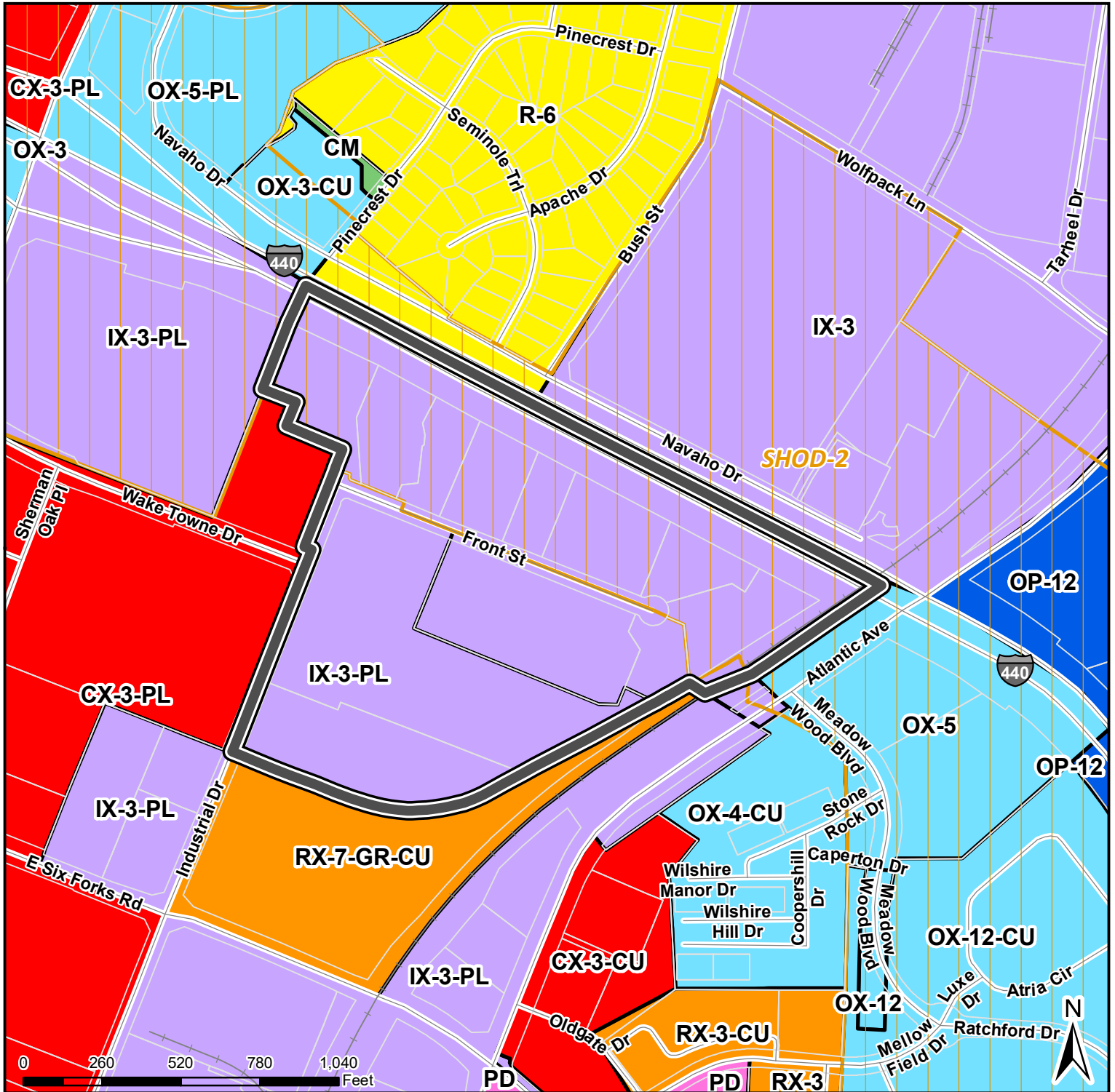
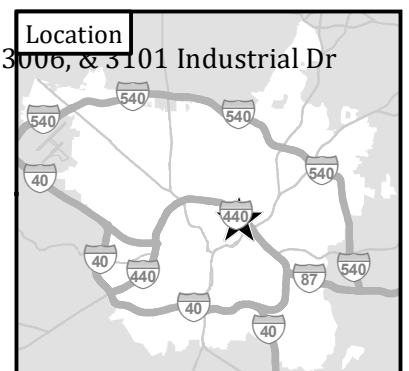


Existing Zoning

Z-27-2020



Property	1201, 1203, 1205, 1207, 1208, 1221, 1228, 1233, & 1237 Front St; 2910, 3006, & 3101 Industrial Dr
Size	34.6 acres
Existing Zoning	IX-3, IX-3 w/SHOD-2 & IX-3-PL
Requested Zoning	CX-20-CU & CX-20-CU w/SHOD-2



To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	John Anagnost, Senior Planner
Department	Planning and Development
Date	April 6, 2021
Subject	Public Hearing Agenda Item: May 4, 2021 Meeting Rezoning Z-27-20 Industrial Drive and Front Street

At its April 6, 2021 meeting, the City Council schedule a public hearing for the following item at its May 4, 2021 meeting:

Z-27-20 Industrial Drive on its east side and Front Street on its north and south sides, in the southwest quadrant of the crossing of I-440 and Atlantic Avenue, being Wake County PINs 1715341783, 1715344640, 1715345469, 1715347434, 1715348395, 1715441205, 1715444127, 1715435946, 1715432894, 1715338947, 1715334749, & 1715332585.

Approximately 34.6 acres is requested to be rezoned by Northside Investment Partner, LLC and The North Carolina Medical Board from Industrial Mixed Use-3 Stories-Parking Limited (IX-3-PL), Industrial Mixed Use-3 Stories with Special Highway Overlay District 2 (IX-3 w/ SHOD-2), and Industrial Mixed Use-3 Stories (IX-3) to Commercial Mixed Use-20 Stories-Conditional Use w/ Special Highway Overlay District 2 (CX-20-CU w/ SHOD-2) and Commercial Mixed Use-20 Stories-Conditional Use (CX-20-CU). Conditions dated March 23 prohibit certain uses, apply most standards from the Urban Limited Frontage, limit total development, and require an easement for construction of a pedestrian bridge over I-440.

Current zoning: Industrial Mixed Use-3 Stories-Parking Limited (IX-3-PL), Industrial Mixed Use-3 Stories with Special Highway Overlay District 2 (IX-3 w/ SHOD-2), and Industrial Mixed Use-3 Stories (IX-3)

Requested zoning: Commercial Mixed Use-20 Stories-Conditional Use w/ Special Highway Overlay District 2 (CX-20-CU w/ SHOD-2) and Commercial Mixed Use-20 Stories-Conditional Use (CX-20-CU)

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

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

The **Planning Commission** voted 6-0 to recommend approval of the request.

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



RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 13000

CASE INFORMATION: Z-27-20 INDUSTRIAL DR AND FRONT ST

Location	<p>Industrial Drive, on its east side and Front Street on its north and south sides, in the southwest quadrant of the crossing of I-440 and Atlantic Avenue</p> <p>Addresses: 2910, 3006, & 3101 Industrial Drive and 1201, 1203, 1205, 1207, 1208, 1221, 1228, 1233, & 1237 Front Street</p> <p>PINs: 1715341783, 1715344640, 1715345469, 1715347434, 1715348395, 1715441205, 1715444127, 1715435946, 1715432894, 1715338947, 1715334749, 1715332585</p> <p>iMaps, Google Maps, Directions from City Hall</p>
Current Zoning	IX-3, IX-3-PL, IX-3 w/ SHOD-2
Requested Zoning	CX-20-CU, CX-20-CU w/ SHOD-2
Area of Request	34.6 acres
Corporate Limits	The site is within the City's corporate limits.
Property Owner	<p>Northside Investment Partner, LLC c/o FCA Partners LLC 300 S. Tryon Street, Suite 420 Charlotte, NC 28202</p> <p>The North Carolina Medical Board 4309 Emperor Boulevard, Suite 110 Durham, NC 27703</p>
Applicant	Ed Cherry Northside Investment Partner, LLC
Council District	E
PC Recommendation Deadline	April 26, 2021

SUMMARY OF PROPOSED CONDITIONS

1. Prohibits certain uses.
2. Requires Urban Limited frontage standards for development taller than three stories on the south side of Front Street.
3. Requires Urban Limited frontage standards for development taller than three stories on the north side of Front Street except that open space may be used in place of active uses to wrap parking structures.
4. Limits development to:
 - a. 1,500,000 square feet of office;
 - b. 75,000 square feet of retail; and
 - c. 2,000 residential units

5. Requires a permanent maintenance easement and temporary construction easement for the footing of a pedestrian bridge adjacent to I-440.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Community Mixed Use (CMU)
Urban Form	City Growth Center Parkway Corridor Main Street
Consistent Policies	Policy LU 1.2—Future Land Use Map and Zoning Consistency Policy LU 1.3—Conditional Use District Consistency Policy LU 2.2—Compact Development Policy LU 4.4—Reducing Vehicle Miles Traveled Through Mixed Use Policy LU 4.9—Corridor Development Policy LU 7.1—Encouraging Nodal Development Policy LU 7.6—Pedestrian-friendly Development Policy LU 10.6—Retail Nodes Policy LU 11.4—Rezoning/Development of Industrial Areas Policy H 1.8—Zoning for Housing Policy UD 1.10—Frontage Policy UD 3.11—Parking Structures Policy UD 7.3—Design Guidelines Policy MT 12—Midtown Height Policy MT 15—Midtown Waterfront District Policy MT 18—Waterfront District Drive-Thru Facilities Policy MT 19—Waterfront District Parking
Inconsistent Policies	Policy LU 5.2—Managing Commercial Development Impacts Policy T 2.10—Level of Service Policy MT 1—Bridging Barriers

FUTURE LAND USE MAP CONSISTENCY

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

COMPREHENSIVE PLAN CONSISTENCY

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

PUBLIC MEETINGS

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
6/4/2020 (7 attendees)	1/6/2021 (5 attendees)	1/26/2021 (consent); 2/9/2021 (consent); 2/23/2021; 3/9/2021; 3/30/2021	

PLANNING COMMISSION RECOMMENDATION

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

Reasonableness and Public Interest	The request is in the public interest and consistent with the Comprehensive Plan, including policies related to reducing vehicle miles travelled and encouraging nodal development.
Recommendation	Approval. City Council may now schedule this proposal for a public hearing or refer it to committee for further study and discussion.
Motion and Vote	Motion: Miller Second: Mann In Favor: Fox, Lampman, Mann, McIntosh, Miller, and Winters

ATTACHMENTS

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

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



Ken A. Bowers, AICP

Date: 3/30/2021

Planning and Development Deputy Director

Staff Coordinator: John Anagnost: (919) 996-2638; John.Anagnost@raleighnc.gov



ZONING STAFF REPORT – CASE Z-27-20

Conditional Use District

OVERVIEW

Just under 35 acres are requested to be rezoned. The rezoning area is composed of twelve parcels which occupy the entire frontage on the north and south sides of Front Street and the east side of Industrial Drive for approximately 900 feet south from Front Street. The rezoning site lies one quarter mile east of Wake Forest Road and immediately south of I-440.

A rail corridor forms the eastern boundary of the rezoning area. Atlantic Avenue shares right-of-way with the rail line in the vicinity of the site and runs parallel with the track on its east side. Six Forks Road is 550 feet to the south of the site and runs in an east-west direction at its intersection with Industrial Drive. Crabtree Creek runs parallel to Hodges Street, 2,300 feet south of the rezoning area. A greenway trail is present on the north side of Crabtree Creek.

The existing zoning is Industrial Mixed Use-3 Stories-Parking Limited (IX-3-PL) for three parcels abutting Industrial Drive, Industrial Mixed Use-3 Stories with Special Highway Overlay District 2 (IX-3 w/ SHOD-2) for the eight properties adjacent to I-440, and Industrial Mixed Use-3 Stories (IX-3) for the remaining three parcels, which are located on the south side of Front Street. The proposed zoning is Commercial Mixed Use-20 Stories-Conditional Use w/ Special Highway Overlay District 2 (CX-20-CU w/ SHOD-2) for the parcels along I-440. The remaining parcels are proposed to be zoned Commercial Mixed Use-20 Stories-Conditional Use (CX-20-CU).

The character of the area around the site is heavily urbanized. As described above, the rezoning site is located within a block bounded by an interstate highway, a railroad track, and three major surface streets. The existing uses are a combination of light industrial uses, like warehouses, with multiple large shopping centers and some office development. East of Atlantic Avenue are multiple moderate and medium density apartment complexes.

A ten-acre parcel immediately south of the site has a warehouse/distribution use currently. The parcel was rezoned in 2019 to allow medium- to high-density residential development. A shopping center anchored by a Wegman's grocery store was recently constructed on the west side of Industrial Drive opposite the site. A hotel is under construction at the southwest corner of Industrial Drive and Front Street.

The Future Land Use Map in the vicinity of the rezoning parcels recommends Community Mixed Use on the east side of Wake Forest Road and High Density Residential on the east side of Industrial Drive. Immediately east of the rail corridor, the suggested development pattern is Community Mixed Use. Farther east is more of the High Density Residential Designation. Office & Residential Mixed Use is mapped on the west side of Wake Forest Road. The Crabtree Creek floodway is designated for Public Parks and Open Space.

The Urban Form Map shows a City Growth Center on the rezoning site as well as south to Hodges Road, east to N. Raleigh Boulevard, west to Six Forks Road, and for much of the

area on the north side of I-440. Industrial Drive is designated an Urban Thoroughfare, and I-440 is mapped as a Parkway Corridor. Wake Forest Road is a Transit Emphasis Corridor. The Urban Form designation for Six Forks Road is Urban Thoroughfare east of Wake Forest Road and Transit Emphasis Corridor to the west of Wake Forest Road.

The zoning around the subject parcels reflects the existing uses rather than the Future Land Use Map. With the exception of the recently rezoned parcel to the south, Industrial Mixed Use is mapped along the rail corridor to the east and south of the site. The zoning for three of the four quadrants of Wake Forest Road and Six Forks Road is Commercial Mixed Use. The northwest quadrant is a mix of Commercial Mixed Use, Office Mixed Use, Residential Mixed Use, and Residential-4. A Special Highway Overlay District 2 (SHOD-2) is present along I-440.

The rezoning request would increase the allowed height on the site from three to 20 stories. Some light industrial uses would no longer be allowed under the proposed CX zoning. Frontage requirements would become more urban on Industrial Drive due to an offered condition. Overall, the amount of potential development would increase by an estimated 3 to 4 million square feet for non-industrial uses. The additional entitlement represents about 4,200 more dwelling units than enabled by the existing zoning. Residential uses would be allowed on the ground floor in the proposed CX zoning but not in the current IX zoning.

An area plan for Midtown was adopted by the City Council in December of 2020. The plan is called Walkable Midtown. It proposed amendments to the Future Land Use Map, the Urban Form Map, and the Street Plan Map that affect the rezoning site. The amendments were adopted as part of the area plan adoption process. Walkable Midtown provides additional height guidance for the rezoning site with a maximum height of 20 stories now considered appropriate. A custom streetscape for Industrial Drive is included in the area plan. The adoption of Walkable Midtown also added policies to the 2030 Comprehensive Plan that are specific to the Midtown area. The new policies are reflected in this report.

The Future Land Use Map category for the rezoning parcels is now Community Mixed Use. It had been High Density Residential. Industrial Drive was amended from an Urban Thoroughfare to a Main Street on the Urban Form map. Multiple streets crossing the site have been added to the Street Plan Map. These streets will be required to be constructed as part of new development on the site. The maps that follow reflect the amendments that resulted from Walkable Midtown.

Update for February 9: The policy consistency analysis has been updated to reflect the policies adopted as part of the Walkable Midtown area plan. The request is now consistent with the Future Land Use Map. It remains inconsistent with the 2030 Comprehensive Plan.

Update for March 9: A policy from the Walkable Midtown plan related to affordable housing may lead to conflicts with state law if applied to a rezoning request. That policy has been removed from this report. The request is evaluated as consistent with the 2030 Comprehensive Plan.

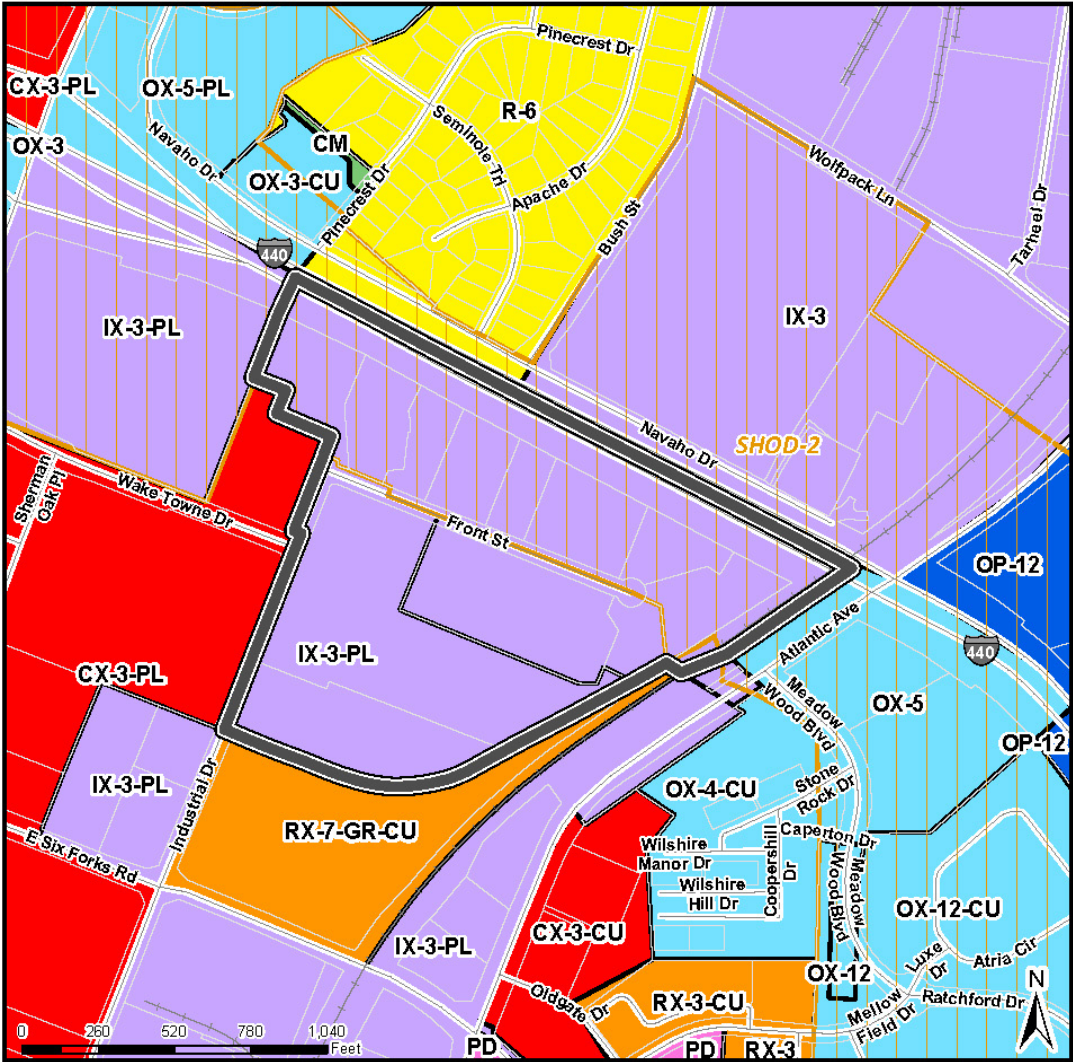
Update for March 23: The conditions have been revised apply the standards of the Urban Limited frontage to development on the site that is greater than three stories in height. For

development on the north side of Front Street, an exception is allowed for the requirement that parking structures be wrapped with active uses. In that area, open space could be used in place of active uses. Drive-thrus have been added to the list of prohibited uses. The proposal has been re-evaluated as consistent with the Urban Form map and multiple policies related to urban design.

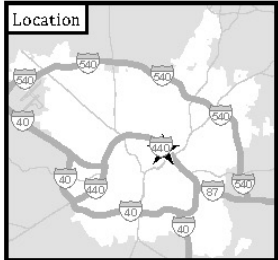
OUTSTANDING ISSUES

Outstanding Issues	None	Suggested Mitigation	None
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Existing Zoning Z-27-2020



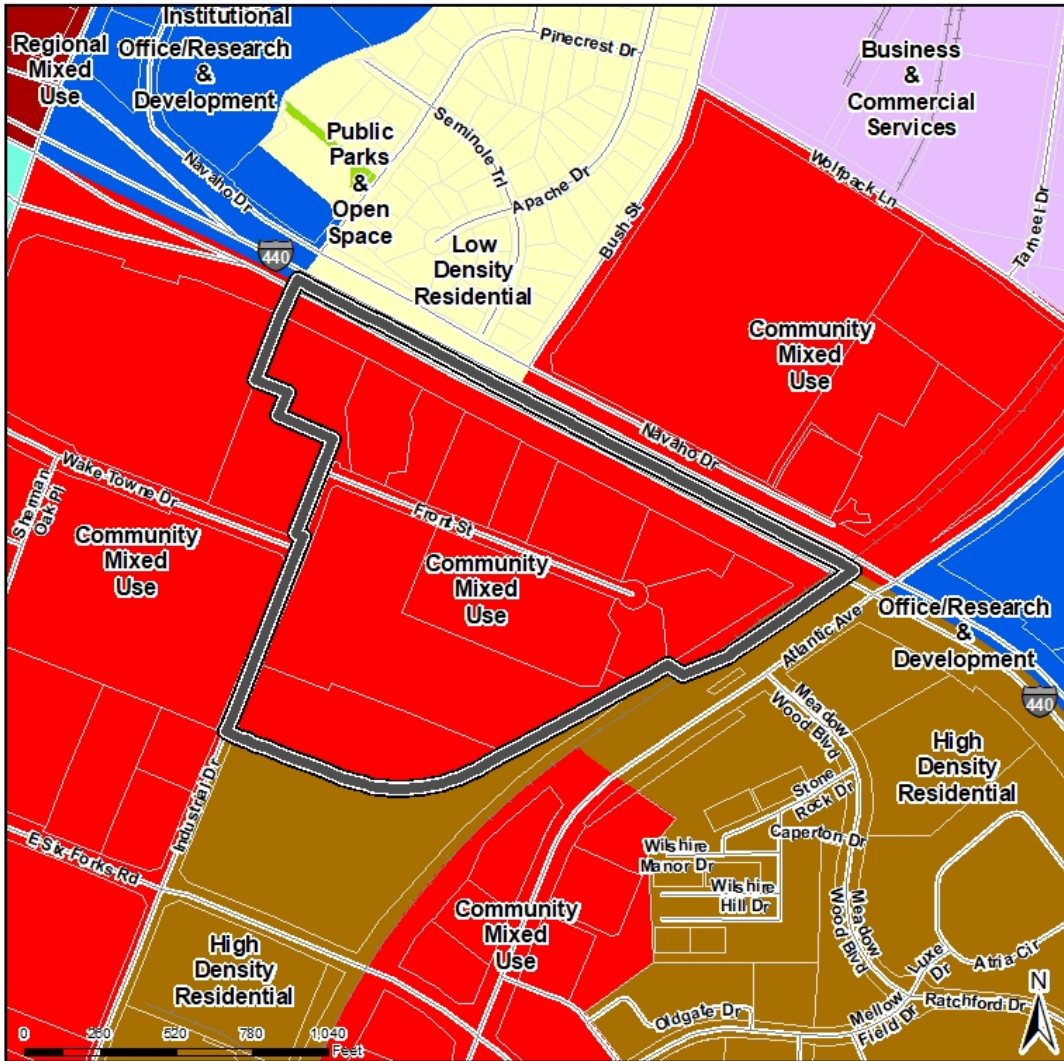
Property	1201, 1203, 1205, 1207, 1208, 1221, 1228, 1233, & 1237 Front St; 2910, 3006, & 3101 Industrial Dr
Size	34.6 acres
Existing Zoning	IX-3, IX-3 w/SHOD-2 & IX-3-PL
Requested Zoning	CX-20-CU & CX-20-CU w/SHOD-2



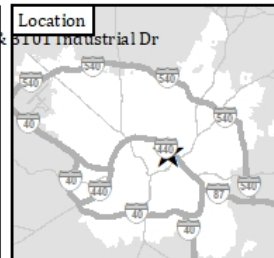
Map by Raleigh Department of City Planning (manoff): 6/26/2020

Future Land Use

Z-27-2020



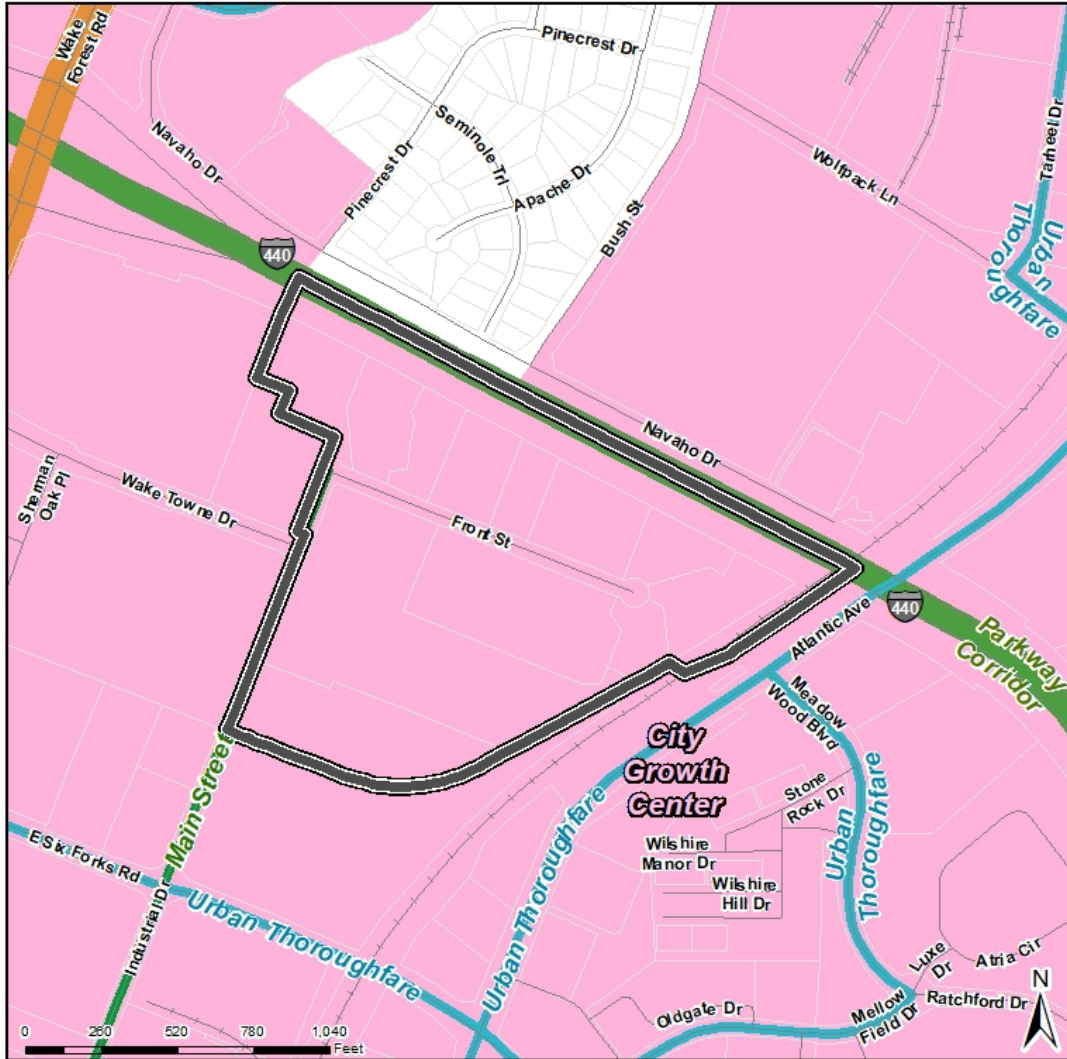
Property	1201, 1203, 1205, 1207, 1208, 1221, 1228, 1233, & 1237 Front St; 2910, 3006, & 3101 Industrial Dr
Size	34.6 acres
Existing Zoning	IX-3, IX-3 w/SHOD-2 & IX-3-PL
Requested Zoning	CX-20-CU & CX-20-CU w/SHOD-2



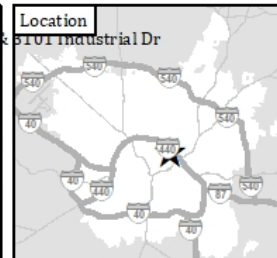
Map by Raleigh Department of City Planning (mansaf); 1/12/2021

Urban Form

Z-27-2020



Property	1201, 1203, 1205, 1207, 1208, 1221, 1228, 1233, & 1237 Front St; 2910, 3006, & 3101 Industrial Dr
Size	34.6 acres
Existing Zoning	IX-3, IX-3 w/SHOD-2 & IX-3-PL
Requested Zoning	CX-20-CU & CX-20-CU w/SHOD-2



Map by Raleigh Department of City Planning (mansolf); 1/12/2021

COMPREHENSIVE PLAN

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

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

Yes, the request is consistent with the Managing Our Growth Vision Theme. This Vision Theme calls for desirable spaces and places. Those goals are supported by the request for the CX district, which encourages a mix of uses that enable reductions in vehicle miles travelled and encourage transit use. The Vision Theme would be supported further by the addition of a zoning frontage to ensure that streetscapes cater to pedestrians and buildings form a comfortable “outdoor room” by surrounding the public realm of the street. The rezoning does not include a frontage but does include zoning conditions that require some elements of a frontage for Industrial Drive as well as screening of parking structures.

The proposal is aligned with the Coordinating Land Use and Transportation Vision Theme as well. According to this Vision Theme, higher density development should have diverse housing options. The proposed CX zoning allows a wider range of residential development than the existing IX zoning. Potential future residents will have access to various transit options. The Vision Theme also calls for appropriate bicycle and pedestrian facilities. The request includes a condition to require an easement for the base of a pedestrian bridge over I-440. The proposal would better align with this Vision Theme if the easement included access from the nearest public street.

The request is consistent with the 2030 Comprehensive Plan because it enables density and a mix of uses that can make good use of the multiple transit routes serving the site. The rezoning proposal also provides for some design features that can make walking more comfortable and convenient in the area.

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

Yes, the Future Land Use Map designation of Community Mixed Use supports the blend of uses that are allowed in the proposed Commercial Mixed Use zoning district.

- C. If the use is not specifically designated on the Future Land Use Map in the area where its location is proposed, is it needed to service such a planned use, or could it be established without adversely altering the recommended land use and character of the area?

Not applicable. The uses allowed by the requested zoning are specifically designated on the Future Land Use Map for this site.

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

Yes, the site is in an urbanized part of the City with existing facilities. Expansion of water and sewer capacity may be required as part of a development plan. The traffic level of service for some approaches on nearby streets will fall to an 'F' level if the zoning entitlement is fully used. This is not considered to be insufficient because the City's standard for level of service applies to intersections as a whole, not individual approaches. No intersection in the area would fall below an aggregate level of 'E' if the site is developed under the proposed zoning.

Future Land Use

Future Land Use designation: Community Mixed Use

The rezoning request is

Consistent with the Future Land Use Map.

Inconsistent

The Community Mixed Use designation of the Future Land Use Map recommends a variety of development types with building heights of up to 12 stories. Commercial uses are considered appropriate in this category, as are offices, apartments, and mixed-use developments. The requested zoning would allow a similar range of uses as the designation recommends. Commercial Mixed Use is the zoning district most closely aligned with Community Mixed use in terms of allowed uses.

The proposal would allow buildings as tall as 20 stories. The height that would be permitted by the request is in conflict with the recommendation of the Future Land Use Map designation. However, the Walkable Midtown area plan provides more specific policy recommendation that up to 20 stories of height may be appropriate in the area of the rezoning site. The requested zoning would allow uses and building heights that are supported by the Future Land Use Map as supplemented by the area plan.

Urban Form

The rezoning request is

Consistent

Inconsistent overall with the Urban Form Map

Other

The zoning proposal is inconsistent with the Urban Form Map because it does not provide sufficient controls on building and parking placement and parking deck design to fulfill the recommendations of the City Growth Center designation that

covers the site. The Parkway and Main Street designations related to the site are supported by the request and offered zoning conditions.

Urban Form designation: City Growth Center

The rezoning site is completely within a City Growth Center. The City Growth Center designation suggests a zoning frontage would be appropriate for the site. The proposal includes zoning conditions that will apply standards from the Urban Limited frontage to new development of three stories or taller. Twenty-story zoning districts with urban frontages have a minimum height of three stories. The request would require redevelopment of the site to provide the walkability called for by the Urban Form designation through the Urban Limited standards. The conditions allow one exception in that parking decks north of Front Street would not need to be wrapped with active uses along the street but would be required to have usable open space in this area.

Urban Form designation: Parkway Corridor (I-440)

The description of a Parkway Corridor encourages vegetation along the subject roadway to create a naturally-landscaped character. The request includes a SHOD-2 overlay district for the parcels adjacent to I-440. The SHOD-2 overlay requires 25-foot vegetated area along I-440. The requirement so SHOD-2 serve the intent of the Parkway Corridor designation by providing the desired vegetation along I-440.

Urban Form designation: Main Street (Industrial Drive)

The request includes a zoning condition that requires buildings to be placed close to Industrial Drive, prohibits parking between buildings and Industrial Drive, and requires pedestrian entrances along Industrial Drive. These requirements are similar to what would be required by an Urban Limited frontage. The Walkable Midtown plan also provides a custom streetscape for Industrial Drive. The zoning condition and area plan will ensure an urban form that matches the Main Street encouragement of an urban frontage and a pedestrian-oriented streetscape.

Compatibility

The proposed rezoning is

Compatible with the property and surrounding area.

Incompatible.

The development enabled by the proposed zoning is compatible with the surrounding uses. The request would allow mixed use development including any combination of retail, office, and residential or any of these uses by itself. The nearby uses are shopping centers and a hotel. Some light industrial uses are present to the south of the site. These uses are primarily warehouse/distribution and impacts to residential uses on the rezoning site would mainly be in the form of truck traffic and idling. Rezoning case Z-15-2019 was approved for the property to the south. The zoning

there is RX-7-GR-CU, suggesting that the parcel may be redeveloped as multi-family housing in the future.

The rail corridor to the east is the greatest source of incompatibility with residential uses on the rezoning site. Residential development of the site may increase the likelihood of pedestrians attempting to cross the railroad track to reach Atlantic Avenue. This potential is reduced by the presence of 40-foot wide buffer yards of mature trees on both sides of the track.

Public Benefits of the Proposed Rezoning

- The request may increase housing supply in an area with multi-modal transportation options.
- The request may increase shopping, services, and employment opportunities in an area with multi-modal transportation options.

Detriments of the Proposed Rezoning

- The request may lead to inadequate levels of service for some travel in some directions on nearby streets.
- The request may affect views from a neighborhood on the north side of I-440.

Policy Guidance

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

Policy LU 1.2—Future Land Use Map and Zoning Consistency

The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.

The uses allowed by the requested zoning are consistent with the recommendations of the Community Mixed designation mapped on the rezoning site. The proposed height of 20 stories exceeds the maximum appropriate height specified by the Comprehensive Plan for Community Mixed Use, which is 12 stories. For the rezoning site, the Comprehensive Plan maximum height recommendation is modified by the Walkable Midtown plan to recommend up to 20 stories. The request is consistent with the Future Land Use Map when the area plan guidance is considered.

Policy LU 1.3—Conditional Use District Consistency

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

The offered zoning conditions improve consistency with the 2030 Comprehensive Plan by requiring some aspects of a frontage to be applied to Industrial Drive. These provisions mitigate some of the inconsistency with the City Growth Center and Main

Street designations that apply to the site by controlling where buildings and parking will be located relative to the street.

Policy LU 2.2—Compact Development

New development and redevelopment should use a more compact land use pattern to support the efficient provision of public services, improve the performance of transportation networks, preserve open space, and reduce the negative impacts of low intensity and non-contiguous development.

Policy LU 4.4—Reducing Vehicle Miles Traveled Through Mixed Use

Promote mixed-use development that provides a range of services within a short distance of residences as a way to reduce the growth of vehicle miles traveled (VMT).

The request would allow greater density development by increasing the allowed height on the site. The proposed zoning would also support more housing because the existing zoning of IX prohibits dwelling units on the ground floor of buildings. The requested CX zoning does not have this prohibition. Residents of housing on the site would have a range of retail uses nearby that can be accessed without a vehicle.

Policy LU 4.9 Corridor Development

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

Policy LU 7.1—Encouraging Nodal Development

Discourage auto-oriented commercial “strip” development and instead encourage pedestrian-oriented “nodes” of commercial development at key locations along major corridors. Zoning and design standards should ensure that the height, mass, and scale of development within nodes respects the integrity and character of surrounding residential areas and does not unreasonably impact them.

Policy LU 7.6—Pedestrian-friendly Development

New and redeveloped commercial and mixed-use developments should be pedestrian-friendly.

Policy UD 1.10—Frontage

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

Policy UD 7.3—Design Guidelines

The Design Guidelines in Table UD-1 shall be used to review rezoning petitions and development applications for mixed-use developments; or rezoning petitions and development applications along Main Street and Transit Emphasis Corridors or in City Growth, TOD and Mixed-Use Centers, including preliminary site plans and development

plans, petitions for the application of Downtown Overlay Districts, Planned Development Districts, and Conditional Use zoning petitions.

The zoning proposal includes conditions that require Urban Limited standards for redevelopment on the site. An exception to parking structure active uses is provided for land north of Front Street. The conditions will provide standards for building and parking placement as well as treatment of structure parking that improve the appearance and comfort of the streetscape for pedestrians. Redevelopment of the site will have appropriate considerations for the pedestrian experience that support the goals of the Design Guidelines and these policies.

Policy LU 10.6—Retail Nodes

Retail uses should concentrate in mixed-use centers rather than spreading along major streets in a linear “strip” pattern unless ancillary to office or high-density residential use.

The rezoning site is near a Transit Emphasis Corridor on Wake Forest Road and a Frequent Bus Network corridor on Six Forks Road. The northeast quadrant of the intersection of Wake Forest Road and Six Forks Road is an existing retail node with transit service. The rezoning would allow a range of uses, including more housing and employment uses, in this retail node. The diversification of uses in the area will make the site more of a mixed-use, transit-oriented node as called for by these policies.

Policy LU 11.4—Rezoning/Development of Industrial Areas

Allow the rezoning and/or redevelopment of industrial land for non-industrial purposes when the land can no longer viably support industrial activities or is located such that industry is not consistent with the Future Land Use Map. Examples include land in the immediate vicinity of planned transit stations.

The rezoning area is currently zoned Industrial Mixed Use (IX), which allows many light industrial and light manufacturing uses. Warehouse and distribution uses are present on the site. The site has access to the rail corridor on its east side, but continued mixed-use and residential development in the area is making this location less suited to light industrial uses. The zoning request would transition the site away from industrial uses to a possible mix of retail, offices, and residential. This shift is supported by the Community Mixed Use designation on the Future Land Use Map.

Policy H 1.8—Zoning for Housing

Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well-supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing. In areas characterized by detached houses, accommodations should be made for additional housing types while maintaining a form and scale similar to existing housing.

The proposed zoning would allow significantly more housing on the site due to the increase in allowed height. Housing could also be placed in a wider variety of

building types in the requested CX zoning because it does not prohibit dwelling units on the ground floor like the existing IX zoning does.

Policy UD 3.11—Parking Structures

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

The rezoning includes a condition to require the standards from the Urban Limited frontage for most of the site area. The frontage standards require parking structures to be wrapped with active uses and screened on upper floors.

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

Policy LU 5.2—Managing Commercial Development Impacts

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

The request would allow development that would create an amount of new vehicle trips that would substantially worsen traffic congestion in the area around the intersection of Wake Forest Road and Six Forks Road. While the congestion would not produce levels of service that are below the City's standard for an intersection in aggregate, individual movements would have significant delays. This impact could be reduced by modifying the proposal to allow less development. The request could also include conditions to facilitate the construction of a pedestrian bridge over I-440. This bridge is proposed by the Walkable Midtown plan and would connect with Bush Street on the north side of I-440.

Policy T 2.10 – Level of Service

Maintain level of service (LOS) "E" or better on all roadways and for overall intersection operation at all times, including peak travel times, unless maintaining this LOS would be infeasible and/or conflict with the achievement of other goals.

The proposed zoning would allow development that could create a substandard level of service for the intersection of Wake Towne Drive and Industrial Drive. Traffic delays will also be significant for travel in certain directions for other intersections in the area. The presence of I-440 to the north and a rail corridor to the east prevents new street connections in those directions. The constrained options for additional vehicular infrastructure suggest that the requested density is excessive or that additional efforts to support multi-modal transportation are needed.

Area Plan Policy Guidance

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

Policy MT 15—Midtown Waterfront District

The Waterfront District will become a vibrant, walkable center of Midtown. It will support a mix of uses, public space, and a walkable “Main Street” along Industrial Drive.

The requested CX zoning allows a mix of retail, office, and residential uses that supports a vibrant urban area. A zoning condition is offered to require an urban form along Industrial Drive that helps create the walkability espoused by this policy.

Policy MT 12—Midtown Height

Map AP-MT1 recommends appropriate building height ranges. If a rezoning includes a request for height in the upper half of the range, it should include significant public benefits beyond code requirements, such as stormwater mitigation, carbon reduction, and expanded or enhanced public space contributions.

The requested height of 20 stories is supported by the height recommendations from the area plan. The rezoning site is in an area where building heights as tall as 20 stories are indicated.

Policy MT 18—Waterfront District Drive-Thru Facilities

Drive-thru facilities should not be included in the Waterfront District.

Drive-thru facilities are prohibited by the offered zoning conditions.

Policy MT 19—Waterfront District Parking

Parking should not be located between buildings and streets in the Waterfront District.

The zoning request includes zoning conditions that require the standards of the Urban Limited frontage be applied to development taller than three stories. Zoning districts with a height of 20 stories and an Urban Frontage have a minimum height of three stories. Therefore, the conditions would prohibit parking in front of buildings for any redevelopment of the property.

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

Policy MT 1—Bridging Barriers

Identify and pursue projects that improve mobility and provide safe pedestrian and bicycle crossings of at key locations through intersection improvements, grade separations, retrofits of existing crossings, and new vehicular and pedestrian bridges.

The proposal includes a condition which offers a permanent maintenance easement and a temporary construction easement for the base of a pedestrian bridge over I-440. While that is helpful in reaching the goal set forth in this policy, the condition does not require public access from a public street to the potential bridge location. Without public access, the bridge does not have the benefits that this policy seeks.

The offered condition does not support multi-modal transportation that is commensurate with the traffic impacts that may result from the requested height.

HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	36	Higher than the citywide average
Walk Score	30	36	Higher than the citywide average

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

Summary: The rezoning site is within walking distance of several shopping and employment destinations. Transit service is available approximately one quarter mile away on Wake Forest Road via GoRaleigh Route 2 Falls of Neuse and GoRaleigh Route 24L North Crosstown Connector.

Carbon/Energy Footprint: Housing

Housing Type	Average Annual Energy Use (million BTU)	Permitted in this project?
Detached House	82.7	Yes
Townhouse	56.5	Yes
Small Apartment (2-4 units)	42.1	Yes
Larger Apartment	34.0	Yes

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

Summary: The request would allow all residential building types as well as a greater number of units and a wider variety of mixed-use development types.

Housing Supply and Affordability

Does it add/subtract from the housing supply?	Adds	The request is estimated to enable more than 1,300 additional housing units to be built compared to the existing zoning.
Does it include any subsidized units?	No	
Does it permit a variety of housing types beyond detached houses?	Yes	The proposal would allow all housing types.
If not a mixed-use district, does it permit smaller lots than the average?*	N/A	The requested zoning is a mixed use district.
Is it within walking distance of transit?	Yes	Two bus routes have stops on Wake Forest Road one quarter mile from the site.

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

Summary: The proposed zoning would create the potential for 1,300 additional housing units in an area that is within walking distance of two transit routes.

IMPACT ANALYSIS

Historic Resources

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

Impact Identified:

Parks and Recreation

1. This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors.
2. Nearest existing park access is provided by Kiwanis Park (1.3 miles) and Fallon Park (1.5 miles).
3. Nearest existing greenway trail access is provided by Crabtree Creek Greenway Trail (0.8 miles). An enhanced bike and pedestrian facility along Industrial Drive would improve access and connectivity to the greenway.
4. Current park access level of service in this area is graded a B letter grade.
5. Please consider public realm improvements as supported by these Comp Plan Policies:
 - a. Comp Plan Policy AC 1.1 Public Art and Neighborhood Identity: Encourage the use of public art to create a neighborhood identity.
 - b. Comp Plan Policy PR 3.5 Stream Open Space Networks: Provide a continuous system of open spaces along designated stream corridors that link neighborhoods and park lands and, where possible, provide links to employment centers, schools, shopping areas, and transit rider facilities.
 - c. Comp Plan Policy PR 3.6 Greenway Connectivity: Expand the greenway system by connecting existing routes. Provide additional connections between the greenway trails and destinations throughout the City using designated upland routes where necessary.

Impact Identified: Some additional site improvements related to public art or the Crabtree Creek Greenway would be supported by the Comprehensive Plan.

Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	0	202,377	1,230,000
Waste Water	0	202,377	1,230,000

Impact Identified:

1. The proposed rezoning would add approximately 1,216,000 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area
2. At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy
3. Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developed

Stormwater

Floodplain	none
Drainage Basin	Crabtree
Stormwater Management	Subject to stormwater regulations under Article 9 of UDO.
Overlay District	none

Impact Identified: No impacts identified.

Transportation

Site Location and Context

Location

The Z-27-20 site is located at the north end of Industrial Drive, adjacent to the S-Line railroad corridor and I-440.

Area Plans

The Z-15-19 site is located with the Walkable Midtown Plan, adopted on December 1, 2020. This area plan made several amendments to transportation maps the comprehensive plan.

Other Projects in the Area

A project to complete the sidewalk on the east side of Wake Forest Road between Creekside Drive and Georgetown Road is in right-of-way acquisition and permitting by the City of Raleigh. NCDOT has a project in planning to upgrade the interchange of I-440 with Wake Forest Road (I-5970). The CSX Transportation railroad corridor is planned to be upgraded for higher-speed intercity passenger rail by NCDOT. This project is not programmed for funding at this time.

Existing and Planned Infrastructure

Streets

The subject property fronts on Industrial Drive and Front Street, which are both maintained by the City of Raleigh and are specified as main street parallel parking in the Street Plan (Map T-1 in the Comprehensive Plan). There are several proposed streets designated as main streets, parallel parking within the site.

In accordance with UDO section 8.3.2, the maximum block perimeter for CX-20 Zoning districts is 2,500 feet. The current block perimeter for the site is not clearly defined due to the railroad and the interstate highway. Construction of planned streets on and around the site would result in the creation of blocks between 1200 and 2000 feet in perimeter.

Other portions of the site will remain in a block constrained by the railroad and I-440.

Pedestrian Facilities

There are no existing sidewalks on site frontage. Sidewalks on Wake Towne Drive as well as an east-west pedestrian connection between Industrial Drive to Wake Forest Road. Missing sidewalk on Wake Forest Road is in design as a city project. Sidewalks on new and existing streets are required at the time of site plan.

Bicycle Facilities

There are existing bicycle lanes on Wake Towne Drive from Wake Forest Road to Industrial Drive and on Industrial Drive. The bicycle lanes on Industrial Drive are buffered.

Transit

The site is currently served with by two different GoRaleigh services. Route 2 operates on bidirectional on Wake Forest Road with service every 30 minutes all day. Route 24L, the North Crosstown Connector, operates in a one-way loop on Wake Forest Rd with service every 30 minutes during peak times and every 60 minutes in off-peak times. Frequent service is planned by the Wake Transit Plan to operate between North Hills and Downtown Raleigh; precise routing is not determined at this time, but service is expected to pass through the intersection of Six Forks Road and Wake Forest Road.

Access

Access to the subject site will be via Industrial Drive, Front Street, and the internal street network.

Traffic Impact

TIA Determination

Based on the Envision results, approval of case Z-27-20 would increase the amount of projected vehicular trips above the threshold for a rezoning Traffic Impact Analysis (TIA) in the Raleigh Street Design Manual. Please refer to the attached TIA review memo for trip generation details.

TIA Review

A TIA was performed by the Kimley-Horn and Associates and reviewed by City Staff. It indicates that the proposed development will have impacts to the surrounding roadway network intersections that cannot be mitigated by the study's recommendations. The intersection of Wake Town Drive and Industrial Drive is projected to operate at level of service (LOS) F in the AM peak with proposed mitigations. These mitigations are problematic.

All of the other intersections in the study area operate at acceptable overall LOS, however multiple intersection approaches would operate at LOS F in the future, including:

- Wake Forest Road at Wake Towne Drive/Wake Towne Drive – eastbound
- Wake Forest Road at Six Forks Road – eastbound and westbound
- Six Forks Road at Atlantic Avenue – eastbound
- Wake Towne Drive at Sherman Oak Place/Holly Park Driveway – westbound

Other proposed mitigations also raise concerns. Please refer to the attached TIA review memo for more details.

Comprehensive Plan Policy T 2.10 provides articulates policy related to peak hour congestion:

Policy T 2.10 Level of Service

Maintain level of service (LOS) "E" or better on all roadways and for overall intersection operation at all times, including peak travel times, unless maintaining this LOS would be infeasible and/or conflict with the achievement of other goals.

UDO Article 8.2 regulates infrastructure sufficiency for site plans. Where a TIA demonstrates a degradation of overall intersection LOS below E or impacts to an existing intersection operating at LOS F, build out of a site is limited and a traffic mitigation plan is required if certain site conditions are not met. The TIA demonstrates that the proposal may not be consistent with Comprehensive Plan Policy T 2.10.

According to the results of the TIA, the street infrastructure is not sufficient to fully build out the entitlement for the zoning case. In this scenario, UDO Section 8.2.2.E will be in effect, meaning that build out of the site may be limited unless a reasonable and adequate traffic mitigation plan is provided.

Additional TIA analysis will be required at the time of site plan submittal.

Impact Identified: The request may have negative impacts on traffic congestion for nearby intersections at Wake Forest Road and Six Forest Road.

Urban Forestry

No comments.

Impact Identified: None.

Impacts Summary

The proposed zoning would substantially increase the amount of development that could occur on the site. The additional density would likely increase vehicle trips in the nearby area to such a degree that level of service for some intersections in the area would be very poor and, in one instance, may fall below the City's minimum standard.

Mitigation of Impacts

The applicant may mitigate the anticipated traffic impacts by materially supporting a pedestrian bridge over I-440 that is proposed in the Walkable Midtown area plan. A zoning condition has been offered to provide land for the base of this within the site and enable its construction. The multi-modal benefits of the request would be augmented by a zoning condition to commit some level of funding or in-kind resources for construction of the bridge.

CONCLUSION

The rezoning request applies to a nearly 35-acre site in the southwest quadrant of the intersection of I-440 and Atlantic Avenue. The site contains twelve parcels that bound the entire length of Front Street as well as the east side of the north end of Industrial Drive. The existing zoning is IX-3 and IX-3-PL with the SHOD-2 overlay covering the north side of Front Street.

The zoning request is for CX-20-CU with the SHOD-2 remaining in place. Conditions are offered to simulate the Urban Limited frontage on Industrial Drive. Development is limited by another zoning condition. Other conditions prohibit certain uses, require screening of parking structures, and require an area to be set aside for the base of a pedestrian bridge over I-440.

The Future Land Use Map calls for Community Mixed Use. Industrial Drive is a Main Street, and I-440 is a Parkway Corridor on the Urban Form Map. A City Growth Center is mapped on the entire site. The proposed uses are consistent with the Future Land Use Map. The proposed height is not, but the Walkable Midtown plan supports the proposed height. The request is therefore consistent with the Future Land Use Map. The request is consistent with Comprehensive Plan policies encouraging integrating of uses and compact development in urbanized areas with good transit service.

Other policies related to quality urban design and walkability in mixed-use, transit-oriented areas support the proposal as well. The consistency is largely based on the conditions applying frontage standards, which upholds the guidance of the Urban Form Map. The Walkable Midtown area plan provides more specific guidance for this particular area. These recommendations include providing high-quality pedestrian infrastructure, including across I-440. The request provides an easement to enable a pedestrian bridge in this location. Overall, the request is consistent with the Walkable Midtown plan and the 2030 Comprehensive Plan.

CASE TIMELINE

Date	Action	Notes
6/26/2020	Application submitted	
7/31/2020	Staff review complete	TIA required
12/23/2020	Application complete	TIA accepted as accurate
1/6/2021	Second neighborhood meeting	
1/26/2021	Placed on Planning Commission consent agenda and not discussed	
2/23/2021	Placed on Planning Commission	Deferred to the next meeting

	business agenda	
3/9/2021	Placed on Planning Commission consent agenda	
3/23/2021	Placed on Planning Commission business agenda	Deferred without discussion
3/30/2021	Placed on Planning Commission business agenda	Recommended for approval

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

	SUBJECT PROPERTY	NORTH	SOUTH	EAST	WEST
Existing Zoning	IX-3, IX-3-PL	IX-3, R-6	IX-3-PL, RX-7-GR-CU	IX-3-PL, CX-3-CU, OX-5, OX-4-CU	IX-3-PL, CX-3-PL
Additional Overlay	SHOD-2	SHOD-2	None	SHOD-2	SHOD-2
Future Land Use	Community Mixed Use	Community Mixed Use, Low Density Residential	Community Mixed Use, High Density Residential	Community Mixed Use, High Density Residential	Community Mixed Use
Current Land Use	Warehouse/ Distribution, Office	College, Office, Low Density Residential	Warehouse/ Distribution, Office	Office, Moderate Density Residential	Hotel, Retail
Urban Form	City Growth Center, Parkway Corridor, Urban Thoroughfare	City Growth Center, Parkway Corridor	City Growth Center, Urban Thoroughfare	City Growth Center, Urban Thoroughfare	City Growth Center, Transit Emphasis Corridor

CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	IX-3, IX-3-PL, IX-3 w/ SHOD-2	CX-20—CU, CX-20-CU w/ SHOD-2
Total Acreage	34.6	34.6
Setbacks:		
Front	5' (PL: 5'-100' build-to)	0'-20' build-to
Side	0' or 6'	0' or 6'
Rear	0' or 6'	0' or 6'
Residential Density:	19.6	57.8
Max. # of Residential Units	678	2,000
Max. Gross Building SF	3,435,000	3,928,000
Max. Gross Office SF	1,012,000	1,500,000
Max. Gross Retail SF	565,000	75,000

Max. Gross Industrial SF	3,435,000	Not estimated
Potential F.A.R	2.28	2.61

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

AGENDA ITEM (E) 1: Z-27-20 – Industrial Drive

This case is located Industrial Drive on its east side and Front Street on its north and south sides, in the southwest quadrant of the crossing of I-440 and Atlantic Avenue.

Approximately 34.6 acres is requested to be rezoned by Northside Investment Partner, LLC and The North Carolina Medical Board from Industrial Mixed Use-3 Stories-Parking Limited (IX-3-PL), Industrial Mixed Use-3 Stories with Special Highway Overlay District 2 (IX-3 w/ SHOD-2), and Industrial Mixed Use-3 Stories (IX-3) to Commercial Mixed Use-20 Stories-Conditional Use w/ Special Highway Overlay District 2 (CX-20-CU w/ SHOD-2) and Commercial Mixed Use-20 Stories-Conditional Use (CX-20-CU). Conditions dated January 15 prohibit certain uses; apply parking location, building location, pedestrian access, and streetscape requirements to Industrial Drive that are similar to an Urban Limited Frontage; limit total development; require screening of parking structures; and require an easement for construction of a pedestrian bridge over I-440.

The request is inconsistent with the 2030 Comprehensive Plan.

The request is consistent with the Future Land Use Map.

A second neighborhood meeting was held on January 6. This item appeared on the January 26 consent agenda, where it was evaluated as inconsistent with the Future Land Use Map and the 2030 Comprehensive Plan. At that time, it was recommended to be referred to the Committee of the Whole. The policy evaluation has been updated to reflect the adopted Walkable Midtown plan. The case is now consistent with the Future Land Use Map and does not need to be referred to the Committee of the Whole. The case was placed on the February 9 consent agenda to update the recommended meeting type. Legal notice has been provided for this item to be discussed at this meeting. The deadline for the Planning Commission to make a recommendation is April 26, 2021.

Mr. Rains is recused from this discussion.

Planner Anagnost gave a brief overview of this case.

Ms. Miller made a motion to recommend approval of the case. Mr. Mann seconded the motion.

Commissioners how do you vote?

Fox (Aye), Lampman (Aye), Mann (Aye), McIntosh (Aye), Miller (Aye) and Winters (Aye). The vote was unanimous 6-0.



Raleigh

MEMO

TO: Bynum Walter, AICP, Comprehensive Planning Supervisor

FROM: Eric J. Lamb, PE, Transportation Planning Manager

DATE: January 4, 2020

SUBJECT: Traffic Impact Analysis Review for Z-27-20 – Northside Center

We have reviewed the updated the Traffic Impact Analysis (TIA) prepared by Kimley Horn and Associates (KHA) for the Northside Center, case number Z-27-20. The following memorandum summarizes the most relevant information pertaining to the study as well as City Staff's review of the analysis and recommendations.

Development Details

<i>Site Location:</i>	Industrial Drive and Front Street north of Six Forks Road
<i>Address:</i>	1201, 1203, 1205, 1207, 1208, 1221, 1228, 1233, and 1237 Front St. 2910, 3006, and 3101 Industrial Dr.
<i>Property PIN(s):</i>	1715344640, 1715345469, 1715347434, 1715348395, 1715338947, 1715441205, 1715432894, 1715444127, 1715435946, 1715332585, 1715334749, 1715341783
<i>Current Zoning:</i>	IX-3
<i>Proposed Zoning:</i>	CX-20
<i>Allowable Land Use:</i>	962,384 SF of office 40,099 of retail
<i>Maximum Proposed Zoning Land Use:</i>	1,500,000 SF of office 2,000 dwelling units 75,000 SF of retail
<i>Build-out Year:</i>	2030

Municipal Building
222 West Hargett Street
Raleigh, North Carolina 27601

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

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

Study Area & Analysis Scenarios

The following intersections were studied as part of this TIA:

- | | |
|--|----------------|
| 1. Wake Forest Road at St. Albans Drive | (Signalized) |
| 2. Wake Forest Road at Navaho Drive | (Signalized) |
| 3. Wake Forest Road at I-440 WB Ramps | (Signalized) |
| 4. Wake Forest Road at I-440 EB Ramps | (Signalized) |
| 5. Wake Forest Road at Wake Towne Drive | (Signalized) |
| 6. Wake Forest Road at Six Forks Road | (Signalized) |
| 7. Six Forks Road at Industrial Drive | (Signalized) |
| 8. Six Forks Road at Atlantic Avenue | (Signalized) |
| 9. Wake Towne Drive at Sherman Oak Place/Holly Park Driveway | (Unsignalized) |
| 10. Wake Towne Drive at Industrial Drive | (Unsignalized) |

Trip Generation

KHA made the following assumptions as agreed to by City staff:

- 10th Edition ITE Trip Generation Manual.
- A 0.5% growth rate was applied for projected volumes (2030).
- Improvements from the proposed I-440/Wake Forest Road Diverging Diamond interchange project (TIP Project I-5708) were assumed to be in place for this development.
- Background developments include Midtown East development and the Townes at Cheswick. In lieu of performing new traffic counts due to COVID-19 conditions, traffic from these developments and their improvements were added to the network to reflect existing conditions. Trips for these projects were obtained from the prior Regency Alcatel TIA. Trips for the Townes at Cheswick were included at the intersection of Wake Forest Road at Wake Towne Drive only.

KHA developed Maximum Trip Generation for the proposed zoning condition based on the City's Envision Tomorrow analysis. The appropriate peak trip generation for these land uses are indicated below.

Table 1: Maximum Proposed Zoning Trip Generation

Land Use	ITE Code	Intensity	Daily Traffic (vpd)	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
General Office	710	1,500,000 SF	14,674	1235	201	1436	239	1253	1492
Multifamily Housing	222	2,000 DU	8,092	138	435	573	420	269	689
General Retail	820	75,000 SF	2,831	117	72	189	211	228	439
Subtotal			25,597	1490	708	2198	870	1750	2620
Internal Capture				-121	-121	-242	-436	-436	-872
Pass-By Site Trips				-	-	-	-59	-62	-121
Bike/Ped/Transit Reductions				-57	-26	-83	-17	-53	-70
Net Total Trips				1312	561	1873	358	1199	1557

Site Traffic Distribution

Trips generated by the proposed development were distributed based on a review of surrounding land uses, existing traffic patterns, and engineering judgement.

The following percentages were used in the AM and PM peak hours for traffic:

- 25% to/from the north on Wake Forest Road
- 25% to/from the west on Six Forks Road
- 15% to/from the south on Wake Forest Road
- 10% to/from the west on I-440
- 10% to/from the east on I-440
- 5% to/from the west on St. Albans Drive
- 5% to/from the north on Atlantic Avenue
- 5% to/from the south on Atlantic Avenue

Study Recommendations

The analysis performed by KHA indicates that the proposed development will have impacts to the surrounding roadway network and intersections, which can be partially mitigated with the study's recommended improvements listed below.

- *Wake Forest Road at Six Forks Road:*
 - *Restripe the southbound approach of Wake Forest Road to provide dual left-turn lanes with 150 feet of storage each on that approach*
 - *Modify the traffic signal to accommodate the recommended laneage*
- *Six Forks Road at Industrial Drive:*
 - *Construct an exclusive southbound right-turn lane on Industrial Drive with 200 feet of storage*
 - *Modify the traffic signal to accommodate the recommended laneage*
- *Wake Towne Drive at Industrial Drive:*
 - *Restripe the northbound approach of Industrial Drive to provide an exclusive left-turn lane with 100 feet of storage on that approach*
 - *Restripe the southbound approach of Industrial Drive to provide an exclusive right-turn lane with 100 feet of storage on that approach*
 - *Convert the intersection to all-way stop control*

Results and Impacts

The intersection of Wake Towne Drive and Industrial Drive shoulders most of the impact associated with the rezoning proposal. With background traffic and full buildout under the current zoning, the intersection operates at LOS C (18.1 seconds of delay) in the AM Peak and at LOC B (13.1 seconds of delay) in the PM Peak. Under the proposed zoning, this intersection is projected to operate at LOS F (128.5 seconds of delay) in the AM peak and LOS E (35.2 seconds of delay) in the PM Peak. Both conditions were analyzed with the mitigations proposed above.

There are a couple of issues with the mitigations proposed at this location. First, KHA recommends the addition of new turn lanes that would likely be installed at the expense of bicycle infrastructure that has been installed along these streets. Second, conversion of the intersection to All-Way Stop Control (AWSC) is problematic with multiple lanes on each approach. This application can lead to driver confusion and is more awkward than a convention AWSC intersection with single-lane approaches.

Given the volumes in question, this location could warrant signalization in the future to handle the projected traffic adequately.

All of the other intersections in the study area operate at acceptable overall LOS, however multiple intersection approaches would operate at LOS F as a result of the proposed rezoning, including:

- Wake Forest Road at Wake Towne Drive/Wake Towne Drive – EB (93.0 sec)
- Wake Forest Road at Six Forks Road – EB (90.8 sec), WB (121.7 sec)
- Six Forks Road at Atlantic Avenue – EB (101.5 sec)
- Wake Towne Drive at Sherman Oak Place/Holly Park Driveway – WB (130.7 sec)

Proposed development adjacent to the intersection of Six Forks Road and Industrial Drive may render the recommendation for additional southbound right turn lane storage difficult to install.

Recommendations included in the study regarding retiming of existing traffic signals will require additional coordination and input from NCDOT and the City of Raleigh.

Conclusions

City Staff agrees with the overall analysis performed in the TIA for the Northside Center and makes no further recommendations at this time.

Rezoning Application



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

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			OFFICE USE ONLY Rezoning Case #
Existing Zoning Base District IX Height 3 Frontage PL Overlay(s) <u>SHOD-2</u>			
Proposed Zoning Base District CX Height 20 Frontage Overlay(s) SHOD-2			
<i>Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.</i>			
If the property has been previously rezoned, provide the rezoning case number:			
GENERAL INFORMATION			
Date	Date Amended (1)	Date Amended (2)	
Property Address See Attachment A			
Property PIN See Attachment A		Deed Reference (book/page) See Attachment A	
Nearest Intersection Front Street and Industrial Drive			
Property Size (acres) See Attachment A	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address See Attachment A		Phone	Fax
		Email	
Applicant Name/Address Ed Cherry Northside Investment Partner, LLC c/o FCA Partners LLC 300 S. Tryon Street, Suite 420 Charlotte, NC 28202-3393		Phone	Fax
		Email jdmcneill@SpectrumCos.com	
Applicant* Signature(s)		Email smcclure@SpectrumCos.com	

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

CONDITIONAL USE DISTRICT ZONING CONDITIONS

Zoning Case Number **Z-27-20**

OFFICE USE ONLY

Date Submitted **March 23, 2021**

Rezoning Case #

Existing Zoning **See attachment A** Proposed Zoning **CX-20-CU**

Narrative of Zoning Conditions Offered

1. The following uses shall be prohibited as principal uses on the property: cemeteries; adult establishments; heliports; detention center, jail, prison; self-service storage; and car wash. Vehicle repair shall be a prohibited principal use on the property except that the existing vehicle repair use located on the parcel having PIN 1715441205 shall be a permitted use; upon discontinuance of such existing use, vehicle repair shall be a prohibited principal use on the entire property. In addition, drive-thrus shall not be permitted on the property.

2. Any site plan for new construction reflecting three or more stories on any lot situated south of Front Street on the subject properties shall meet the standards of Urban Limited frontage as if such properties were mapped with the UL frontage, and the owner shall have the obligations, rights and options available in the UDO to owners of properties mapped with the UL frontage.

3. Except as provided below, any site plan for new construction three or more stories on any lot situated north of Front Street on the subject properties shall meet the standards of Urban Limited frontage as if such properties were mapped with the UL frontage, and the owner shall have the obligations, rights and options available in the UDO to owners of properties mapped with the UL frontage:

Where no active use is provided on the first floor of a parking structure, then an open area at least 20' feet in depth shall be provided along the Front Street right of way, which shall include open space that shall be usable, publicly accessible, and ADA compliant except where stormwater detention or retention facilities are located within the open space, and shall not be parked or driven upon except for emergency access, maintenance and repair, or permitted temporary events.

4. The following limits on development intensity shall apply on the property: 1,500,000 gross square feet of office use, 75,000 gross square feet of retail use and 2,000 residential units. For any site plan within the rezoning area that proposes a use not listed in the above maximums, the applicant may apply square footage or dwelling units from one or more of the listed maximums to an unlisted use. In the event the Average Daily Trip ("ADT") generation associated with any proposed unlisted use is different from that of a listed use, as determined by a trip generation analysis accepted by the RDOT, the applicant may convert the square footage or unit count of the unlisted use to the equivalent amount of square footage or unit count of the corresponding listed use such that trip generation created by the unlisted use is equal to or less than the trip generation created by the listed use or uses for which the unlisted use is substituting square footage or dwelling units. In no event shall the total development within the site exceed the ADT calculated for the listed maximums based on the latest edition of the ITE Trip Generation Manual.

5. Prior to submittal to the City of any site plan for property having frontage on I-440 within 720 feet of the northeast corner of that parcel having PIN 1715245830 and most recently conveyed by deed recorded at Book 15548, Book 2469 of the Wake County Registry, the applicant will offer a minimum of 100 square feet of site area as a non-exclusive, permanent easement area to be dedicated to the City for construction, maintenance, and repair of footings for a future pedestrian bridge over I-440, together with such temporary construction easements as are necessary for completion of such work. If accepted by the City Transportation Director, such easement area shall be shown on the site plan and granted to the City pursuant to a recorded Deed of Easement, and the City shall execute such document in acceptance of the obligation to construct, maintain, and remove such footings according the property owners' commercially reasonable terms for such access. Such Deed of Easement shall include a statement that the Deed of Easement is a requirement of the City and that it may not be terminated or amended without the written consent of the Transportation Director and such amendments and terminations that are in violation of the Raleigh City Code are void ab initio. If the City shall accept any such offered easement area, this condition shall not apply to future site plans submitted for City approval.

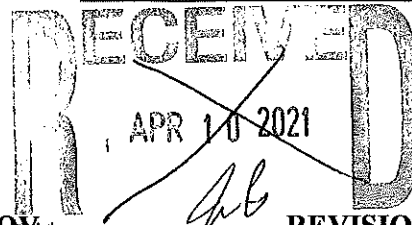
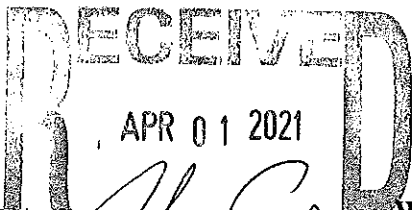
The property owner(s) hereby offers, consents to, and agrees to abide by, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature

Edward M Cherry

Print Name

Edward Cherry



BY: *[Signature]*

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 within the Urban Form Map based on its location in a City Growth Center. Additionally, Industrial Drive is an Urban Thoroughfare. The proposed frontage conditions are consistent with the policies of the Urban Form Map.

Mixed uses and high density are encouraged throughout the site by the current FLUM designations of High Density Residential and Community Mixed Use, which are not changed under the proposed Midtown-St. Alban's Area Plan, with a combination of RX and CX zoning supported under both sets of guidelines.

The proposed rezoning supports numerous policies in the Comprehensive Plan, including: LU 4.4 (reducing vehicle miles traveled through mixed use); LU 4.5 (connectivity); LU 6.2 (complementary land uses and urban vitality); LU 10.1 (mixed-use retail); LU 10.3 (ancillary retail uses); T 5.1 (pedestrian and bicycle network connectivity); UD 2.1 (building orientation); and UD 2.3 (activating the street).

PUBLIC BENEFITS

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

The requested rezoning will allow for development of housing and needed office space in a mixed-use, urban configuration appropriate to both its Midtown and highway-adjacent location. Redevelopment of the property will allow for implementation of the majority of the planned pedestrian- and bicycle-friendly connection from Crabtree Creek and through the site. The proposed development would support the adjacent and surrounding retail uses while capitalizing on the existing transportation investment in the adjacent highway.

REZONING APPLICATION ADDENDUM #2

Impact on Historic Resources

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

OFFICE USE ONLY

Rezoning Case #

INVENTORY OF HISTORIC RESOURCES

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

None.

PROPOSED MITIGATION

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

N/A

URBAN DESIGN GUIDELINES

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

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

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

Urban Form Designation City Growth Center

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

- | | |
|----|---|
| 1. | <p><i>All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.</i></p> <p>Response:</p> <p>Such uses are permitted under the proposed zoning designation.</p> |
| 2. | <p><i>Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.</i></p> <p>Response:</p> <p>The site is adjacent to only a highway, a rail corridor, and a high-intensity retail center, with no adjoining residential neighborhoods.</p> |
| 3. | <p><i>A mixed use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed use area should be possible without requiring travel along a major thoroughfare or arterial.</i></p> <p>Response:</p> <p>While the site faces challenges in connectivity due to the adjoining transportation corridors, recently added connectivity to the site will be beneficial.</p> |
| 4. | <p><i>Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.</i></p> <p>Response:</p> <p>Cul-de-sacs will be avoided except as necessary due to the adjoining transportation corridors.</p> |
| 5. | <p><i>New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.</i></p> <p>Response:</p> <p>The proposed development will meet all requirements regarding block perimeter.</p> |
| 6. | <p><i>A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.</i></p> <p>Response:</p> <p>The proposed frontage conditions support this goal.</p> |

7.	<p><i>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</i></p> <p>Response:</p> <p>The proposed frontage conditions support this goal.</p>
8.	<p><i>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</i></p> <p>Response:</p> <p>The proposed frontage conditions support this goal.</p>
9.	<p><i>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</i></p> <p>Response:</p> <p>Design details will be determined as part of the site plan review process in compliance with UDO requirements</p>
10.	<p><i>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</i></p> <p>Response:</p> <p>Design details will be determined as part of the site plan review process in compliance with UDO requirements</p>
11.	<p><i>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</i></p> <p>Response:</p> <p>Design details will be determined as part of the site plan review process in compliance with UDO requirements</p>
12.	<p><i>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</i></p> <p>Response:</p> <p>Design details will be determined as part of the site plan review process in compliance with UDO requirements</p>

13.	<p><i>New public spaces should provide seating opportunities.</i></p> <p>Response:</p> <p>Design details will be determined as part of the site plan review process in compliance with UDO requirements</p>
14.	<p><i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i></p> <p>Response:</p> <p>Design details will be determined as part of the site plan review process in compliance with UDO requirements</p>
15.	<p><i>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</i></p> <p>Response:</p> <p>Design details will be determined as part of the site plan review process in compliance with UDO requirements</p>
16.	<p><i>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</i></p> <p>Response:</p> <p>Design details will be determined as part of the site plan review process in compliance with UDO requirements</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>Response:</p> <p>The site is within walking distance of transit stops along Wake Forest Road.</p>
18.	<p><i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i></p> <p>Response:</p> <p>Design details will be determined as part of the site plan review process in compliance with UDO requirements</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>Response:</p> <p>Design details will be determined as part of the site plan review process in compliance with UDO requirements</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>Response:</p> <p>Design details will be determined as part of the site plan review process in compliance with UDO requirements.</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>Response:</p> <p>Design details will be determined as part of the site plan review process in compliance with UDO requirements</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>Response:</p> <p>Design details will be determined as part of the site plan review process in compliance with UDO requirements</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>Response:</p> <p>Design details will be determined as part of the site plan review process in compliance with UDO requirements</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>Response:</p> <p>Design details will be determined as part of the site plan review process in compliance with UDO requirements</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>Response:</p> <p>Design details will be determined as part of the site plan review process in compliance with UDO requirements</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>Response:</p> <p>Design details will be determined as part of the site plan review process in compliance with UDO requirements</p>

REZONING APPLICATION SUBMITTAL REQUIREMENTS ("Rezoning Checklist")

TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – General Use or Conditional Use Rezoning	YES	N/A	YES	NO	N/A
1. I have referenced this 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"/>			
2. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
3. Neighborhood Meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. Rezoning application review fee (see Fee Schedule for rate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Completed application, submitted through Permit & Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Completed Comprehensive Plan Consistency Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Completed Response to the Urban Design Guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties within 500 feet of area to be rezoned	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Trip Generation Study	<input type="checkbox"/>	<input type="checkbox"/>			
8. Traffic Impact Analysis	<input type="checkbox"/>	<input type="checkbox"/>			
For properties requesting a conditional use district:					
9. Completed zoning conditions, signed by property owner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
If applicable (see Page 11):					
10. Proof of power of attorney or owner affidavit	<input type="checkbox"/>	<input type="checkbox"/>			
For properties requesting a Planned Development (PD) or Campus District (CMP):					
10. Master Plan (see Master Plan Submittal Requirements)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
For properties requesting an Accessory Dwelling Unit Overlay District (ADUOD):					
15. Copy of ballot and mailing list	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

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

Who can initiate a rezoning request?

If requesting to down-zone property, the rezoning application must be signed by all of the property owners whose property is subject to the down-zoning. Down-zoning 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 purposes of initiating the request, by property owners or third-party applicants.

Date: May 22, 2020

Re: Property Located at Front Street and Industrial Drive

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on Thursday, June 4th, 2020 from 7pm to 9pm. The meeting will be held virtually. You can participate online or by telephone. Please note that the presentation is planned to begin at 7pm and will be followed by an opportunity for questions and answers. Depending on attendance, the programmed portion of the meeting is likely to end between 7:30 and 8pm. The additional time is intended to allow for a late start in the event of any technical issues related to the virtual meeting, and your flexibility is appreciated. Once the meeting has been successfully completed, the online meeting, including the telephone dial-in option, will remain open until 9pm, and we will be happy to review the proposal or answer additional questions during this time.

The purpose of this meeting is to discuss a potential rezoning of the property located at and near the intersection of Front Street and Industrial Drive, and their current and proposed zoning designations are shown in the table below. The purpose of the zoning request is to allow for development of office and residential uses, potentially including neighborhood-scale retail uses. Our goal is to gather comments through your participation in this virtual 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.

Property

PIN	Address	Current Zoning	Proposed Zoning
1715341783	3101 INDUSTRIAL DR	IX-3-SHOD-2	CX-20-UL-CU-SHOD-2
1715344640	1201 FRONT ST	IX-3-SHOD-2	CX-20-UL-CU-SHOD-2
1715345469	1203 FRONT ST	IX-3-SHOD-2	CX-20-UL-CU-SHOD-2
1715347434	1205 FRONT ST	IX-3-SHOD-2	CX-20-UL-CU-SHOD-2
1715348395	1207 FRONT ST	IX-3-SHOD-2	CX-20-UL-CU-SHOD-2
1715441205	1221 FRONT ST	IX-3-SHOD-2	CX-20-UL-CU-SHOD-2
1715444127	1233 FRONT ST	IX-3-SHOD-2	CX-20-UL-CU-SHOD-2
1715435946	1237 FRONT ST	IX-3-SHOD-2	CX-20-UL-CU-SHOD-2
1715432894	1228 FRONT ST	IX-3	CX-20-UL-CU
1715338947	1208 FRONT ST	IX-3	CX-20-UL-CU
1715334749	3006 INDUSTRIAL DR	IX-3-PL	CX-20-UL-CU
1715332585	2910 INDUSTRIAL DR	IX-3-PL	CX-20-UL-CU

Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners 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:

JP Mansolf
Raleigh Planning & Development
(919)996-2180
JP.Mansolf@raleighnc.gov

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

Molly M. Stuart
Morningstar Law Group
919-890-3318
mstuart@mstarlaw.com

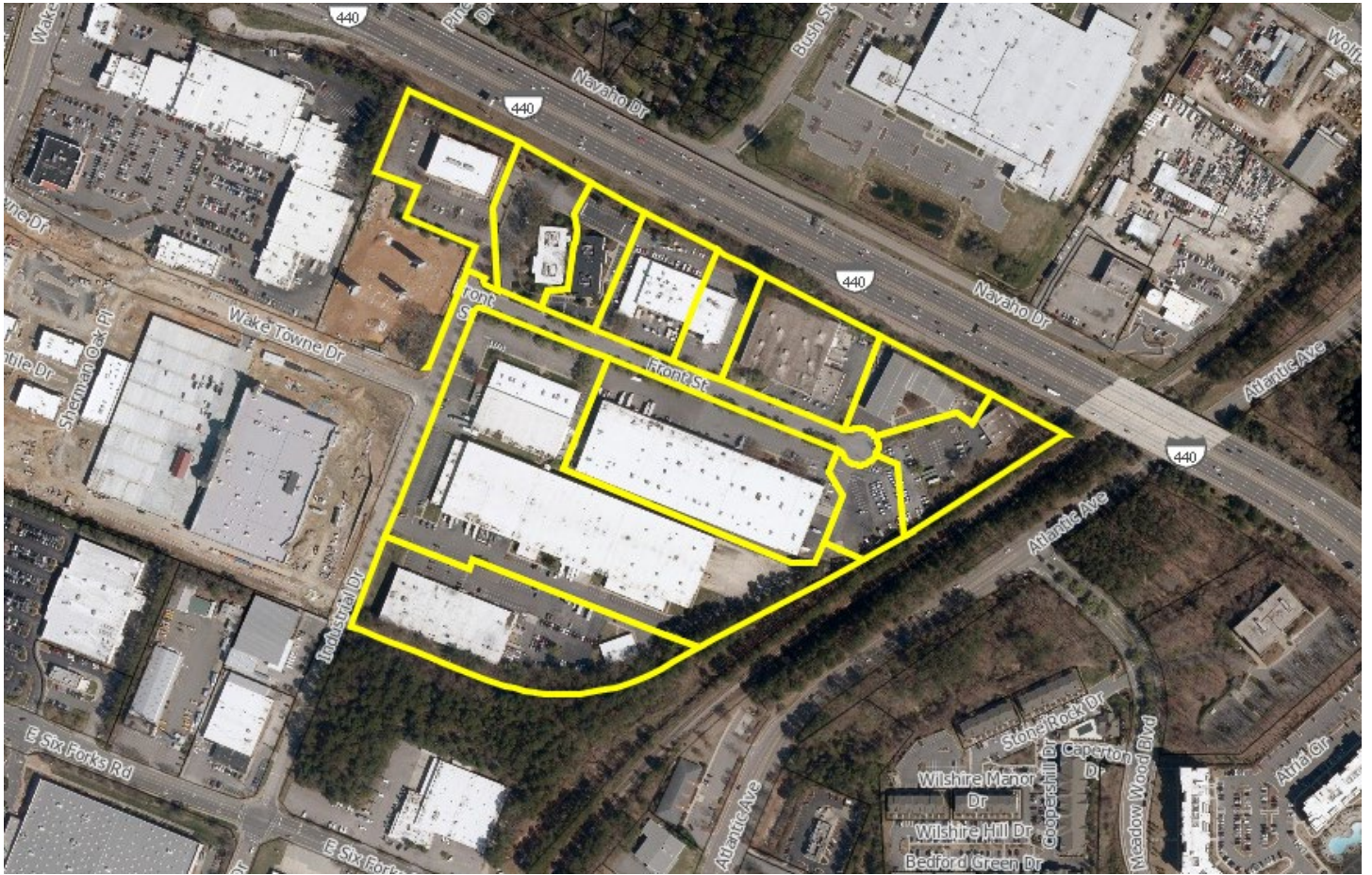
Sincerely,

A handwritten signature in blue ink, appearing to be 'MSZ', is written below the text.

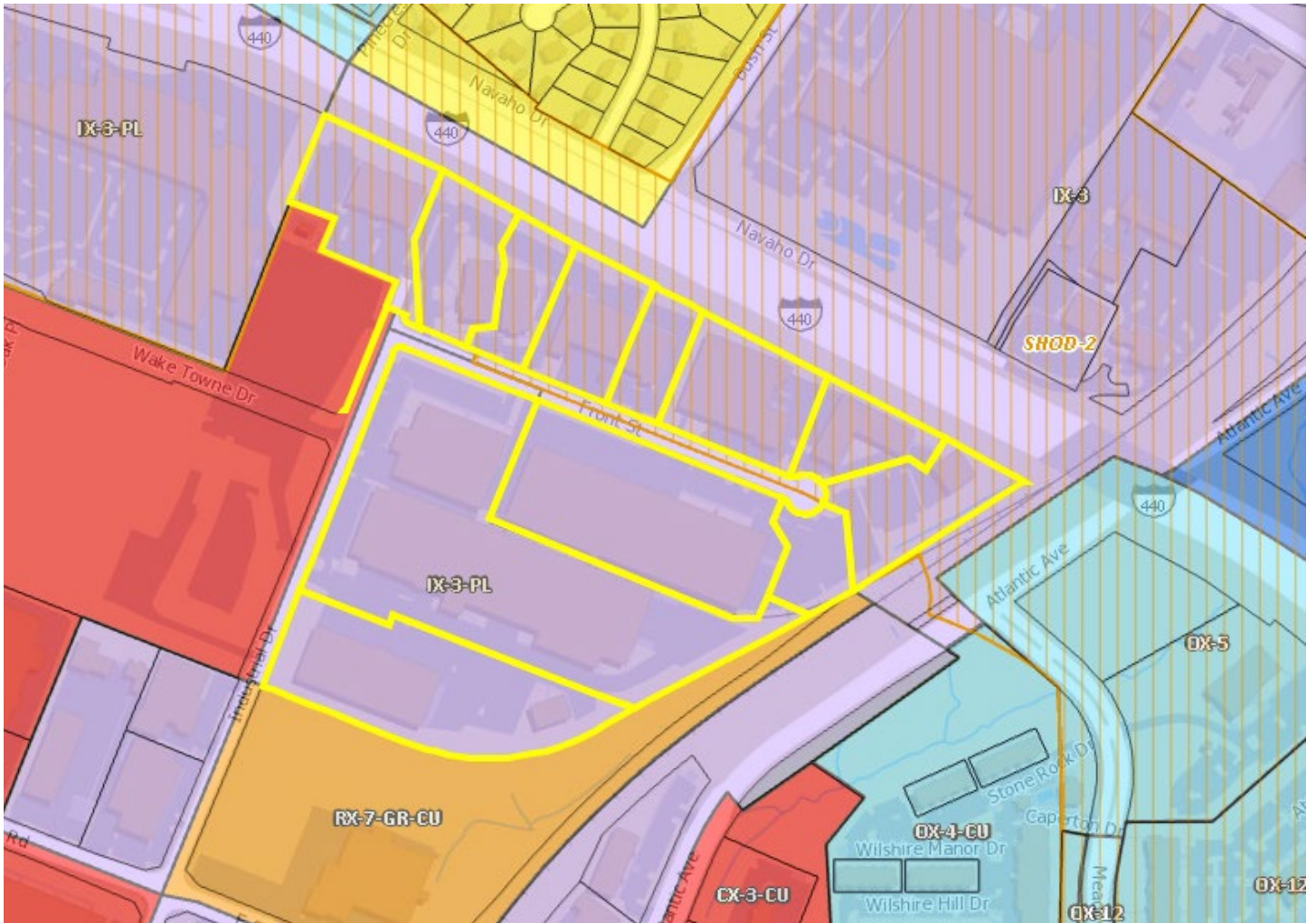
Neighborhood Meeting Agenda

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

Aerial Photo



Zoning



How to Participate in the June 4, 2020 Neighborhood Meeting

- To participate by PC, Mac, iPad, iPhone or Android device,
 - Go to https://bit.ly/mlg_06042020_2_mtg to register for the meeting.
(Registration is necessary as we are required by the City of Raleigh to have a record of attendance.)
 - Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
- To participate by phone,
 - Dial one of the following numbers:
 - +1 301 715 8592
 - +1 312 626 6799
 - +1 929 436 2866
 - +1 253 215 8782
 - +1 346 248 7799
 - +1 669 900 6833
 - Enter Webinar ID: 994 4074 9847
 - Enter password: 394886
 - *For attendance purposes as required by the City of Raleigh, individuals participating via telephone will be unmuted and asked to identify themselves including their name and address.*

If you have difficulty connecting or have technical difficulties during the meeting, you can email us at meetings@mstarlaw.com or call 919-590-0366.

You are encouraged to join the meeting via your computer or smartphone so that you will have access to Zoom Webinar's interactive features including Raise Hand and Chat.

During the meeting, participants will be muted by default. Also, participants' video will be off by default, i.e. only the presenters will be visible.

- If you are participating via your computer, iPhone or Android device, you can submit questions/comments by using the Raise Hand and/or Chat features. If you use Raise Hand, a panelist will either unmute you to allow you to speak or will chat with you to solicit your questions/comments.
- If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at meetings@mstarlaw.com. At the end of the Q&A period of the meeting, all callers will be unmuted to allow for questions/comments.

Rezoning Application



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

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			OFFICE USE ONLY Rezoning Case #
Existing Zoning Base District IX Height 3 Frontage PL Overlay(s) <u>SHOD-2</u>			
Proposed Zoning Base District CX Height 20 Frontage Overlay(s) SHOD-2			
<i>Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.</i>			
If the property has been previously rezoned, provide the rezoning case number:			
GENERAL INFORMATION			
Date	Date Amended (1)	Date Amended (2)	
Property Address See Attachment A			
Property PIN See Attachment A		Deed Reference (book/page) See Attachment A	
Nearest Intersection Front Street and Industrial Drive			
Property Size (acres) See Attachment A	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address See Attachment A		Phone	Fax
		Email	
Applicant Name/Address Molly Stuart Morningstar Law Group 421 Fayetteville Street, #530 Raleigh, NC 27601		Phone 919-890-33189	Fax
		Email mstuart@mstarlaw.com	
Applicant* Signature(s)		Email	

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

CONDITIONAL USE DISTRICT ZONING CONDITIONS

Zoning Case Number	OFFICE USE ONLY Rezoning Case #
Date Submitted	
Existing Zoning See attachment A Proposed Zoning CX-20-CU	

Narrative of Zoning Conditions Offered

1. The following uses shall be prohibited as primary uses on the property: cemeteries; adult establishments; heliports; detention center, jail, prison; self-service storage; car wash; vehicle repair.

2. The following frontage standards shall apply to any site plan for new construction on any lot having frontage on Industrial Drive:
 - (a) No parking shall be permitted between any building and Industrial Drive, nor on any open lot.
 - (b) A minimum of 50% of the linear frontage of each lot along Industrial Drive shall have a building within 0' and 20' of Industrial Drive.
 - (c) A minimum of one street-facing pedestrian entrance per building shall be provided along the Industrial Drive frontage.
 - (d) The streetscape along Industrial Drive frontage shall conform with the requirements for either the main street or mixed use streetscape type.

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

Property Owner(s) Signature _____ Print Name _____

Attachment A

PIN	Address	Current Zoning	Proposed Zoning	Acreage	Book/Page	Owner
1715341783	3101 INDUSTRIAL DR	IX-3-SHOD-2	CX-20-CU-SHOD-2	2.24	017722 / 01693	NORTHSIDE INVESTMENT PARTNER LLC
1715344640	1201 FRONT ST	IX-3-SHOD-2	CX-20-CU-SHOD-2	1.76	017722 / 01693	NORTHSIDE INVESTMENT PARTNER LLC
1715345469	1203 FRONT ST	IX-3-SHOD-2	CX-20-CU-SHOD-2	1.17	009956 / 01780	NORTH CAROLINA MEDICAL BOARD THE
1715347434	1205 FRONT ST	IX-3-SHOD-2	CX-20-CU-SHOD-2	1.67	017722 / 01693	NORTHSIDE INVESTMENT PARTNER LLC
1715348395	1207 FRONT ST	IX-3-SHOD-2	CX-20-CU-SHOD-2	1	017722 / 01693	NORTHSIDE INVESTMENT PARTNER LLC
1715441205	1221 FRONT ST	IX-3-SHOD-2	CX-20-CU-SHOD-2	2.3	017722 / 01693	NORTHSIDE INVESTMENT PARTNER LLC
1715444127	1233 FRONT ST	IX-3-SHOD-2	CX-20-CU-SHOD-2	1.37	017722 / 01693	NORTHSIDE INVESTMENT PARTNER LLC
1715435946	1237 FRONT ST	IX-3-SHOD-2	CX-20-CU-SHOD-2	2.18	017722 / 01693	NORTHSIDE INVESTMENT PARTNER LLC
1715432894	1228 FRONT ST	IX-3	CX-20-CU	0.95	017722 / 01693	NORTHSIDE INVESTMENT PARTNER LLC
1715338947	1208 FRONT ST	IX-3	CX-20-CU	5.1	017722 / 01693	NORTHSIDE INVESTMENT PARTNER LLC
1715334749	3006 INDUSTRIAL DR	IX-3-PL	CX-20-CU	10.39	017722 / 01693	NORTHSIDE INVESTMENT PARTNER LLC
1715332585	2910 INDUSTRIAL DR	IX-3-PL	CX-20-CU	4.47	017722 / 01693	NORTHSIDE INVESTMENT PARTNER LLC
			Total	34.6		

SUMMARY OF ISSUES

A neighborhood meeting was held on June 4, 200 (date) to discuss a potential rezoning located at Front Street and Industrial Drive (property address).

The neighborhood meeting was held at Zoom Online Meeting (location).

There were approximately 7 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Participant asked if there is a conceptual development plan. Applicant responded the project is at an early stage in the development project. The ultimate mix and balance of uses will take shape during the rezoning process and refined at site plan.

Participant asked whether the applicant is conducting a traffic study. Applicant responded that it is anticipated the City will request such a study and initial conversations have begun with the City to discuss scoping.

Participant asked if there will be any maximum square footage by use type or maximum density. Applicant said the contemplated uses include office, creative office, multi-family and limited retail uses. The rezoning will limit development by height but no additional limits are proposed at this time.

Applicant explained the proposed zoning conditions in the application relating to use restrictions and frontage.

Registration Report

Report Generated: 6/5/2020 11:22

Topic	Webinar ID	Scheduled Time	Duration (minutes)	# Registered	# Cancelled	# Approved	# Denied
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Neighborhood Meeting Re:

Property Located at Front

Street and Industrial Drive	994 4074 9847	6/4/2020 19:00	120	9	0	9	0
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Attendee Details

First Name	Last Name	Email	Address	City	Zip/Postal Code	State/Prov	Registration Time	Approval Status
Dan	Walker	dwalker@walkerautostores.com					5/26/2020 18:10	approved
Wendy	Harper	wendy@ncrec.gov	1313 Navaho Dr	Raleigh	27609-7461		5/29/2020 12:40	approved
Krishna	Malneedy	kmalneedy@gmail.com	1401-206 Coopershill Dr	Ralieigh		NC	5/30/2020 17:35	approved
Katrina	Wilkie	katrina.wilkie@gmail.com			27604		6/3/2020 18:20	approved
Jason	Hardin (City of Raleigh staff)	jason.hardin@raleighnc.gov					6/4/2020 18:59	approved
Loren	Smith	smith.loren5@gmail.com					6/4/2020 19:03	approved
Ashley	Davies	ashley@riverbenddev.com	455 2nd Street SE	Charlottesville	22902		6/4/2020 19:15	approved

Attachment A

PIN	Address	Current Zoning	Proposed Zoning	Acreage	Book/Page	Owner
1715341783	3101 INDUSTRIAL DR	IX-3-SHOD-2	CX-20-CU-SHOD-2	2.24	017722 / 01693	NORTHSIDE INVESTMENT PARTNER LLC
1715344640	1201 FRONT ST	IX-3-SHOD-2	CX-20-CU-SHOD-2	1.76	017722 / 01693	NORTHSIDE INVESTMENT PARTNER LLC
1715345469	1203 FRONT ST	IX-3-SHOD-2	CX-20-CU-SHOD-2	1.17	009956 / 01780	NORTH CAROLINA MEDICAL BOARD THE
1715347434	1205 FRONT ST	IX-3-SHOD-2	CX-20-CU-SHOD-2	1.67	017722 / 01693	NORTHSIDE INVESTMENT PARTNER LLC
1715348395	1207 FRONT ST	IX-3-SHOD-2	CX-20-CU-SHOD-2	1	017722 / 01693	NORTHSIDE INVESTMENT PARTNER LLC
1715441205	1221 FRONT ST	IX-3-SHOD-2	CX-20-CU-SHOD-2	2.3	017722 / 01693	NORTHSIDE INVESTMENT PARTNER LLC
1715444127	1233 FRONT ST	IX-3-SHOD-2	CX-20-CU-SHOD-2	1.37	017722 / 01693	NORTHSIDE INVESTMENT PARTNER LLC
1715435946	1237 FRONT ST	IX-3-SHOD-2	CX-20-CU-SHOD-2	2.18	017722 / 01693	NORTHSIDE INVESTMENT PARTNER LLC
1715432894	1228 FRONT ST	IX-3	CX-20-CU	0.95	017722 / 01693	NORTHSIDE INVESTMENT PARTNER LLC
1715338947	1208 FRONT ST	IX-3	CX-20-CU	5.1	017722 / 01693	NORTHSIDE INVESTMENT PARTNER LLC
1715334749	3006 INDUSTRIAL DR	IX-3-PL	CX-20-CU	10.39	017722 / 01693	NORTHSIDE INVESTMENT PARTNER LLC
1715332585	2910 INDUSTRIAL DR	IX-3-PL	CX-20-CU	4.47	017722 / 01693	NORTHSIDE INVESTMENT PARTNER LLC
			Total	34.6		

HOLLY PARK PROPERTY LLC
C/O PROPERTY TAX DEPARTMENT
PO BOX 790830
SAN ANTONIO TX 78279-0830

MIDTOWN EAST HOTEL LLC
RUSS JONES
821 WAKE FOREST RD
RALEIGH NC 27604-1219

MIDTOWN EAST REGENCY-ITB, LLC
PROPERTY TAX DEPARTMENT
PO BOX 790830
SAN ANTONIO TX 78279-0830

NORTH CAROLINA MEDICAL BOARD THE
4309 EMPEROR BLVD STE 110
DURHAM NC 27703-8046

NORTHSIDE INVESTMENT PARTNER LLC
FCA PARTNERS LLC
300 S TRYON ST STE 420
CHARLOTTE NC 28202-3393

RBD SIX FORKS, LLC
455 2ND ST SE FL 5
CHARLOTTESVILLE VA 22902-5793

WAS VENTURES, LLC
705 E SIX FORKS RD
RALEIGH NC 27609-7831

REZONING OF PROPERTY CONSISTING OF +/- 34.6 ACRES
LOCATED AT FRONT STREET AND INDUSTRIAL DRIVE IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
JANUARY 6, 2021

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Wednesday, January 6, at 5:00 p.m. The property considered for this potential rezoning totals approximately 34.6 acres, and is located at Front Street and Industrial Drive (see list in attached **Exhibit A**), in the City of Raleigh, having Wake County Parcel Identification Number (see list in attached **Exhibit A**). This meeting was held Virtually. All owners of property within 1000 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. Attached hereto as **Exhibit C** is a summary of the items discussed at the meeting and attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



Molly M. Stuart | Counsel
 421 Fayetteville Street, Suite 530
 Raleigh, NC 27601
 919-890-3318
 mstuart@morningstarlawgroup.com
 www.morningstarlawgroup.com

To: Neighboring Property Owner
 From: Molly Stuart
 Date: December 23, 2020
 Re: Notice of virtual meeting to discuss potential rezoning of certain property located at Front Street and Industrial Drive (the “Property”)

We are counsel for Northside Investment Partner, LLC (“Northside”), which plans to rezone the above-captioned Property. Currently, the Property is zoned as shown in the table below. Northside is considering rezoning the Property to Commercial Mixed Use, up to 20 stories, with Urban Limited frontage and additional zoning conditions, and retaining the Special Highway Overlay District-2 where it currently applies, as shown in the table below. The purpose of the zoning request is for development of office and residential uses, potentially including neighborhood-scale retail uses.

Property

PIN	Address	Current Zoning	Proposed Zoning
1715341783	3101 INDUSTRIAL DR	IX-3-SHOD-2	CX-20-UL-CU-SHOD-2
1715344640	1201 FRONT ST	IX-3-SHOD-2	CX-20-UL-CU-SHOD-2
1715345469	1203 FRONT ST	IX-3-SHOD-2	CX-20-UL-CU-SHOD-2
1715347434	1205 FRONT ST	IX-3-SHOD-2	CX-20-UL-CU-SHOD-2
1715348395	1207 FRONT ST	IX-3-SHOD-2	CX-20-UL-CU-SHOD-2
1715441205	1221 FRONT ST	IX-3-SHOD-2	CX-20-UL-CU-SHOD-2
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1715432894	1228 FRONT ST	IX-3	CX-20-UL-CU
1715338947	1208 FRONT ST	IX-3	CX-20-UL-CU
1715334749	3006 INDUSTRIAL DR	IX-3-PL	CX-20-UL-CU
1715332585	2910 INDUSTRIAL DR	IX-3-PL	CX-20-UL-CU

You are invited to attend a neighborhood meeting on Wednesday, January 6, 2021 from 5pm to 7pm. The meeting will be held virtually. You can participate online or by telephone. Please note that the presentation is planned to begin at 5pm and will be followed by an opportunity for questions and answers. Depending on attendance, the programmed portion of the meeting is likely to end between 5:30 and 6pm. The additional time is intended to allow for a late start in the event of any technical issues related to the virtual meeting, and your flexibility is appreciated. Once the meeting has been successfully completed, the online meeting, including the telephone dial-in option, will remain open until 7pm, and we will be happy to review the proposal or answer additional questions during this time.

After the submittal of certain rezoning applications, the City of Raleigh requires that a neighborhood meeting be held for all property owners within 1,000 feet of the area requested for rezoning. After the meeting, we will prepare a report for the Raleigh Planning & Development Department regarding the items discussed at the meeting. You can view the full application materials, including the first neighborhood meeting materials on the City’s current zoning cases page (<https://raleighnc.gov/SupportPages/zoning-cases>). This rezoning application is filed under case no. Z-27-20.

If you have further questions about the rezoning process, please contact:

John Anagnost
Raleigh Planning & Development
919.996.2638
John.Anagnost@raleighnc.gov

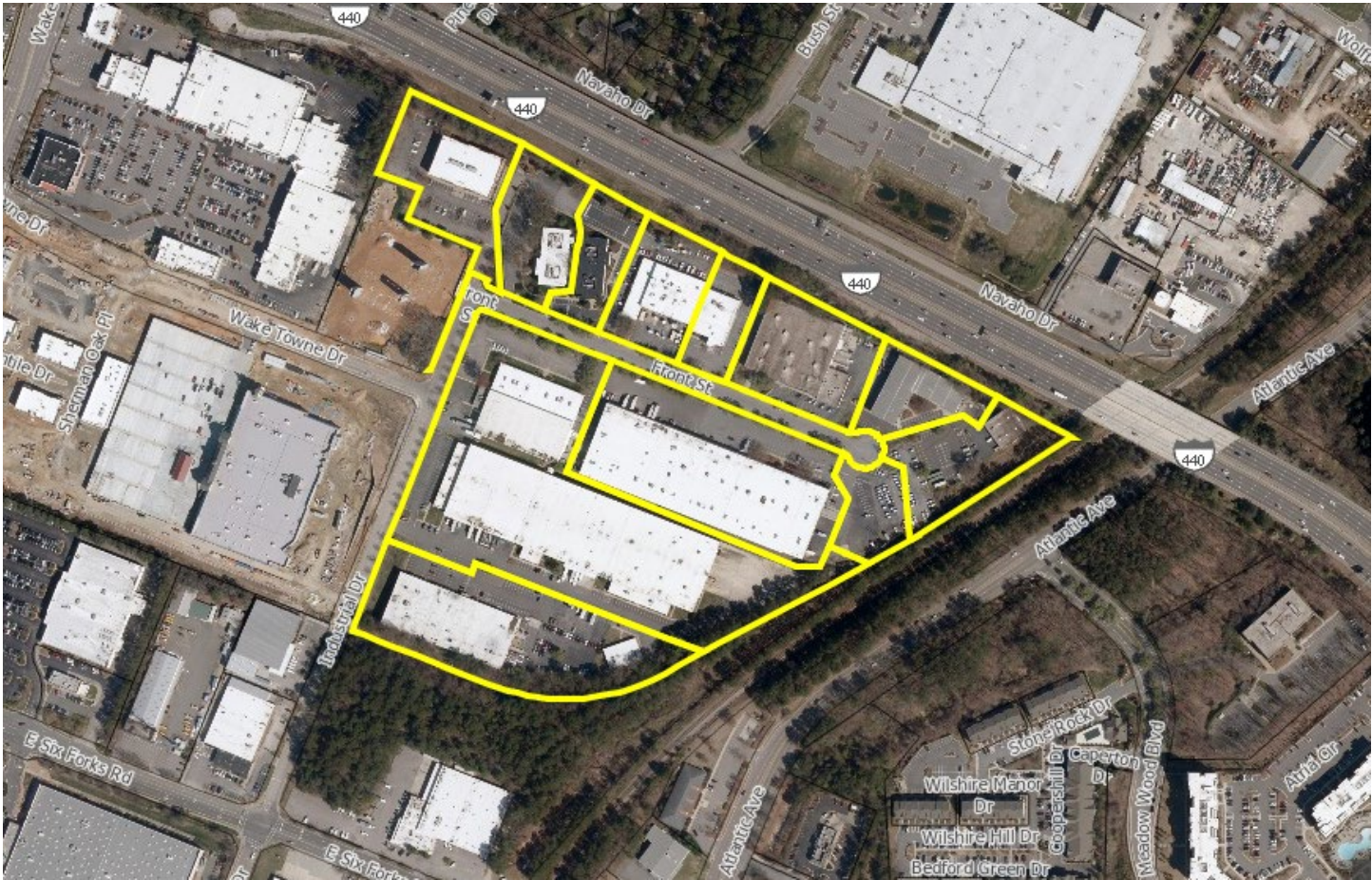
If you have any concerns or questions about this potential rezoning I can be reached at:

Molly M. Stuart
Morningstar Law Group
919-890-3318
mstuart@mstarlaw.com

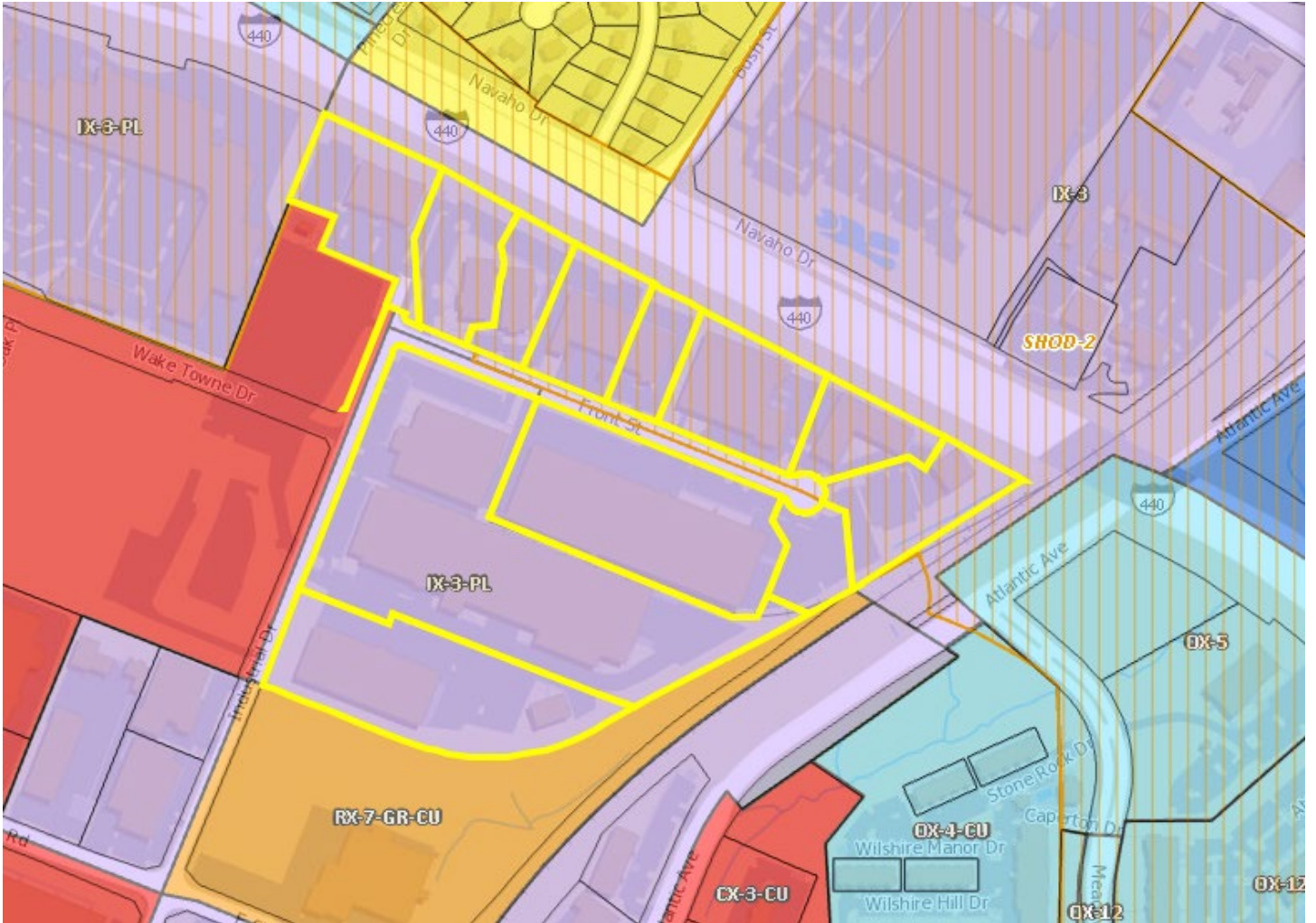
Sincerely,

A handwritten signature in blue ink, appearing to read "MSL", is positioned below the text "Sincerely,".

Aerial Photo



Zoning



How to Participate in the January 6, 2021 Neighborhood Meeting

- To participate by PC, Mac, iPad, iPhone or Android device,
 - Go to bit.ly/mlg01062021mtg to register for the meeting. (*Registration is necessary as we are required by the City of Raleigh to have a record of attendance.*)
 - Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
- To participate by phone,
 - Dial one of the following numbers:
 - +1 929 436 2866
 - +1 301 715 8592
 - +1 312 626 6799
 - +1 669 900 6833
 - +1 253 215 8782
 - +1 346 248 7799
 - Enter Webinar ID: 981 0436 3240
 - Enter password: 284063
 - *For attendance purposes as required by the City of Raleigh, individuals participating via telephone will be unmuted and asked to identify themselves including their name and address.*

If you have difficulty connecting or have technical difficulties during the meeting, you can email us at meetings@mstarlaw.com or call 919-590-0366.

You are encouraged to join the meeting via your computer or smartphone so that you will have access to Zoom Webinar's interactive features including Raise Hand and Chat.

During the meeting, participants will be muted by default. Also, participants' video will be off by default, i.e. only the presenters will be visible.

- If you are participating via your computer, iPhone or Android device, you can submit questions/comments by using the Raise Hand and/or Chat features. If you use Raise Hand, a panelist will either unmute you to allow you to speak or will chat with you to solicit your questions/comments.
- If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at meetings@mstarlaw.com. At the end of the Q&A period of the meeting, all callers will be unmuted to allow for questions/comments.

Rezoning Application



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

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			OFFICE USE ONLY Rezoning Case #
Existing Zoning Base District	IX	Height 3 Frontage PL Overlay(s) <u>SHOD-2</u>	
Proposed Zoning Base District	CX	Height 20 Frontage Overlay(s) <u>SHOD-2</u>	
<i>Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.</i>			
If the property has been previously rezoned, provide the rezoning case number:			
GENERAL INFORMATION			
Date	Date Amended (1)	Date Amended (2)	
Property Address	See Attachment A		
Property PIN	See Attachment A	Deed Reference (book/page)	See Attachment A
Nearest Intersection	Front Street and Industrial Drive		
Property Size (acres)	See Attachment A	For Planned Development Applications Only:	Total Units Total Square Footage Total Parcels Total Buildings
Property Owner Name/Address	See Attachment A		Phone Fax Email
Applicant Name/Address	Ed Cherry Northside Investment Partner, LLC c/o FCA Partners LLC 300 S. Tryon Street, Suite 420 Charlotte, NC 28202-3393		Phone Fax Email <u>jdmcneill@SpectrumCos.com</u>
Applicant* Signature(s)	DocuSigned by: 95BCB25EFE364BF...		Email <u>smcclure@SpectrumCos.com</u>

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

CONDITIONAL USE DISTRICT ZONING CONDITIONS	
Zoning Case Number	OFFICE USE ONLY Rezoning Case #
Date Submitted	
Existing Zoning See attachment A Proposed Zoning CX-20-CU	

Narrative of Zoning Conditions Offered

1. The following uses shall be prohibited as primary uses on the property: cemeteries; adult establishments; heliports; detention center, jail, prison; self-service storage; car wash; vehicle repair.

2. The following frontage standards shall apply to any site plan for new construction on any lot having frontage on Industrial Drive:
 - (a) No parking shall be permitted between any building and Industrial Drive, nor on any open lot.
 - (b) A minimum of 50% of the linear frontage of each lot along Industrial Drive shall have a building within 0' and 20' of Industrial Drive.
 - (c) A minimum of one street-facing pedestrian entrance per building shall be provided along the Industrial Drive frontage.
 - (d) The streetscape along Industrial Drive frontage shall conform with the requirements for either the main street or mixed use streetscape type.

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

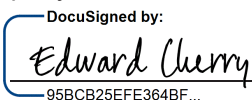
Property Owner(s) Signature  Print Name **Edward Cherry**

EXHIBIT B – NOTICE LIST

1627 LEASING LLC
PO BOX 10845
GOLDSBORO NC 27532-0845

ABERNETHY, BARBARA P
2810 BEDFORD GREEN DR APT 108
RALEIGH NC 27604-1814

ADAMS, KAYE S
1401 COOPERSHILL DR APT 104
RALEIGH NC 27604-4525

ADCOCK, CASSIE BEAVER, TREVOR
2791 STONE ROCK DR UNIT 115
RALEIGH NC 27604-5314

AHMED, M NEHAL ARSHIA, MAHMOOD UNNISA
4300 FOXFIRE LN N
WILSON NC 27896-9132

ALICKA, VIOLETTA
3312 APACHE DR
RALEIGH NC 27609-7404

ALINA LLC
2600 ATLANTIC AVE
RALEIGH NC 27604-1502

AMIN, SHIRISH AMIN, APARNA
110 BARDSEY CT
CARY NC 27513-2245

ANDERSON, THOMS MCLEAN
2621 OLDGATE DR APT 303
RALEIGH NC 27604-4440

ANTHONY, DON WILLIAM ANTHONY, PAOLA
4101 CONVERSE DR
RALEIGH NC 27609-5933

ARCHWAY PROPERTIES LLC
3704 FOX STONE DR
RALEIGH NC 27603-5179

ARMSTRONG, CLIFTON KEEFE
2610 OLDGATE DR APT 105
RALEIGH NC 27604-4442

ATLANTIC FORKS LLC
2413 ANDERSON DR
RALEIGH NC 27608-1405

BALLARD, SUSAN ELIZABETH
114 CROSSWIND DR
CARY NC 27513-4710

BARA, THADDEUS
1401 COOPERSHILL DR APT 202
RALEIGH NC 27604-4526

BARLOW, KRYSTAL LYNNE
2610 OLDGATE DR APT 101
RALEIGH NC 27604-4442

BARTON, ROBERT II BOWMAN, EMILY ROSE
2801 WILSHIRE HILL DR STE 117
RALEIGH NC 27604-5302

BARWICK, A GLENN SR
K.E ANDREWS & COMPANY
1900 DALROCK RD
ROWLETT TX 75088-5526

BARWICK, A GLENN SR
PO BOX 1815
GOLDSBORO NC 27533-1815

BATUYIOS, JAMES L
2810 BEDFORD GREEN DR APT 302
RALEIGH NC 27604-1817

BAZEMORE, CARSON LYNN
2810 BEDFORD GREEN DR APT 3
RALEIGH NC 27604-1814

BC PROPERTIES LLC
743 CEDAR RIDGE DR
WINTERVILLE NC 28590-9899

BENITZ, MALCOLM RICHARD
2801 WILSHIRE HILL DR STE 115
RALEIGH NC 27604-5302

BENNETT REAL ESTATE INVESTMENTS LLC
PO BOX 4648
CARY NC 27519-4648

BERENQUER, ELIZABETH ESTHER JOHNSON,
KENNETH PAUL
2800 BEDFORD GREEN DR UNIT 110
RALEIGH NC 27604-1887

BERTSCHE, STEVEN P BERTSCHE, ELIZABETH
1809 RHEM AVE
NEW BERN NC 28560-5413

BRANCH BANKING AND TRUST COMPANY
PROPERTY TAX COMPLIANCE
PO BOX 167
WINSTON SALEM NC 27102-0167

BRESSON, SUZANNE M
2610 OLDGATE DR APT 201
RALEIGH NC 27604-4443

BROOKS, RHODA
2610 107 OLDGATE DR
RALEIGH NC 27604-4442

BROWNING, CAROLINE TAYLOR
2810 310 BEDFORD GREEN DR
RALEIGH NC 27604-1817

BRYLSKI, JUSTIN J
3208 PINECREST DR
RALEIGH NC 27609-7437

BUJEWSKI, GREGORY JOSEPH BUJEWSKI, JOYE
DENNING
1605 SEMINOLE TRL
RALEIGH NC 27609-7417

BULLOCK, MARENDA
4223 STANDING ROCK WAY
RALEIGH NC 27604-3690

BURTON, DANIEL
13541 SUSSEX PL
SANTA ANA CA 92705-2750

BURTON, DANIEL CASTRO WINTRINGER, CORAL
13541 SUSSEX PL
SANTA ANA CA 92705-2750

CARROLL, NICHOLAS D
2631 OLDGATE DR APT 201
RALEIGH NC 27604-4435

CASTEX, MIKELL CASTEX, AIDA M
3209 APACHE DR
RALEIGH NC 27609-7401

CHANDLER, SHARON K CHANDLER, GERALD R
2610 OLDGATE DR APT 103
RALEIGH NC 27604-4442

CHAUCER INVESTMENTS LLC
3111 GLENWOOD AVE
RALEIGH NC 27612-5006

CHEN, JING XIU
2810 08 BEDFORD GREEN DR
RALEIGH NC 27604-1814

CHILDS, VERONICA ANN INGRAM, MARC LOVELL
2791 STONE ROCK DR UNIT 101
RALEIGH NC 27604-5314

CHIMERA-REED, CAROLYN
2801 WILSHIRE HILL DR STE 101
RALEIGH NC 27604-5302

CHURCH, THOMAS C JR CHURCH, VIRGILIA L
222 BEECHWOOD TRL
HENDERSON NC 27536-4703

CLARK STORES LLC
PO BOX 469
CLINTON NC 28329-0469

CLEARY, TRENT M CLEARY, TERRY
2801 STONE ROCK DR APT 115
RALEIGH NC 27604-5309

COBB, STANLEY EDWIN COBB, ELIZ
3205 APACHE DR
RALEIGH NC 27609-7401

CORBETT, MARCELLA
2610 306 OLDGATE DR
RALEIGH NC 27604-4463

CORBISHLEY, MATTHEW ALEXANDER
2791 STONE ROCK DR UNIT 113
RALEIGH NC 27604-5314

COSTCO WHOLESALE CORP
PROPERTY TAX DEPT 645
999 LAKE DR
ISSAQUAH WA 98027-8990

COYLE HOLDINGS, LLC
307 BAY RUN
NEWPORT NC 28570-8928

CRAVEN, JAMES M
2800 BEDFORD GREEN DR UNIT 106
RALEIGH NC 27604-1887

CRIST, MICHAEL L
3605 CATHEDRAL BELL RD
RALEIGH NC 27614-8374

CULPEPPER, STEPHEN
2806 BEDFORD GREEN DR UNIT 110
RALEIGH NC 27604-1889

CUMMINGS, EMILY
2621 OLDGATE DR APT 307
RALEIGH NC 27604-4440

CUMMINGS, LAYLA
521 TUFTS CT
RALEIGH NC 27609-6701

DAIL, ETHAN
2806 102 BEDFORD GREEN DR
RALEIGH NC 27604-1889

DANIELS, EDITH COUNCIL
1401 103 COOPERSHILL DR
RALEIGH NC 27604-4525

DANIELS, WILLIAM HERMAN
PO BOX 19631
RALEIGH NC 27619-9631

DD MELLOWFIELD II LLC
CORTLAND PARTNERS LLC
3424 PEACHTREE RD NE STE 300
ATLANTA GA 30326-2818

DECECCO, SCOTT THOMAS DECECCO, PATRICIA
DOUGHERTY
2821 WILSHIRE HILL DR STE 113
RALEIGH NC 27604-5304

DESGROUX, BARBARA C
2610 204 OLDGATE DR
RALEIGH NC 27604-4443

DONNALD, DOUGLAS AUSTIN JR
2791 STONE ROCK DR UNIT 107
RALEIGH NC 27604-5314

DOOBAY, GHANSHYAAM
916 MERE OAK DR
RALEIGH NC 27615-4963

DOUGLAS M HOBBS LLC
343 E SIX FORKS RD STE 300
RALEIGH NC 27609-7888

DOUGLASS, MICHAEL
2801 WILSHIRE HILL DR STE 105
RALEIGH NC 27604-5302

DP BERRY, L.L.C.
RICHARD J BERRY
1025 WASHINGTON ST
CARY NC 27511-3919

DUKE UNIVERSITY
324 BLACKWELL ST STE 950
DURHAM NC 27701-3764

DUKE UNIVERSITY
CORPORATE TAX
324 BLACKWELL ST STE 850
DURHAM NC 27701-3659

DUKE UNIVERSITY
DUKE UNIVERSITY REAL ESTATE
324 BLACKWELL ST STE 850
DURHAM NC 27701-3659

EDMONDSON, SUSAN R RILEY, NICOLE
3212 APACHE DR
RALEIGH NC 27609-7402

ELMORE, C ALLEN WENBERG, KARA
3201 APACHE DR
RALEIGH NC 27609-7401

ELPHICK, AMY
2810 BEDFORD GREEN DR APT 107
RALEIGH NC 27604-1814

ENOCHS, KYLE E
106 W LISA DR
AUSTIN TX 78752-3116

FANJOY, MARGARET E
2631 102 OLDGATE DR
RALEIGH NC 27604-4435

FAULK, KATHRYN ALEXANDRA
2806 BEDFORD GREEN DR UNIT 104
RALEIGH NC 27604-1889

FILIAGGI, DENA MARIE WATSON, AZAVIOUS
LAMAR
2821 WILSHIRE HILL DR STE 101
RALEIGH NC 27604-5304

FORD, JEANIECE SUZANNE
2801 STONE ROCK DR APT 119
RALEIGH NC 27604-5309

FORSHAW, ROBERT L
3200 APACHE DR
RALEIGH NC 27609-7402

FOWLER, KAREN A
2621 OLDGATE DR APT 302
RALEIGH NC 27604-4440

GANDHI, ANSHUK
245A COLLINGWOOD ST
SAN FRANCISCO CA 94114-2897

GARRY & PING RENTALS, LLC
708 EVANVALE CT
CARY NC 27518-2806

GILL, MICHAEL H GILL, JANET L
13809 BOLD RUN HILL RD
WAKE FOREST NC 27587-8016

GILL, MICHAEL H GILL, JANET L
CORPORATE TAX
324 BLACKWELL ST STE 850
DURHAM NC 27701-3659

GOMEZ, KIARA RILEY, EUGENE PATRICK
2801 113 WILSHIRE HILL DR
RALEIGH NC 27604-5302

GOODSON, JAIME NICOLE
731 DAVIDSON ST
RALEIGH NC 27609-5542

GORSE, CAMERON E
2810 BEDFORD GREEN DR APT 208
RALEIGH NC 27604-1816

GRANTHAM, JESSICA J
1509 SEMINOLE TRL
RALEIGH NC 27609-7415

GREENSPAN, MICHAEL L
1508 SEMINOLE TRL
RALEIGH NC 27609-7416

GRIFFIN, KYLE P GRIFFIN, CHELSEA I
2801 101 STONE ROCK DR
RALEIGH NC 27604-5309

GROPP, KELLY J
1401 310 COOPERSHILL DR
RALEIGH NC 27604-4527

GROSS, IRVIN JERALD GROSS, SARAH WADE
1401 COOPERSHILL DR APT 107
RALEIGH NC 27604-4525

GUERIN, BRITTANY ERIN
2621 OLDGATE DR APT 203
RALEIGH NC 27604-4438

HALEY, DAVID BRYAN HALEY, JACQUELYN RENEE
2610 OLDGATE DR APT 301
RALEIGH NC 27604-4463

HALL, WAYLAND NEIL TRUSTEE HALL, JANE
HERRICK TRUSTEE
2621 OLDGATE DR APT 101
RALEIGH NC 27604-4437

HARDI, JAMES B HARDI, ELIZABETH
3005 SITWELL CT
RALEIGH NC 27613-5420

HARRIS, LORI ANN
PO BOX 26974
RALEIGH NC 27611-6974

HICKS, CHARLES L III
2821 111 WILSHIRE HILL DR
RALEIGH NC 27604-5304

HICKS, WILSON MCLEAN
2801 STONE ROCK DR APT 109
RALEIGH NC 27604-5309

HILL, REBECCA M
3208 APACHE DR
RALEIGH NC 27609-7402

HINTON, RICHARD HARRIS HINTON, WILLIAM
ARTHUR
2801 WILSHIRE HILL DR STE 109
RALEIGH NC 27604-5302

HINTON, SIDNEY
2308 WAKEFIELD PLANTATION DR
RALEIGH NC 27614-8808

HINTON, SIDNEY WAYNE
2308 WAKEFIELD PLANTATION DR
RALEIGH NC 27614-8808

HODGE & KITTRELL ASSOCIATES
PO BOX 33279
RALEIGH NC 27636-3279

HOLLOWAY, MITCHELL KEITH JR
1401 COOPERSHILL DR APT 311
RALEIGH NC 27604-4527

HOLLY PARK PROPERTY LLC
C/O PROPERTY TAX DEPARTMENT
PO BOX 790830
SAN ANTONIO TX 78279-0830

HOTH PLANETARY HOLDINGS LLC
400 S ELLIOTT RD STE A1
CHAPEL HILL NC 27514-5823

HOWARD, ROBERT C HOWARD, SUSAN S
736 BIRCH ARBOR CIR
RALEIGH NC 27604-1846

HUSSAIN, SYED MUJAHID ANSARI-HUSSIAN,
ATHIYA
702 IVYSHAW RD
CARY NC 27519-1538

JAENICKE, STEVEN K
114 CLYDESDALE RD
PEACHTREE CITY GA 30269-1813

JOHNSON, ASHLEY D
2801 WILSHIRE HILL DR STE 103
RALEIGH NC 27604-5302

JOHNSON, CECILE
2621 OLDGATE DR APT 207
RALEIGH NC 27604-4438

JOHNSON, NOLA M
2621 201 OLDGATE DR
RALEIGH NC 27604-4438

JONES, TIMOTHY LEE
2810 BEDFORD GREEN DR APT 7
RALEIGH NC 27604-1814

KDK REAL ESTATE #1 LLC
2205 THE CIR
RALEIGH NC 27608-1447

KEARNEY, STANLEY B KEARNEY, IRMA G
2810 304 BEDFORD GREEN DR
RALEIGH NC 27604-1817

KELLY, GRACE ODELL
3316 APACHE DR
RALEIGH NC 27609-7404

KERN, JOEL A
2821 WILSHIRE HILL DR STE 117
RALEIGH NC 27604-5304

KINACO GROUP LLC
1401 SUNDAY DR
RALEIGH NC 27607-0181

KING, JENNIFER RENEE
1814 RIDLEY ST
RALEIGH NC 27608-2726

KING, LINDA N
2631 OLDGATE DR APT 101
RALEIGH NC 27604-4435

KUNZ, BARBARA C
1401 COOPERSHILL DR APT 210
RALEIGH NC 27604-4526

LAUKO, STEPHANIE NOELLE
2821 WILSHIRE HILL DR STE 119
RALEIGH NC 27604-5304

LIN, ARTHUR H T LIN, YI-KUNG L C
3614 BROWNING PL
RALEIGH NC 27609-7142

LITTLE, ANTHONY DAVID II
2621 OLDGATE DR APT 305
RALEIGH NC 27604-4440

LOFTUS, JEFFREY MICHAEL LOFTUS, ANA LUCIA SEVAROLLI
2801 WILSHIRE HILL DR STE 107
RALEIGH NC 27604-5302

LONG, DAVID ALLEN
2610 308 OLDGATE DR
RALEIGH NC 27604-4463

LUNNEY, MARIE E
2800 BEDFORD GREEN DR UNIT 108
RALEIGH NC 27604-1887

MADAN, JAY DOOBAY, HAMEWANTI
1008 ANDIRON LN
RALEIGH NC 27614-9537

MAGANTE, HECTOR
1401 308 COOPERSHILL DR
RALEIGH NC 27604-4527

MALNEEDY, KRISHNA THOTA, DEEPTI
25 WINDWARD WAY
HAMILTON NJ 08690-1104

MARSHALL, TARSHA
2621 OLDGATE DR APT 206
RALEIGH NC 27604-4438

MARTIN, KIMBERLY A
1401 COOPERSHILL DR APT 301
RALEIGH NC 27604-4527

MARTINEZ, JUAN CARLOS KELLER, CARIANNE
1401 COOPERSHILL DR APT 100
RALEIGH NC 27604-4525

MASON, KAREN M MASON, DAVID B
2801 STONE ROCK DR APT 117
RALEIGH NC 27604-5309

MCCAULEY, DAN
1401 COOPERSHILL DR APT 208
RALEIGH NC 27604-4526

MCCAULEY, LAUREN G
2821 109 WILSHIRE HILL DR
RALEIGH NC 27604-5304

MCDONALD, MALCOLM WORTH MCDONALD, FRANCES M
3000 DOWNS CT
RALEIGH NC 27612-4916

MCLAMB, JAMES CARLTON JR
2610 OLDGATE DR APT 302
RALEIGH NC 27604-4463

MEADOW WOOD PARK HOME OWNERS ASSOC, INC
4700 HOMEWOOD CT STE 380
RALEIGH NC 27609-5732

MEADOW WOOD PARK II CONDO HOA
0 COOPERSHILL DR
RALEIGH NC 27604

MEADOW WOOD PARK II CONDOMINIUMS HOA
0 COOPERSHILL DR
RALEIGH NC 27604

MEJM PROPERTIES LLC
1436 CHELTON OAKS PL
RALEIGH NC 27614-8790

MELLOW FIELD CONDOMINIUM
YORK PROPERTIES INC
2108 CLARK AVE
RALEIGH NC 27605-1606

MELODY GEER PROPERTIES, LLC
520 LOCKHART ST
PITTSBURGH PA 15212-5513

METTREY, JAMES P
4910 LEAD MINE RD
RALEIGH NC 27612-5813

MEYER, RACHEL ANNE
1401 200 COOPERSHILL DR
RALEIGH NC 27604-4525

MIDTOWN EAST HOTEL LLC
RUSS JONES
821 WAKE FOREST RD
RALEIGH NC 27604-1219

MIDTOWN EAST REGENCY-ITB, LLC
PROPERTY TAX DEPARTMENT
PO BOX 790830
SAN ANTONIO TX 78279-0830

MIGHTON, ARLENE
2810 BEDFORD GREEN DR APT 4
RALEIGH NC 27604-1814

MILLER, JOON MILLER, BONGHEE J
2810 BEDFORD GREEN DR APT 103
RALEIGH NC 27604-1814

MITCHEL, JULIE S MITCHEL, STEVEN D
1401 COOPERSHILL DR APT 303
RALEIGH NC 27604-4527

MORTON, JAMES L MORTON, TINA L
3301 APACHE DR
RALEIGH NC 27609-7403

MOSS, JAMES
1401 305 COOPERSHILL DR
RALEIGH NC 27604-4527

MUPPAVARAPU, MAHESH SOMAN, BINDHYA
2810 BEDFORD GREEN DR APT 203
RALEIGH NC 27604-1816

MUSILEK, JAMES M MUSILEK, MADISON
2610 OLDGATE DR APT 307
RALEIGH NC 27604-4463

N C EASTERN MUNICIPAL POWER ET AL AGENCY
MANAGER SUPPORT SERVICES
1427 MEADOW WOOD BLVD
RALEIGH NC 27604-1532

NAVIN, MICHAEL P
1401 COOPERSHILL DR APT 101
RALEIGH NC 27604-4525

NGUYEN, MINH CONG
1428 SEMINOLE TRL
RALEIGH NC 27609-7414

NMS 3200 BUSH STREET LLC
411 SE OSCEOLA ST STE 201
STUART FL 34994-2509

NORTH CAROLINA REAL ESTATE COMM
1313 NAVAHO DR
RALEIGH NC 27609-7444

NORTHSIDE INVESTMENT PARTNER LLC
300 S TRYON ST STE 200
CHARLOTTE NC 28202-3393

NORTHSIDE INVESTMENT PARTNER LLC
FCA PARTNERS LLC
300 S TRYON ST STE 420
CHARLOTTE NC 28202-3393

OCCONEECHEE COUNCIL OF BOYS SCOUTS
3231 ATLANTIC AVE
RALEIGH NC 27604-1675

O'DONNELL, MARY B MOLLOY, MARGORY A.
3008 AVENSBURG CT
RALEIGH NC 27614-7980

OKEEFE, EDWARD F OKEEFE, TONI M
2680 MARINERS WAY SE
SOUTHPORT NC 28461-8512

ORRINGER, KAYLA LEE
2801 105 STONE ROCK DR
RALEIGH NC 27604-5309

OSBORNE, RONALD E OSBORNE, PATRICIA P
3308 APACHE DR
RALEIGH NC 27609-7404

OXFORD, JONATHAN C OXFORD, LEE ANNE M
2118 WOODLAND AVE
RALEIGH NC 27608-2255

PANETTA, KAITLYN MICHELLE
2610 303 OLDGATE DR
RALEIGH NC 27604-4463

PATRICK, THOMAS O PATRICK, LINDA U
2610 OLDGATE DR APT 207
RALEIGH NC 27604-4443

PAULENICH, DIANE
45 IDLE DAY DR
CENTERPORT NY 11721-1109

PEELE, EDWIN BRIAN
2621 OLDGATE DR APT 301
RALEIGH NC 27604-4440

PEETERS, SANDRINE E
3702 ROLSTON DR
RALEIGH NC 27609-7227

PEREZ-RUIZ, MIGUEL ANGEL
2621 205 OLDGATE DR
RALEIGH NC 27604-4438

PETTIFORD, FERNANDEZ D
2610 OLDGATE DR APT 106
RALEIGH NC 27604-4442

PIASCIK, JEFFREY R
2610 OLDGATE DR APT 102
RALEIGH NC 27604-4442

PITTNER, KIRSTEN LENA
2621 OLDGATE DR APT 204
RALEIGH NC 27604-4438

POILLON, BRIAN POILLON, MARYSUE
2806 100 BEDFORD GREEN DR
RALEIGH NC 27604-1815

POILLON, MARYSUE
2801 STONE ROCK DR APT 113
RALEIGH NC 27604-5309

POPE, DELORES H
3213 APACHE DR
RALEIGH NC 27609-7401

POWELL, MARSHALL L III POWELL, KIMBERLY M
2610 202 OLDGATE DR
RALEIGH NC 27604-4443

POWELL-JONES, LINDA
2810 BEDFORD GREEN DR APT 301
RALEIGH NC 27604-1817

PROCTOR, CAMERON ALLAN
5101 TALTON CIR
RALEIGH NC 27612-5819

PRUETT, WILLIAM
2610 OLDGATE DR APT 203
RALEIGH NC 27604-4443

PURVIS, ROBERT DAVID II BENTON, JESSICA
3301 PINECREST DR
RALEIGH NC 27609-7438

QUISPE, JUAN CAMILO VARON ROGERS, SARAH
HANNAH
1401 COOPERSHILL DR APT 300
RALEIGH NC 27604-4527

RAFOLS, JORGE M RAFOLS, HALEY G
2801 107 STONE ROCK DR
RALEIGH NC 27604-5309

RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

RBD SIX FORKS, LLC
455 2ND ST SE FL 5
CHARLOTTESVILLE VA 22902-5793

REDDING, CAROLINE
3400 PINECREST DR
RALEIGH NC 27609-7441

RICHARDSON, TIFFANY N AKA TIFFANY N
HOWARD
403 BANDELIER CIR
HAMPTON GA 30228-3741

RILEY, ROSALIA PILAR RILEY, EZEKIEL T
3225 PINECREST DR
RALEIGH NC 27609-7436

ROSARIO, EURECA RODRIGUEZ, MIGUEL
1612 SEMINOLE TRL
RALEIGH NC 27609-7418

ROWLAND, WILBUR EARL
3312 PINECREST DR
RALEIGH NC 27609-7439

RRPV 601 MIDTOWN RALEIGH LP
RAM REALTY ADVISORS
4801 PGA BLVD
PALM BEACH GARDENS FL 33418-3941

RURAL PLUMBING & HEATING INC
701 E SIX FORKS RD
RALEIGH NC 27609-7831

RUSS, KATHRYN LYNN
2610 OLDGATE DR APT 305
RALEIGH NC 27604-4463

SAMANEZ, MARIANA
2621 OLDGATE DR APT 107
RALEIGH NC 27604-4437

SANDERS, CHELSIE L
2801 WILSHIRE HILL DR STE 111
RALEIGH NC 27604-5302

SANGER II LLC
328 NORTHFIELD DR
RALEIGH NC 27609-5229

SCHAEFER, BRENDAN P SCHRANK, CYNTHIA S
1104 CHAPANOKE RD
RALEIGH NC 27603-3475

SCHNABEL, HARLAN H SCHNABEL, CATHERINE L
1401 102 COOPERSHILL DR
RALEIGH NC 27604-4525

SCHNEIDER, MEGAN ELIZABETH
2610 205 OLDGATE DR
RALEIGH NC 27604-4443

SCHROCK, JUSTIN B
2821 115 WILSHIRE HILL DR
RALEIGH NC 27604-5304

SCHROEDER, DAVID SCHROEDER, SUSAN
105 SE 58TH ST # 10
OAK ISLAND NC 28465-5069

SCOLAVINO, DEAN
2621 OLDGATE DR APT 208
RALEIGH NC 27604-4438

SERCAN, JONATHAN O
2806 BEDFORD GREEN DR UNIT 106
RALEIGH NC 27604-1889

SHEAHAN, SUSAN C
1505 SEMINOLE TRL
RALEIGH NC 27609-7415

SHEPHERD, JAMES ALAN
2610 108 OLDGATE DR
RALEIGH NC 27604-4442

SHIEL, PATRICK A SHIEL, THOMAS J
1108 BILL AVERY RD
COATS NC 27521-8147

SHINNVILLE RIDGE PARTNERS LLC
22555 JOHN GAMBLE RD
CORNELIUS NC 28031-6673

SIGNATURE VENTURES PARTNERS LLC
MANAGER
1501 SPRUCE VIEW LN
RALEIGH NC 27614-8032

SIKORSKI, NICHOLAS SIKORSKI, BERTHA MARIE
2621 OLDGATE DR APT 108
RALEIGH NC 27604-4437

SIXTEEN TEN WOLFPACK LANE, LLC
PO BOX 97114
RALEIGH NC 27624-7114

SM RALEIGH LLC
11111 SUNSET HILLS RD STE 200
RESTON VA 20190-5373

SMITH, DEBRA S
3309 APACHE DR
RALEIGH NC 27609-7403

SMITH, LOREN C
1401 COOPERSHILL DR APT 306
RALEIGH NC 27604-4527

SMITH, MARY
1401 COOPERSHILL DR APT 207
RALEIGH NC 27604-4526

STALLINGS, LYNDIA
3304 PINECREST DR
RALEIGH NC 27609-7439

STEIMLE, THERESA ANNE STEIMLE, DAVID
BENJAMIN
2791 STONE ROCK DR UNIT 105
RALEIGH NC 27604-5314

STEPHENS, BRANDON STEPHENS, SUSAN
1424 SEMINOLE TRL
RALEIGH NC 27609-7414

STEVEN M REZNICK TRUST
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LADY LAKE FL 32158-0058

STEWART, JANICE PILSON
2810 BEDFORD GREEN DR APT 307
RALEIGH NC 27604-1817

STILES, ROBERT C
3300 PINECREST DR
RALEIGH NC 27609-7439

STRICKLAND, SHIRLEY WILLIAMS STRICKLAND,
CLARENCE WILLIAM
3304 APACHE DR
RALEIGH NC 27609-7404

STUART, HADLEY M
2821 103 WILSHIRE HILL DR
RALEIGH NC 27604-5304

SULLIVAN, EVESTER SULLIVAN, CONSTANCE W
1401 COOPERSHILL DR APT 205
RALEIGH NC 27604-4526

SUMNER, PHILLIP SHAUN
2821 WILSHIRE HILL DR STE 107
RALEIGH NC 27604-5304

SURGENT, MARGOT T
1401 COOPERSHILL DR APT 106
RALEIGH NC 27604-4525

SUTTON, CAROLINE T
2791 STONE ROCK DR UNIT 109
RALEIGH NC 27604-5314

SWARINGEN, LUCY SWARINGEN, CHRISTOPHER
R
3229 PINECREST DR
RALEIGH NC 27609-7436

THOMAS, SUSAN MOFFAT THOMAS, JOHN C
316 VILLAGE GREEN DR
TRENT WOODS NC 28562-7255

TIE BREAKER LLC
PO BOX 591
RALEIGH NC 27602-0591

TILLACK, DAVID S
1513 SEMINOLE TRL
RALEIGH NC 27609-7415

TOP SPIN LLC
PO BOX 591
RALEIGH NC 27602-0591

TRI ARC FOOD SYSTEMS INC
4905 WATERS EDGE DR
RALEIGH NC 27606-2405

TURNER, JAMES R
5805 OAK FOREST DR
RALEIGH NC 27616-1802

TURNER, REBECCA
2810 204 BEDFORD GREEN DR
RALEIGH NC 27604-1816

VOLPACCHIO, JENNIFER
2810 BEDFORD GREEN DR APT 303
RALEIGH NC 27604-1817

VONDRACHEK, NICHOLAS ROBERT
2610 104 OLDGATE DR
RALEIGH NC 27604-4442

WALCZAK, CRYSTAL
2810 05 BEDFORD GREEN DR
RALEIGH NC 27604-1814

WALKER, HARRY G JR /TR WALKER, HARRY G III
/TR
8601 CYPRESS LAKES DR
RALEIGH NC 27615-2122

WARREN, JUDY
2810 BEDFORD GREEN DR APT 104
RALEIGH NC 27604-1814

WAS VENTURES, LLC
705 E SIX FORKS RD
RALEIGH NC 27609-7831

WATERS, BRIAN R WATERS, RHONDA L
7632 SNAFFLEBIT LN
APEX NC 27502-3975

WCV MANOR RALEIGH LLC
WATERTON ASSOCIATES
30 S WACKER DR STE 3600
CHICAGO IL 60606-7462

WHEELER, JONATHON THOMAS
2800 BEDFORD GREEN DR UNIT 100
RALEIGH NC 27604-1887

WHITE, GEORGE WHITE, DELITA V
8508 SLEEPY CREEK DR
RALEIGH NC 27613-4340

WILKERSON, MELISSA COTTEN SMITH
2610 OLDGATE DR APT 208
RALEIGH NC 27604-4443

WILKIE, KATRINA M
2810 BEDFORD GREEN DR APT 306
RALEIGH NC 27604-1817

WILKINS, JACQUELYN H TRUSTEE THE JHW
TRUST
1401 COOPERSHILL DR APT 307
RALEIGH NC 27604-4527

WILLIAMS, JOHN FRANKLIN
1621 SEMINOLE TRL
RALEIGH NC 27609-7417

WILLIAMS, SUSAN M
3313 APACHE DR
RALEIGH NC 27609-7403

WILLIS, NANCY JONES WILLIS, JUDY LEE
2791 STONE ROCK DR UNIT 117
RALEIGH NC 27604-5314

WINDHAM, ROBERT
1713 WATERFORD DR NW
WILSON NC 27896-1557

WINN, JOHN BOWDRE WINN, LINDA
1108 IVY LN
RALEIGH NC 27609-4734

WOERTMAN, CAROLINE
2810 200 BEDFORD GREEN DR
RALEIGH NC 27604-1816

YING TAM, SABRINA LAI TAM, HENRY WING
1401 111 COOPERSHILL DR
RALEIGH NC 27604-4525

YORK FAMILY PROPERTIES BELL INVESTMENTS
LTD
C/O YORK PROPERTIES
2108 CLARK AVE
RALEIGH NC 27605-1606

YOUNGHANS, MADISON OWEN
2791 STONE ROCK DR UNIT 103
RALEIGH NC 27604-5314

YU-ROBINSON, CYNTHIA
2631 202 OLDGATE DR
RALEIGH NC 27604-4435

ZACK, MEAGAN L
2821 WILSHIRE HILL DR STE 105
RALEIGH NC 27604-5304

ZACZYK, TERRI M.
1609 SEMINOLE TRL
RALEIGH NC 27609-7417

ZHANG, WENMIN LIU, SHANGWEN
2801 STONE ROCK DR APT 103
RALEIGH NC 27604-5309

ZHANG, ZHONGHUA
350 E SIX FORKS RD STE 150
RALEIGH NC 27609-7879

ZIPPETELLI, PATRICK R ZIPPETELLI, CELESTE K
5320 WILLOW CRY LN
RALEIGH NC 27613-5635

ZOSTA TOO LLC
900 INDUSTRIAL DR
CLINTON NC 28328-8068

EXHIBIT C – ITEMS DISCUSSED

1. Understand many people may be paying attention to goings on in Washington D.C. and anyone can request a one-on-one meeting regarding this rezoning application and provided contact information.
2. Discussed Spectrum as a company, prior projects Spectrum has completed, and overview of this project.
3. Looking at different variations of this project taking into account different markets and long term affects.
4. Want it to be a walkable, friendly environment.
5. Gave overview of rezoning process and where this case is at in that process.
6. This case will be on the agenda of the January 26 Planning Commission meeting.
7. Discussed zoning definitions and conditions of this application.
8. Discussed City's future land use plan and how this project works within that plan and with businesses and homes that currently exist.
9. Question from attendee: Asking if current cul de sac will be extended to go through to the cross-street and does it cross over the rail road track? Concerned about access into and out of shopping center. How will traffic be handled?
10. Discussed potential improvements, depending upon the density. Working with NCDOT regarding traffic and interchange changes.
11. Project is complementary to existing businesses. Also, project is being made very walkable and potential transit will reduce vehicle traffic.
12. Discussed timeline for project (10-year buildout) and NCDOT timeline.
13. Question from attendee – When will development begin? Not 100% certain due to existing leases that have to be honored.
14. Question from attendee – Curious as to what will be in the new building/development. Looking at mixture of office, residential and retail. Yet to be determined and may not go up to 20 stories. Final plans are not yet complete. Still early on in developing plans. Will be pedestrian friendly environment.
15. Discussed City Plan for walkable area and how it interacts with this project.

EXHIBIT D – MEETING ATTENDEES

1. Katrina Wilkie
2. John Anagnost
3. Edie Jeffreys
4. Chelsea Griffin
5. Darryl Dewberry
6. Matt Corbishley