit stops along Route 70X, which is consistent with this guideline.</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: The rezoning implements the Parking Limited frontage standards, which are consistent with this guideline.</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: Tree conservation and flood plain areas have already been recorded on this property, consistent with this guideline.</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: Streets &amp; sidewalks will be provided per the UDO.</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: Streets &amp; sidewalks will be provided in accordance with the UDO.</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: Street trees and streetscape elements will be provided in accordance with the UDO, as applicable.</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: The rezoning implements the Parking Limited frontage standards, which are consistent with this guideline.</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: The rezoning implements the Parking Limited frontage standards, which are consistent with this guideline.</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: The future buildings will comply with the applicable building and frontage standards, consistent with this guideline.</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: Sidewalks will be provided in accordance with the UDO.</b></p>

29 Jul 16



**Ballentine  
Associates, P.A.**

221 Providence Road  
Eastowne Office Park  
Chapel Hill, NC 27514

919/929-0481 Chapel Hill  
919/489-4789 Durham  
919/489-2803 Fax

**Subject: Neighborhood Meeting Notification**

**Neighboring Property Owners:**

You are invited to attend a neighborhood meeting on Tuesday, August 9<sup>th</sup>, 2016. The meeting will be held at the Hampton Inn & Suites, located at 8021 Arco Corporate Drive, Raleigh, NC 27617, and will begin at 6:00 PM.

The purpose of this meeting is to discuss a potential rezoning of the property located at 7800 T.W. Alexander Drive. This site is currently zoned Planned Development (PD) and is proposed to be rezoned to Office Mixed-Use (OX).

The City of Raleigh requires that prior to the submittal of any rezoning application, a neighborhood meeting involving the property owners within 100 feet of the area requested for rezoning.

Please do not hesitate to call should you have any questions or require additional information. We can be reached at (919) 929-0481.

Thank you,

BALLENTINE ASSOCIATES, PA



10 Aug 16

SFL Ruby Jones LLC  
c/o Stratford Land Advisors, L.P.  
Attn: Mr. David Moore  
3400 Peachtree Road NE, Suite 650  
Atlanta, GA 30326

Subject: 7800 T.W. Alexander Drive Property  
Raleigh, Wake County, NC  
Rezoning Application  
BA Project #116014.00



221 Providence Road  
Eastowne Office Park  
Chapel Hill, NC 27514

919/929-0481 Chapel Hill  
919/489-4789 Durham  
919/489-2803 Fax

Dear David:

This letter is to provide you with formal notice of our intent to submit a Rezoning Application to the City of Raleigh on behalf of the State Employees' Credit Union. This notice is in accordance with the City of Raleigh Rezoning requirements.

Please do not hesitate to call should you have any questions or require additional information.

Sincerely,  
BALLENTINE ASSOCIATES, PA



George J. Retschle, PE  
President

Distribution: SFL Ruby Jones  
Jamie Applequist, State Employees' Credit Union

0769504120  
SLF RUBY JONES LLC  
RYAN LLC  
PO BOX 56607  
ATLANTA GA 30343-0607

0768590934  
BRIER CREEK ARBORS DRIVE RETAIL LLC  
HARRIS TEETER PROPERTIES  
701 CRESTDALE RD  
MATTHEWS NC 28105-1700

0769500430  
PULTE HOME CORPORATION  
1225 CRESCENT GRN STE 250  
CARY NC 27518-8119

0769505565  
M/I HOMES OF RALEIGH LLC  
1511 SUNDAY DR STE 100  
RALEIGH NC 27607-5195

0769606043  
2052 LLC  
5601 VIRGINIA BEACH BLVD  
VIRGINIA BEACH VA 23462-5630

## SUMMARY OF ISSUES

A neighborhood meeting was held on Tuesday, August 9th, 2016 (date) to discuss a potential rezoning located at 7800 T.W. Alexander Drive (property address).

The neighborhood meeting was held at Hampton Inn & Suites, 8021 Arco Corporate Dr., Raleigh, NC 27617 (location).

There were approximately 0 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

N/A



## ATTENDANCE ROSTER

[illegible]