



Rezoning Application and Checklist

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

Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request				
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan	OFFICE USE ONLY Rezoning case #
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning base district: CX	Height: See Attachment	Frontage: See Attachment	Overlay(s): See Attachment	
Proposed zoning base district: CX	Height: 4	Frontage:	Overlay(s):	
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 7810 Town Dr, 6300 Triangle Town Blvd		
Property PIN: 1727717872, 1727715921		
Deed reference (book/page): B18525 P1987; B18525 P1990		
Nearest intersection: Triangle Town Blvd/Town Dr		Property size (acres): 6.53
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: AGS Triangle Town, LLC, 7205 Village Club Dr, Wake Forest, NC 27587		
Property owner email: mstuart@morningstarlawgroup.com		
Property owner phone: 919.890.3318		
Applicant name and address: AGS Triangle Town LLC, 7205 Village Club Dr, Wake Forest, NC 27587		
Applicant email: mstuart@morningstarlawgroup.com		
Applicant phone: 919.890.3318		
Signed by: <i>Haninder Singh</i>		
Applicant signature(s): <i>Haninder Singh</i> <small>4AF9D71A1783497...</small>		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: CX-4-CU(SHOD-1) CX-5-PK-CU(SHOD-2)	Proposed zoning: CX-4-CU	

Narrative of Zoning Conditions Offered

The following uses shall be prohibited: detention center, jail, prison

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

Signed by: Harinder Singh
Property Owner(s) Signature: _____
4AF9B71A1783497...

Printed Name: Harinder Singh

Rezoning Application Addendum #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning case # <hr style="width: 20%; margin: 10px auto;"/>
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.	
<ol style="list-style-type: none"> 1. The Future Land Use Map (FLUM) designates the subject property Community Mixed Use, supporting CX as the primary corresponding zoning district for this designation. 2. The subject property is within a City Growth Center on the Urban Form Map along two Urban Thoroughfares. City Growth Centers provide opportunity for economic development and redevelopment consistent with the proposed commercial mixed use zoning district. 3. The proposed rezoning is consistent with a number of policies contained within the 2030 Comprehensive Plan, including: LU 1.2 Future Land Use Map and Zoning Consistency, LU 1.3 Conditional Use District Consistency, LU 4.4 Reducing Vehicle Miles Traveled Through Mixed-use; LU 6.2 Complementary Land Uses and Urban Vitality, LU 7.1 Encouraging Nodal Development, LU 7.4 Scale and Design of New Commercial Uses, T 1.1 Coordination with Land Use Map; T 4.14 Growth Centers. 	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
<p>The planned hotel use in an existing commercial area will provide jobs for City residents and a convenient lodging option in a large commercial center, supporting commerce and business travel to the city.</p> <p>The development will provide economic growth opportunities to an area ripe for development and redevelopment.</p> <p>The development will remove existing zoning barriers to active use of the site and open the door to the jobs and services it can provide.</p>	

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

ATTACHMENT A

Address	PIN	Current Zoning	Requested Zoning
7810 Town Dr	1727717872	CX-4-CU (SHOD-1)	CX-4-CU
6300 Triangle Town Blvd	1727715921	CX-5-PK-CU (SHOD-2)	CX-4-CU

Urban Design Guidelines	
<p>The applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if:</p> <p>a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", OR;</p> <p>b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan.</p>	
Urban form designation: City Growth Center	Click here to view the Urban Form Map.
1	<p>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.</p> <p>Response:</p> <p>The site is adjacent to both residential and retail uses.</p>
2	<p>Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.</p> <p>Response:</p> <p>No increase in permitted height is proposed.</p>
3	<p>A mixed-use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed-use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed-use area should be possible without requiring travel along a major thoroughfare or arterial.</p> <p>Response:</p> <p>Development of the site will be consistent with the UDO and this guideline.</p>
4	<p>Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.</p> <p>Response:</p> <p>Development of the site will be consistent with the UDO and this guideline.</p>
5	<p>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.</p> <p>Response:</p> <p>Development of the site will be consistent with the UDO and this guideline.</p>
6	<p>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.</p> <p>Response:</p> <p>While the entrance to the property is located off the side/rear alley, the natural topography of the site supports a development where the parking lot is located around the building and where landscape buffers can be provided between parking areas and the roadways.</p>

7	<p>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.</p> <p>Response: While the entrance to the property is located off the side/rear alley, the natural topography of the site supports a development where the parking lot is located around the building and where landscape buffers can be provided between parking areas and the roadways. The building will be located farther than 25 feet from the curb.</p>
8	<p>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.</p> <p>Response: Access to the property will be provided from the side/rear. Due to the natural topography of the site the building will not be proposed within the corner of the intersection and will not be within 25 feet of the curb, but landscape buffers will be provided.</p>
9	<p>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.</p> <p>Response: Development of the site will be consistent with the UDO and this guideline.</p>
10	<p>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.</p> <p>Response: Due to the natural topography of the site the building will not be proposed within 25 feet of the curb and will have landscape buffers, however pedestrian access will be provided consistent with the UDO and this guideline.</p>
11	<p>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.</p> <p>Response: Development of the site will be consistent with the UDO and this guideline.</p>
12	<p>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</p> <p>Response: Development of the site will be consistent with the UDO and this guideline.</p>
13	<p>New public spaces should provide seating opportunities.</p> <p>Response: Development of the site will be consistent with the UDO and this guideline.</p>

<p>14</p>	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p>Response: The natural topography of the site supports a development where the parking lot is located around the building and where landscape buffers can be provided between parking areas and the roadways.</p>
<p>15</p>	<p>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.</p> <p>Response: The natural topography of the site supports a development where the parking lot is located around the building and where landscape buffers can be provided between parking areas and the roadways.</p>
<p>16</p>	<p>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.</p> <p>Response: Development of the site will be consistent with the UDO and this guideline.</p>
<p>17</p>	<p>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.</p> <p>Response: Development of the site will be consistent with the UDO and this guideline.</p>
<p>18</p>	<p>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</p> <p>Response: Development of the site will be consistent with the UDO and this guideline.</p>
<p>19</p>	<p>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.</p> <p>Response: Development of the site will be consistent with the UDO and this guideline.</p>
<p>20</p>	<p>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.</p> <p>Response: Landscaping for any future development will be consistent with the UDO and this guideline.</p>

<p>21</p>	<p>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.</p> <p>Response: Sidewalks and driveways will be consistent with the UDO.</p>
<p>22</p>	<p>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.</p> <p>Response: Street trees will be consistent with the UDO and this guideline.</p>
<p>23</p>	<p>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.</p> <p>Response: Building location and architectural elements will be consistent with the UDO and this guideline.</p>
<p>24</p>	<p>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.</p> <p>Response: Development of the site will be consistent with the UDO and this guideline.</p>
<p>25</p>	<p>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.</p> <p>Response: Architectural details will provide interest along the primary front facade, including windows, signage and ornamentation.</p>
<p>26</p>	<p>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</p> <p>Response: Sidewalks will comply with applicable UDO standards and consistent with this guideline.</p>



Molly M. Stuart, Partner
434 Fayetteville Street, Suite 2200
Raleigh, North Carolina 27601
919-890-3318
mstuart@morningstarlawgroup.com
www.morningstarlawgroup.com

Date: June 14, 2024

Re: Neighborhood Meeting regarding 7810 Town Drive and 6300 Triangle Town Blvd (collectively, the "Property")

Dear Neighbors:

You are invited to attend a neighborhood meeting on **June 24, 2024, from 7 pm to 8 pm**. The meeting will be held at Millbrook Exchange Community Center, Room 1, 1905 Spring Forest Road, Raleigh, NC 27615.

The purpose of this meeting is to discuss a potential rezoning of the Property, located at 7810 Town Drive and 6300 Triangle Town Blvd. This Property is currently zoned Commercial Mixed Use – 5 – Parkway – Conditional Use with Special Highway Overlay District -2 (CX-5-PK-CU (SHOD-2)) (6300 Triangle Town Blvd) and Commercial Mixed Use – 4 – Conditional Use with Special Highway Overlay District -1 (CX-4-CU (SHOD-1)) (7810 Town Drive) and is proposed to be rezoned to Commercial Mixed Use – 4 – Conditional Use (CX-4-CU). The purpose of the zoning request is to construct a hotel. Our goal is to gather comments through your participation in this neighborhood meeting or, alternatively, through your written comments to the City of Raleigh Planning Department. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed. Anyone can submit written comments about the meeting or the request in general, but to be included in the Planning Commission agenda packet written comments must be received at least 10 days prior to the date of the Planning Commission meeting where the case is being considered.

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:

Matthew McGregor, MGEO
Raleigh Planning & Development
(919) 996-4637
matthew.mcgregor@raleighnc.gov

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read "MS", is located below the typed name.

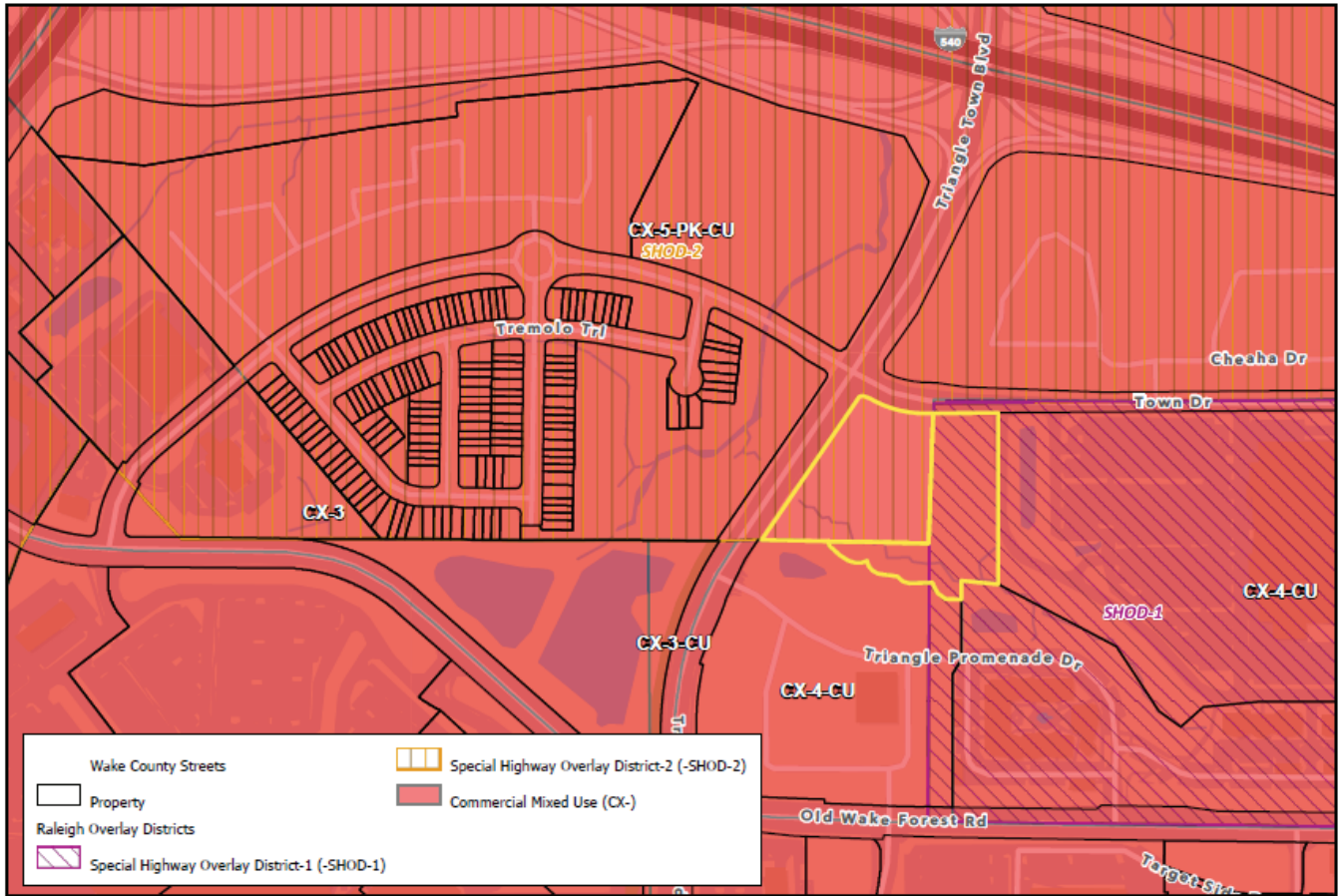
Neighborhood Meeting Agenda

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

Aerial



Zoning





Rezoning Application and Checklist

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

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Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
			OFFICE USE ONLY Rezoning case #
Existing zoning base district: CX	Height: See attachment	Frontage:	Overlay(s): See attachment
Proposed zoning base district: CX	Height: 4	Frontage:	Overlay(s):
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 7810 Town Dr, 6300 Triangle Town Blvd		
Property PIN: 1727717872, 1727715921		
Deed reference (book/page): B18525 P1987; B18525 P1990		
Nearest intersection: Triangle Town Blvd/Town Dr		Property size (acres): 6.53
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: AGS Triangle Town, LLC, 7205 Village Club Dr, Wake Forest, NC 27587		
Property owner email: mstuart@morningstarlawgroup.com		
Property owner phone: 919.890.3318		
Applicant name and address: AGS Triangle Town LLC, 7205 Village Club Dr, Wake Forest, NC 27587		
Applicant email: mstuart@morningstarlawgroup.com		
Applicant phone: 919.890.3318		
Applicant signature(s):		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: CX-4-CU(SHOD-1) CX-5-PK-CU(SHOD-2)	Proposed zoning: CX-4-CU	

Narrative of Zoning Conditions Offered
The following uses shall be prohibited: detention center, jail, prison

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

Property Owner(s) Signature: _____

Printed Name: _____

ATTACHMENT A

Address	PIN	Current Zoning	Requested Zoning
7810 Town Dr	1727717872	CX-4-CU (SHOD-1)	CX-4-CU
6300 Triangle Town Blvd	1727715921	CX-5-PK-CU (SHOD-2)	CX-4-CU

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

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

SUMMARY OF ISSUES

A neighborhood meeting was held on June 24, 2024 (date) to discuss a potential rezoning located at 7810 Town Drive and 6300 Triangle Town Blvd (property address). The neighborhood meeting was held at Millbrook Exchange Community Center, Room 1, 1905 Spring Forest Road, Raleigh, NC 27615 (location).

There were approximately 3 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

See attached.

Community Connector Jason Amen Hetep

NEIGHBORHOOD MEETING

810 TOWN DR, 6300 TRIANGLE TOWN BLVD

June 24, 2024

Discussed properties involved in the rezoning and showed aerial.

Discussed what generally what zoning is.

Discussed current zoning – Commercial Mixed Use CX-4-CU SHOD-1 and CX-5-PK-CU SHOD-2

Discussed frontages, specifically PK Parkway Frontage

Discussed hotel proposal.

Discussed Future Land Use Map - Future Land Use Map Community Mixed Use.

Discussed and showed the Master Plan.

Discussed the Urban Form map – City Growth Center.

Discussed the rezoning request – Rezone both properties to CX-4-CU.

Discussed zoning conditions.

Discussed rezoning process and the formal and informal opportunities for public input.

Question and Answer Session

Participant asked if applicant could share more about the hotel.

Response: Yes, it will be a standard hotel by Marriott.

Participant asked if there are anticipated traffic impacts at Town Center and Tremolo Trl. There are currently issues with the timing.


Response: This project will not be affecting this intersection directly. Traffic coming in and out of Walmart may be impacted.

Participant asked if there is an additional connector anticipated for the site.

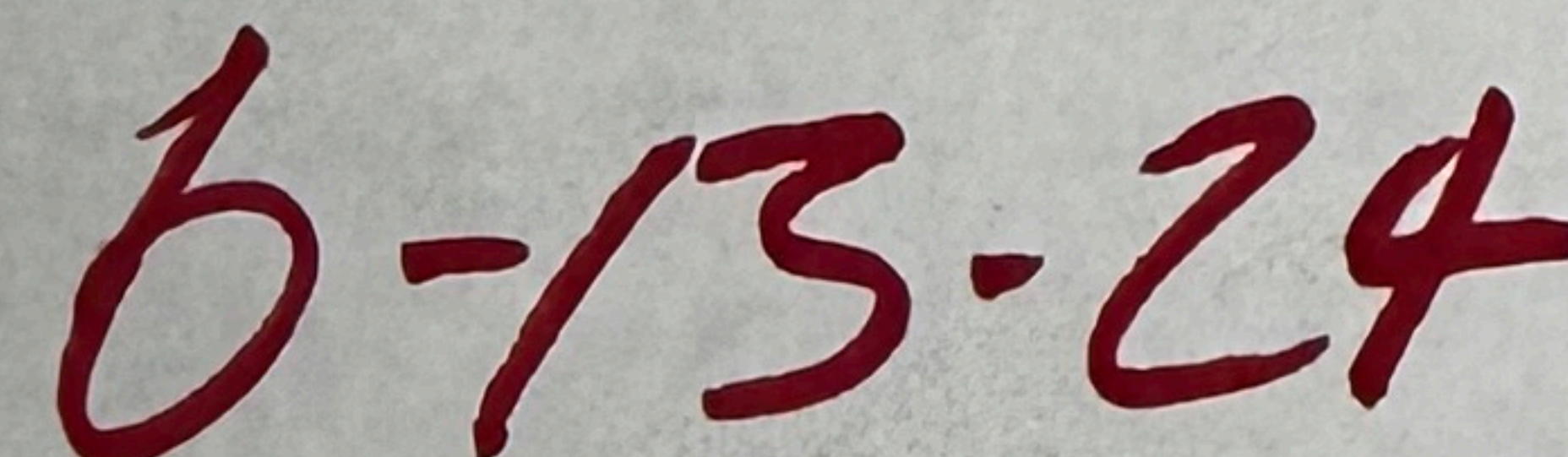
Response: We will only be coming out on the drive outside Walmart.

Attestation Statement

I, the undersigned, do hereby attest that the electronic verification document submitted herein accurately reflects notification letters, enclosures, envelopes and mailing list for mailing the neighborhood meeting notification letters as required by Chapter 10 of the City of Raleigh UDO, and I do hereby further attest that I did in fact deposit all of the required neighborhood meeting notification letters within the U.S. Postal Service on the 13 day of June, 2024. I do hereby attest that this information is true, accurate and complete to the best of my knowledge and I understand that any falsification, omission, or concealment of material fact may be a violation of the UDO subjecting me to administrative, civil, and/or, criminal liability, including, but not limited to, invalidation of the application to which such required neighborhood meeting relates.



Signature of Applicant/Applicant Representative



Date

AGS Triangle Town LLC / Hotel Rezoning