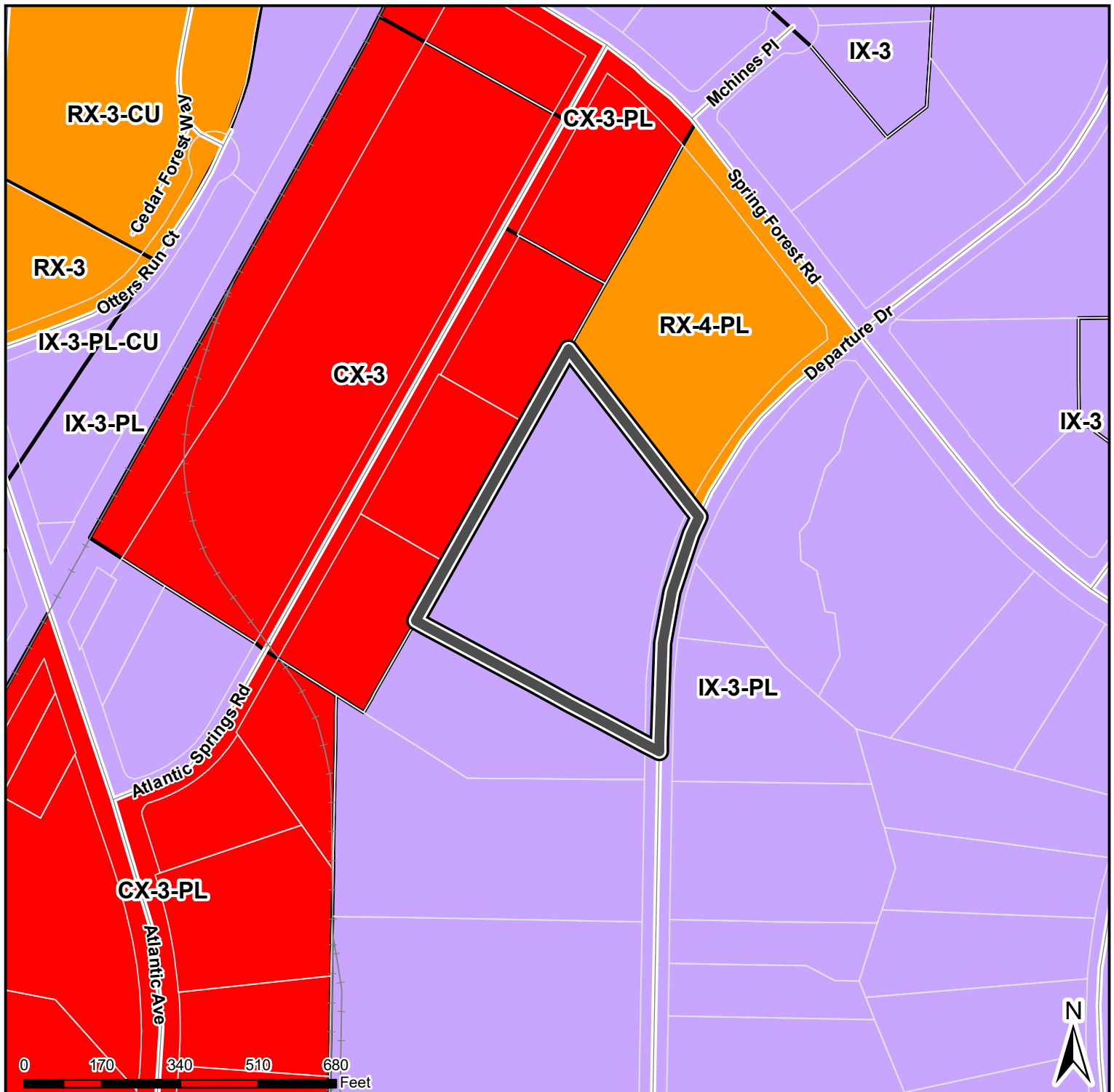
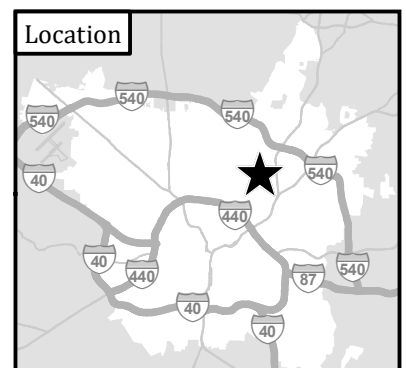


Existing Zoning

Z-30-2020



Property	5329 Departure Dr
Size	6.08 acres
Existing Zoning	IX-3-PL
Requested Zoning	RX-5





Raleigh

MEMO

TO: Ruffin Hall, City Manager
THRU: Ken Bowers, AICP, Deputy Director
FROM: Hannah Reckhow, Senior Planner
DEPARTMENT: Planning and Development
DATE: October 21, 2020

SUBJECT: City Council agenda item for November 4, 2020 – Z-30-20

On October 20, 2020, City Council authorized the public hearing for the following item:

Z-30-20 5329 Departure Drive, approximately 6.08 acres located at [5329 Departure Drive](#).

The request is for a general use district and there are no zoning conditions.

Current zoning: Industrial Mixed Use – 3 stories – Parking Limited (IX-3-PL)

Requested zoning: Residential Mixed Use – 5 stories (RX-5)

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

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

The Planning Commission recommends approval of the request (10-0)

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

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)



RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 12042

CASE INFORMATION: Z-30-20 DEPARTURE DRIVE

Location	South of its intersection with Spring Forest Road Address: 5329 Departure Drive PINs: 1716966708 iMaps , Google Maps , Directions from City Hall
Current Zoning	IX-3-PL
Requested Zoning	RX-5
Area of Request	6.08 acres
Corporate Limits	The rezoning site is inside city limits.
Property Owner	Bell Investments Limited Ptnr
Applicant	Travis Vencel, TWG Development
Council District	District B
PC Recommendation Deadline	December 7, 2020

SUMMARY OF PROPOSED CONDITIONS

1. N/A

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Community Mixed Use
Urban Form	None
Consistent Policies	Policy LU 1.2 Future Land Use Map and Zoning Consistency Policy LU 6.2 Complementary Land Use and Urban Vitality Policy LU 11.4 Rezoning/Development of Industrial Areas Policy H 1.8 Zoning for Housing
Inconsistent Policies	None

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
6/25/20; 2 attendees	9/3/20	9/8/20, 10/13/20	10/20/20

PLANNING COMMISSION RECOMMENDATION


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

Reasonableness and Public Interest	The request would increase the housing supply and is consistent with Comprehensive Plan policies about rezoning industrial land.
Change(s) in Circumstances	N/A
Amendments to the Comprehensive Plan	N/A
Recommendation	The Planning Commission recommends approval of Z-30-20.
Motion and Vote	Motion: O'Haver Second: Mann In Favor: Bennett, Fox, Hicks, Lampman, Mann, McIntosh, Miller, O'Haver, Tomasulo and Winters
Reason for Opposed Vote(s)	N/A

ATTACHMENTS

1. Staff report
2. Rezoning Application

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
Planning and Development Deputy Director

Date:

Staff Coordinator: Hannah Reckhow: (919) 996-2622; Hannah.Reckhow@raleighnc.gov



ZONING STAFF REPORT – CASE Z-30-20

General Use District

OVERVIEW

The request is to rezone approximately 6.03 acres from Industrial Mixed-Use – 3 stories – Parking Limited (IX-3-PL) to Residential Mixed-Use – 5 stories (RX-5). The request is for a general use district and no conditions have been offered.

The rezoning site is one parcel – 5329 Departure Drive – located around 500 feet southwest of the intersection of Spring Forest Road and Departure Drive. The site is currently undeveloped and partially forested. The parcel to the north is zoned RX-4-PL and is developed as an apartment building. To the north and northwest is a retail center along Atlantic Springs Road that is zoned CX-3. Properties to the east and south are zoned IX-3-PL and contain a mix of uses, including some light manufacturing, commercial, retail, and civic uses.

The requested district RX-5 would increase the possible number of residential units, both through the higher height limit and the removal of limits to residential units on the ground floor in IX- districts. This would increase the potential number of units from approximately 91 to 176. The request would also effectively remove industrial uses and place restrictions on commercial uses. Up to 5,000 square feet of commercial use, such as retail sales, is permitted on the ground floor at the corner of two public streets.

The rezoning site is designated as Community Mixed Use on the Future Land Use Map. This designation envisions commercial and residential development, including shopping centers and apartment buildings with ground floor retail. The requested district RX-5 would permit residential uses with some ancillary commercial uses and is consistent with this designation.

There is no urban form guidance for the site on the Urban Form Map.

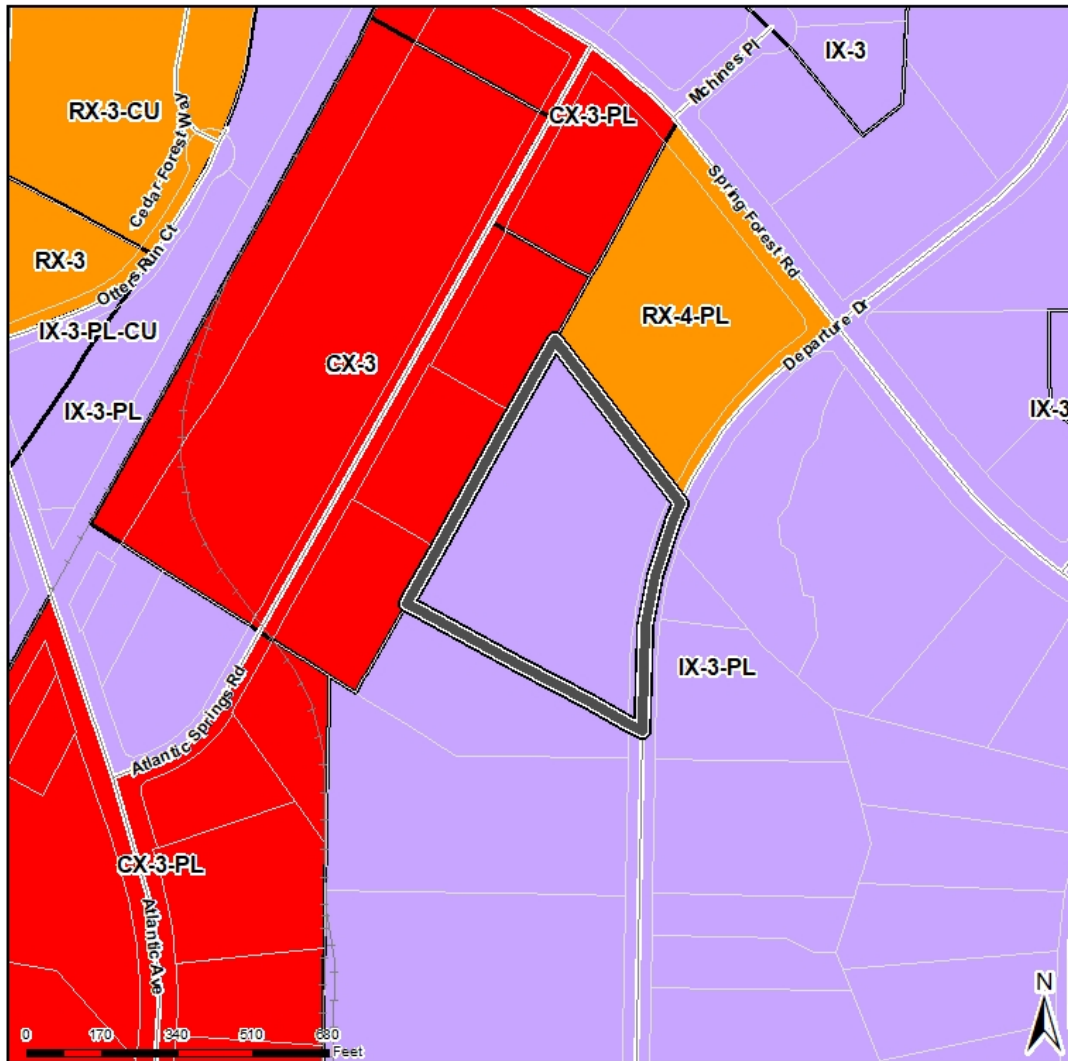
Update for 10/13/20: Since this report was last published on September 8, additional conversation with nearby property owners has occurred, including the second neighborhood meeting. This has included discussion of potential impacts from the surrounding uses. As a result, the Compatibility section has been updated to include this information.

OUTSTANDING ISSUES

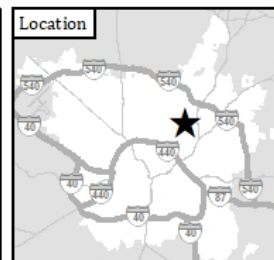
Outstanding Issues	1. None	Suggested Mitigation	1. N/A
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Existing Zoning

Z-30-2020



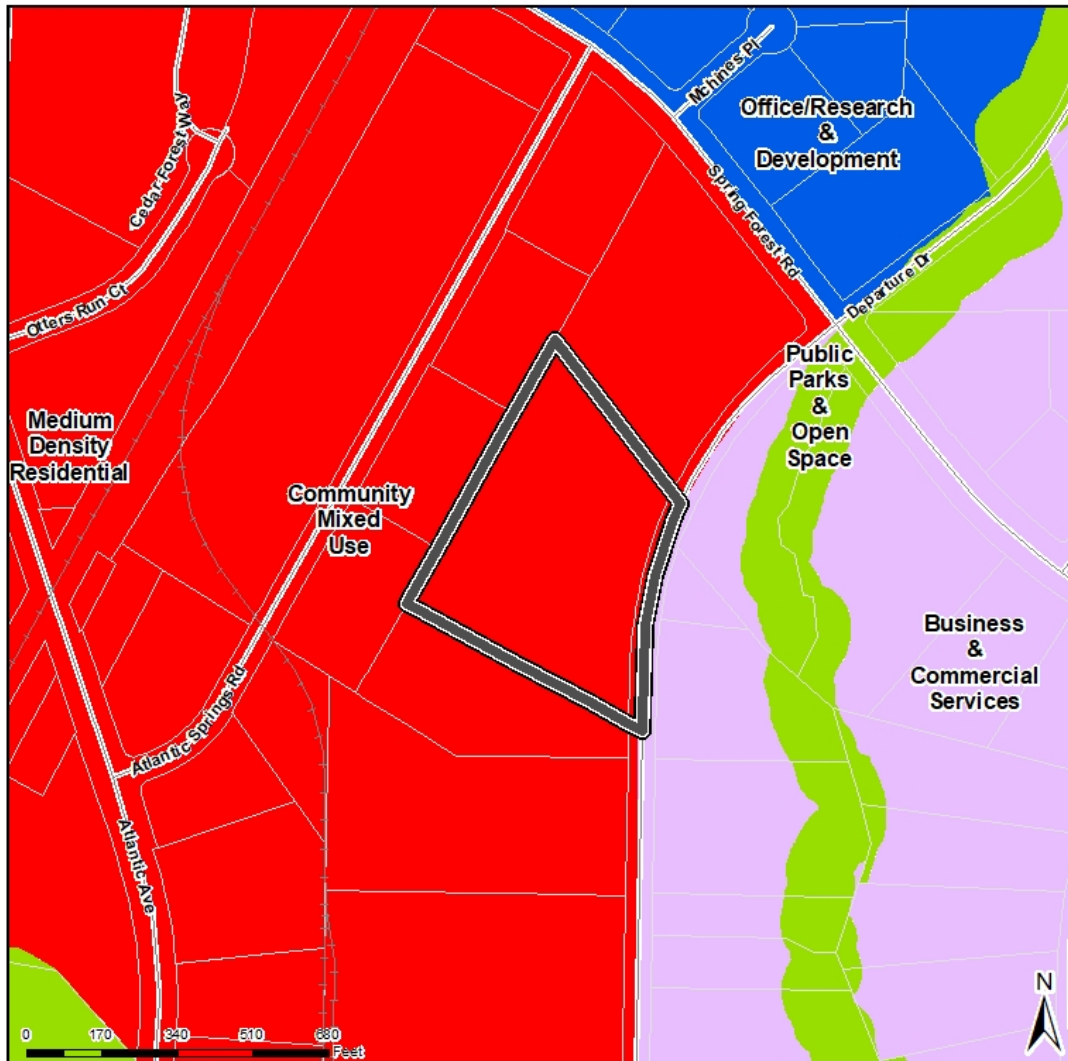
Property	5329 Departure Dr
Size	6.08 acres
Existing Zoning	IX-3-PL
Requested Zoning	RX-5



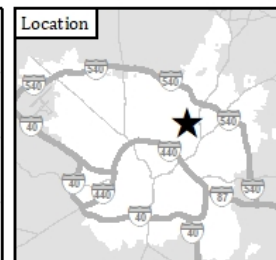
Map by Raleigh Department of City Planning (mansd@): 7/14/2020

Future Land Use

Z-30-2020



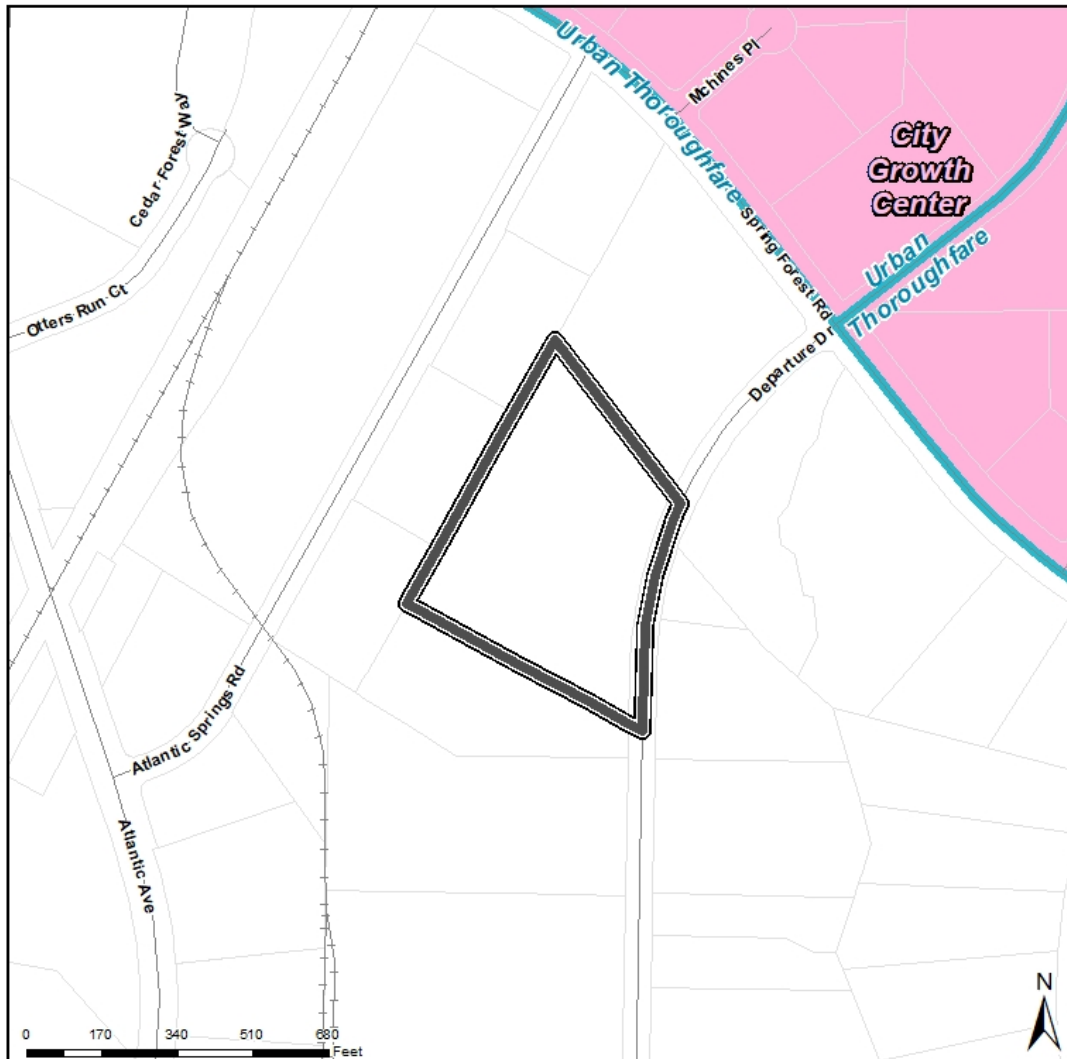
Property	5329 Departure Dr
Size	6.08 acres
Existing Zoning	IX-3-PL
Requested Zoning	RX-5



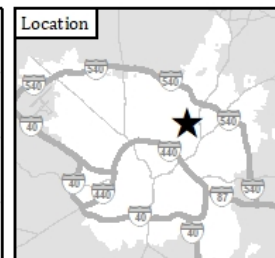
Map by Raleigh Department of City Planning (mansd@): 7/14/2020

Urban Form

Z-30-2020



Property	5329 Departure Dr
Size	6.08 acres
Existing Zoning	IX-3-PL
Requested Zoning	RX-5



Map by Raleigh Department of City Planning (mansd@): 7/14/2020

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?

The request is consistent with the vision theme *Expanding Housing Choices*, as the request would increase the potential number of housing units permitted on the site. In addition, the request is consistent with the Future Land Use Map and policies in the 2030 Comprehensive Plan.

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

Yes, the proposed use is envisioned on the Future Land Use Map.

- 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?

N/A

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

The streets and community facilities appear able to support the proposed use.

Future Land Use

Future Land Use designation: Community Mixed Use

The rezoning request is

☒ **Consistent** with the Future Land Use Map.

☐ **Inconsistent**

The rezoning site is designated as Community Mixed Use, which envisions shopping centers and mixed-use areas between 3 and 5 stories in height. Where residential development occurs, ground floor retail would be present. The requested district RX-5 is consistent with this designation and would permit residential development up to 5 stories with some ground floor commercial use.

Urban Form

Urban Form designation: None

The rezoning request is

- ☐ **Consistent** with the Urban Form Map.
- ☐ **Inconsistent**
- ☒ **Other**

No urban form guidance provided.

Compatibility

The proposed rezoning is

- ☒ **Compatible** with the property and surrounding area.
- ☐ **Incompatible.**

The subject site is adjacent to the east and south to some light industrial and commercial uses which could produce impacts to the proposed residential uses, such as noise or frequent truck deliveries. However, the larger area includes a mix of commercial uses and residential uses. This includes multi-unit residential directly north, commercial uses farther down Departure Drive, and a shopping center directly to the west. The requested district RX-5 would permit mainly residential uses at a similar height to adjacent development with the possibility of some ground floor commercial use.

Public Benefits of the Proposed Rezoning

- The request would add residential entitlement near an existing shopping center, supporting fewer or shorter trips by car.
- The request would add residential entitlement and potentially add to the housing supply.

Detriments of the Proposed Rezoning

- The request could increase traffic in the immediate area.

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 and associated Comprehensive Plan policies shall be used to guide zoning, ensure the efficient and predictable use of land capacity, guide growth and development, protect public and private property investments from incompatible land uses, and efficiently coordinate land use and infrastructure needs.

- The rezoning site is designated as Community Mixed Use, which envisions commercial uses or residential uses with ground floor commercial uses. The requested district RX-5 would permit residential uses and in certain circumstances some ground floor commercial use.

Policy LU 6.2 Complementary Land Use and Urban Vitality

A complementary integration and mixture of land uses should be provided within all growth centers and mixed-use centers to maintain the city's livability, manage future growth, and provide walkable and transit accessible destinations. Areas designated for mixed use development in the Comprehensive Plan should be zoned consistently with this policy.

- The rezoning site, designated for Community Mixed Use on the Future Land Use Map, would permit mainly residential uses with some commercial entitlement on the ground floor. The site is also adjacent to a commercial area along Atlantic Springs Road.

Policy LU 11.4 Rezoning/Development of Industrial Areas

Allow the rezoning and/or development 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.

- While the rezoning site is adjacent to some light industrial uses, it is designated for Community Mixed Use on the Future Land Use Map and is envisioned for commercial and residential uses rather than industrial development.

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 density 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 current zoning district IX-3 permits residential uses with limits on dwelling units on the ground floor. The requested district RX-5 does not include that limitation and would increase the overall potential number of dwelling units.

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

- No inconsistent policies identified.

Area Plan Policy Guidance

- There is no area-specific guidance for the rezoning site.

HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	33	Similar to city-wide average
Walk Score	30	57	Higher than city-wide 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 scores similar to the city as a whole for access to transit and higher than the city as a whole for walking access to destinations. This is likely influenced by the destinations available at the adjacent shopping center.

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 requested district would permit a variety of housing types including more energy efficient apartment building types.

Housing Supply and Affordability

Does it add/subtract from the housing supply?	Adds	
Does it include any subsidized units?	No	
Does it permit a variety of housing types beyond detached houses?	Yes	
If not a mixed-use district, does it permit smaller lots than the average?*	N/A	
Is it within walking distance of transit?	No	

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

Summary: The rezoning request would increase the total number of housing units permitted on the site and permits a variety of housing types. However, the request does not include guaranteed subsidized units, and while the area is served by transit, the site is not within walking distance to a transit stop.

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: None

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 Millbrook-Exchange Park (1.1 miles) and Spring Forest Rd Park (1.6 miles).
3. Nearest existing greenway trail access is provided by Spring Forest Greenway Trail (1.9 miles).
4. Current park access level of service in this area is graded a C letter grade.

Impact Identified: None

Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	0	69,362	110,000
Waste Water	0	69,362	110,000

Impact Identified:

1. The proposed rezoning would add approximately 40,638 gpd to the wastewater collection and water distribution systems of the City.
2. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area.
3. 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.

4. 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 Developer.

Stormwater

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

Impact Identified: possible blue line stream with buffers; small amount of alluvial soil Me

Transit

There are several transit stops located less than 0.5 miles from the site along. The GoRaleigh Route 23L runs along Millbrook Road, with the closest stop at Departure Drive. GoRaleigh Route 24L runs along Green Road and then east onto Millbrook Road, with the closest stop at the intersection of Green Road and East Millbrook Road. Both services operate hourly. Additionally, GoRaleigh Route 1 runs frequently along Capital Boulevard with the closest stops at Spring Forest Road, less than one mile from the site.

Additional service is planned as part of the Wake Transit Plan.

Impact Identified: None

Transportation

Site and Location Context

Location

The Z-30-20 site is in North Raleigh on Departure Drive between East Millbrook Road and Spring Forest Road.

Area Plans

The Z-30-20 site is not located in an area with an adopted area plan (Map AP-1) in Comprehensive Plan. The site is located 0.7 miles west of the Triangle Town Center area plan, which is focused on developing the area into an urban center characterized by mixed-use development and strong pedestrian corridors. It is also west of the Capital Boulevard North Plan, that is currently in development.

Existing and Planned Infrastructure

Streets

Departure Drive is designated at a 2-lane avenue, undivided in the Street Plan (Map T-1) in the comprehensive plan and is maintained by City of Raleigh.

Existing block perimeter for the site is approximately 10,00 feet. In accordance with UDO section 8.3.2, the maximum block perimeter for RX-5 zoning districts is 2,500 feet.

Pedestrian Facilities

There are existing sidewalks on the west side of Departure Drive directly north of the Z-30-20 site. There are no additional sidewalks on Departure Drive, including along the site's frontage. Frontage improvements, including sidewalks are required for subdivision or site plan approval.

Bicycle Facilities

There is a bike lane north of the Z-30-20 site on Spring Forest Road. There is no bicycle facility on Departure Drive. Departure Drive is designated for a bicycle lane in the Long-Term Bike Plan (Map T-3 of the Comprehensive Plan).

Other Projects

There are three City of Raleigh projects near the Z-30-20 site.

Directly south of the project is the Spring Forest Road sidewalk project will be adding sidewalks along both sides of the road from McHines Place to Capital Boulevard. The project is anticipated to be completed in Summer 2022.

Approximately 0.5 miles south of the is the Millbrook Road Sidewalk Project, which will install sidewalks along the north side of East Millbrook Road from Atlantic Ave to Capital Boulevard. The project is anticipated to be completed in Summer 2022.

Approximately 0.25 east of the site is the Green Road Sidewalk project, which will fill in remaining sidewalks gaps along Green Road between New Hope Church Road and Spring Forest Road. This project is currently under construction and anticipated to be complete in Fall 2020.

TIA Determination

Based on the Envision results, approval of case Z-30-20 would decrease the amount of projected vehicular trips for the site as indicated in the table below. The proposed rezoning from IX-3-PL to RX-5 is projected to have 24 fewer trips in the AM peak hour and 21 fewer trips in the PM peak hour. These values do not trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual.

Z-30-20 Existing Land Use	Daily	AM	PM
Vacant	0	0	0
Z-30-20 Current Zoning Entitlements	Daily	AM	PM
IX-3-PL	1,810	155	196
Z-30-20 Proposed Zoning Maximums	Daily	AM	PM
RX-5	1,661	130	174
Z-30-20 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	-149	-24	-21

Impact Identified:

Urban Forestry

Subject lot contains 0.55 acres of existing Tree Conservation Area along northern boundary (BM2016, 00955).

Impact Identified: None

Impacts Summary

The request would have minimal impacts on the site.

Mitigation of Impacts

No mitigation needed at rezoning stage.

CONCLUSION

The request would rezone approximately 6.08 acres from IX-3-PL to RX-5. The requested district would permit primarily residential uses, with some commercial development. Industrial uses and standalone commercial uses would not be permitted. By removing limits to residential use in IX- districts and raising the maximum height, the request would increase the potential dwelling units permitted on the site.

The requested district RX-5 is consistent with the designation of Community Mixed Use on the Future Land Use Map as well as several policies regarding mixed-use areas and zoning for housing. The request would also support the vision theme of *Expanding Housing Choices*. Overall, the request is compatible with the surrounding area and consistent with the 2030 Comprehensive Plan.

CASE TIMELINE

Date	Action	Notes
7/14/20	Application submitted	
8/4/20	Initial staff review provided	
9/8/20	Planning Commission review begins	

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	IX-3-PL	RX-4-PL	IX-3-PL	IX-3-PL	CX-3
Additional Overlay	-	-	-	-	-
Future Land Use	Community Mixed Use	Community Mixed Use	Community Mixed Use	Business & Commercial Services	Community Mixed Use
Current Land Use	Undeveloped	Residential	Commercial, light industrial	Commercial, light industrial	Commercial
Urban Form	-	-	-	-	-

CURRENT VS. PROPOSED ZONING SUMMARY

EXISTING ZONING		PROPOSED ZONING
Zoning	IX-3-PL	RX-5
Total Acreage	6.08	6.08
Setbacks:		
Front	3' – 100'	5'
Side	0' or 6'	0' or 6'
Rear	0' or 6'	0' or 6'
Residential Density:	14.97	28.95
Max. # of Residential Units	91	176
Max. Gross Building SF	462,329	207,079
Max. Gross Office SF	136,243	3,908
Max. Gross Retail SF	49,058	3,882
Max. Gross Industrial SF	462,329	Not Permitted
Potential F.A.R	1.75	0.78

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

Rezoning Application



RALEIGH
DEPARTMENT OF
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2600

RECEIVED
BPP
JUL 14 2020

REZONING REQUEST			
<input checked="" type="checkbox"/> General Use <input 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) N/A			
Proposed Zoning Base District RX Height 5 Frontage N/A Overlay(s) N/A			
<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: None known			
GENERAL INFORMATION			
Date	Date Amended (1)	Date Amended (2)	
Property Address 5329 Departure Drive, Raleigh, NC			
Property PIN 1716966708		Deed Reference (book/page) 008619/01975	
Nearest Intersection Spring Forest Rd. and Departure Dr.			
Property Size (acres) 6.08	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address Bell Investments Limited Partner McNair Bell PO Box 17274 Raleigh, NC 27619-7274		Phone 9197877585	Fax N/A
		Email mcnairbell@marjanltd.com	
Applicant Name/Address TWG Development Travis J. Vencel 1301 E. Washington Street, Suite 100 Indianapolis, IN 46202		Phone 8123200966	Fax N/A
		Email tvencel@twgdev.com	
Applicant* Signature(s)		Email tvencel@twgdev.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.

REZONING APPLICATION ADDENDUM #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning Case #
The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.	
STATEMENT OF CONSISTENCY	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
<p>The Future Land Use map for this area calls for the west side of Departure Drive, south of Spring Forest Road to be Community Mixed Use, consistent with the proposed rezone request. The rezone is consistent with the urban form map and other policies contained within the 2030 Comprehensive Plan. Specifically, mid-rise buildings with densities greater than Neighborhood Mixed Use areas with building heights of 3-5 stories in general. The plan also calls for new developments to be of a more compact land use pattern to support the efficient provisions of public services. The proposal is also consistent with many of the policies of Chapter 8, including the development of Vacant and Infill sites and provides for a variety of housing types in the district.</p>	
PUBLIC BENEFITS	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
<p>The rezoning is consistent with the Comprehensive Plan and provides for affordable housing options within the City of Raleigh. This request is not only reasonable as it is consistent with the plan but it also in the public's best interest, as it helps to meet many of the goals of the 2030 Comprehensive Plan. A variety of housing types and price points is a goal of a diverse community and this rezone helps to provide options for these types of development.</p>	

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.	
No historic resources were located within the proximity to the property.	
PROPOSED MITIGATION	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
Empty space for mitigation	

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 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>			
8. Traffic Impact Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
For properties requesting a conditional use district:					
9. Completed zoning conditions, signed by property owner(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
If applicable (see Page 11):					
10. Proof of power of attorney or owner affidavit	<input checked="" 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"/>			

TWG Development, LLC

1301 East Washington St., Suite 100
Indianapolis, IN 46202
T 317.264.1833
www.twgdev.com



June 12, 2020

RE: 5329 Departure Drive, Raleigh, NC 27616

Dear Neighboring Property Owner,

You are invited to attend a neighborhood meeting on June 25th, 2020 from 5:00 pm to 7:00 pm. The meeting will be held virtually. You can participate online or by telephone. To participate, visit:

<https://zoom.us/j/99027215878?pwd=N1lqcm5xaSt6bE4vZksxWGVEQnZyZz09>

Meeting ID: 990 2721 5878 Password: 765248

Or call: +1 312 626 6799 Meeting ID: 990 2721 5878 Password: 765248

The purpose of this meeting is to discuss the potential rezoning of the property located at 5329 Departure Drive, Raleigh, NC, 27616, just south of the intersection of Departure Drive and Spring Forest Road. The property is currently zoned IX-3-PL and is proposed to be rezoned to RX-5. Please find attached additional information on the requested rezoning application.

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 and Development
919-996-2180
JP.Mansolf@raleighnc.gov

If you are unable to attend the virtual meeting or have any concerns or questions about this potential rezoning I can be reached at:

Travis Vencel, Development Director
TWG Development, LLC
1301 E. Washington Street, Suite 100
Indianapolis, IN 46202
T: 317-419-6215 M: 812-320-0966
tvencel@twgdev.com

Sincerely,

A handwritten signature in black ink, appearing to read "Travis Vencel", is written over a horizontal line.

Travis J. Vencel, Director
TWG Development, LLC

SUMMARY OF ISSUES

A neighborhood meeting was held on June 25, 2020 (date) to discuss a potential rezoning located at 5329 Departure Drive, Raleigh, NC (property address).

The neighborhood meeting was held at Via Zoom (location).

There were approximately 2 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

<h1>Traffic on Departure Drive</h1>

[illegible]

Neighborhood Meeting

6-25-2020

Via Zoom - notes

The meeting was held via zoom from 5-8 pm.

Present for the meeting:

Travis Vencel- TWG

Alex Fraizer- TWG

Hannah Reckhow - City of Raleigh

Amanda Chappell – Fourmatt Investments

Rob Ravi – Rep Richard Robbins, Robbins Benson LLC

Travis provided an overview of the process and the request for RX-5 zoning. A PowerPoint was provided prior to the meeting and at the meeting highlighting the process and request. Participants could ask questions during the presentation. Amanda (Mandi) asked if a Traffic study was going to be required and was concerned that trucks would still be able to access the site. Travis and Hannah confirmed that the City would determine if a study was required at the time of building permit. Both neighbors indicated that they did not see any issue with the request at this time and wanted to continue to be informed on the process. Mandi offered a preferred mailing address as well. The two neighbors left the meeting by 5:45 and no one else logged onto the Zoom call.

CONSENT OF LANDOWNER TO REZONE OF PROPERTY

The undersigned, being Victor E. Bell, III General Partner in Bell Investments Limited Partnership (the "Owner") which owns that certain real property more particularly described in Exhibit A attached hereto (the "Real Estate"), does hereby consent that Travis Vencel, an Indiana resident ("Vencel"), is hereby authorized to file all necessary documentation with the City of Raleigh and sign all necessary documentation to rezone the Real Estate to an RX-5 classification and understands and acknowledges that zoning conditions must be signed, approved and consented to by the property owner.

(Signature on following page)

Dated this 8th day of June, 2020.

Victor E. Bell, III General Partner in Bell Investments Limited Partnership

By: Victor E. Bell III

Name: VICTOR E. BELL III

Title: General Partner

STATE OF NORTH CAROLINA)
) SS:
COUNTY OF Wake)

Before me, a Notary Public in and for said County and State, personally appeared _____, Victor E. Bell, III General Partner in Bell Investments Limited Partnership who, in such capacity, acknowledged execution of the foregoing Consent.

Witness my hand and Notarial Seal this 8th day of June, 2020.



My Commission Expires:

06-14-2021

Fairley Bell Cook
(signature)

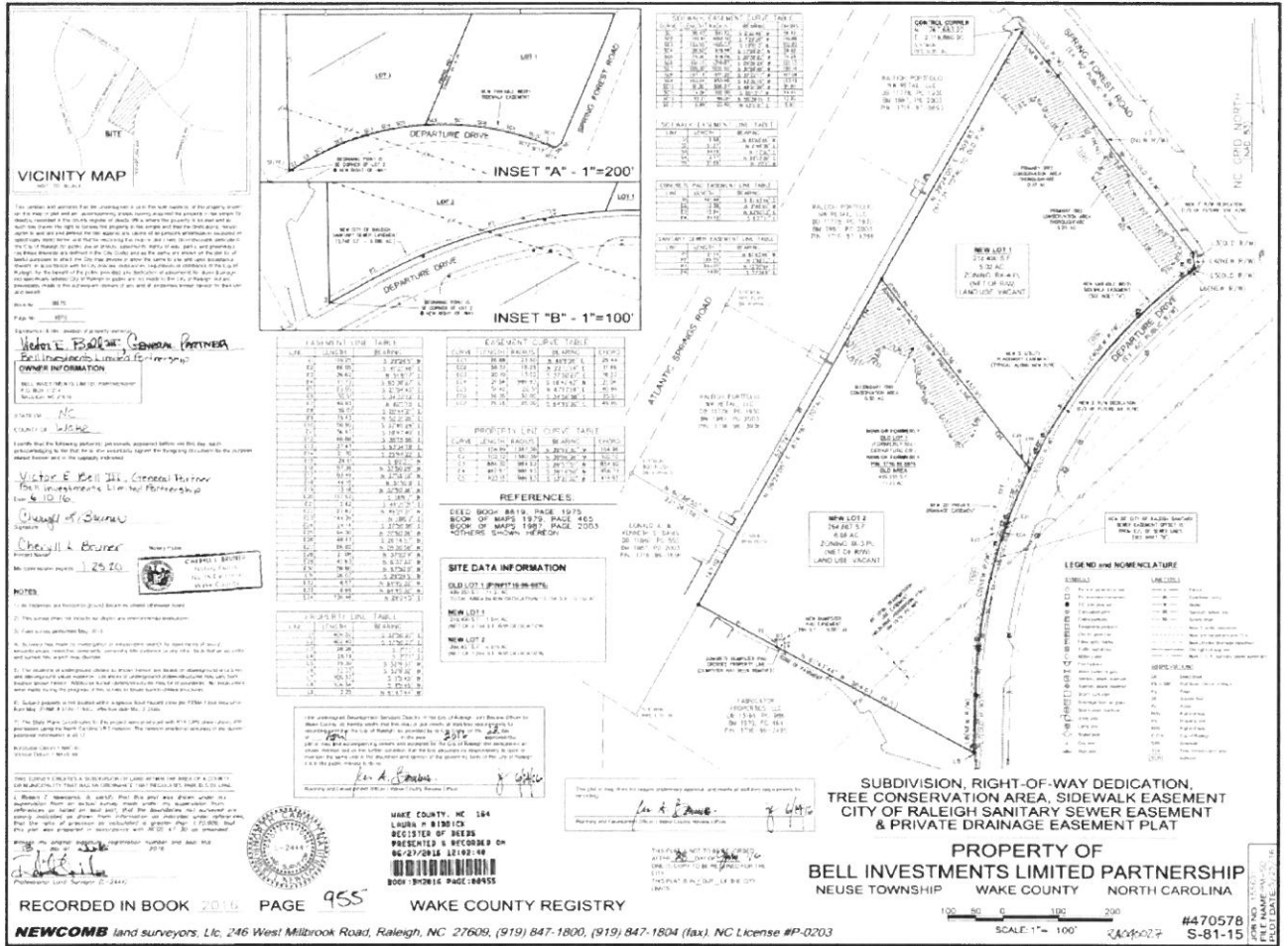
Fairley Bell Cook
(printed name) Public

County of Residence:

Wake

EXHIBIT A

"New Lot 2" on that plat recorded in Book of Maps 2016, Page 955, Wake County Registry



PIN	Owner	Site Address	6/25/2020	Name
1716867531	FAIRWAY MEDIA GROUP LLC	5200 ATLANTIC AVE		
1716868202	MELKE, LLC MELKIT, LLC	5300 ATLANTIC SPRINGS RD		
1716953692	REAL PARTNERS INVESTMENTS LLC	5201 DEPARTURE DR		
1716960308	MRH INVESTMENT GROUP LLC	5312 ATLANTIC SPRINGS RD		
1716961656	DAVIS, DONALD A DAVIS, KENNETH S	5400 ATLANTIC SPRINGS RD		
1716963495	FABRICATOR PROPERTIES LLC	5325 DEPARTURE DR		
1716963936	ROBBINS BENSON LLC	5440 ATLANTIC SPRINGS RD	x	Rob Ravi, Attny
1716964146	LEVEL 3 COMMUNICATIONS LLC	5301 DEPARTURE DR		
1716966708	BELL INVESTMENTS LIMITED PTNR	5329 DEPARTURE DR		
1716969615	CMYK MOORE LLC	0 DEPARTURE DR		
1716971227	SPIRIT MASTER FUNDING III LLC	5501 ATLANTIC SPRINGS RD		
1716974298	ROBBINS BENSON LLC	5500 ATLANTIC SPRINGS RD	x	Rob Ravi, Attny
1716978288	TREO RALEIGH, LLC	2722 SPRING FOREST RD		
1726050843	LEGACY PROPERTIES LLC STONE LEGACY PROPERTIES LLC	5132 DEPARTURE DR		
1726050943	POINTE COURT PROPERTIES LLC	5180 DEPARTURE DR		
1726060173	FOURMATT INVESTMENTS LLC	5200 DEPARTURE DR	x	Mandi Chappell
1726061839	CMYK MOORE LLC	5328 DEPARTURE DR		
1726063639	AMPLE STORAGE BAILEY BRIDGE ROAD LLC	2800 SPRING FOREST RD		
1726065224	ROYCE PROPERTIES LLC	4821 HARGROVE RD		

Call or other communication	Preferred Address	Mail Address 1	Mail Address 2
3356 Granville Dr. 27609		LAMAR ADVERTISING CO	5200 ATLANTIC AVE
		FAMILY DOLLAR STORES/LEASE ACCOUNTI	500 VOLVO PKWY
		ATTN: LUIS FAURA	15620 E VALLEY BLVD
		102 FRONTIER CT	CARY NC 27513-1702
		5400 ATLANTIC SPRINGS RD STE A	RALEIGH NC 27616-1969
		591 HOWELL MILL RD	WAYNESVILLE NC 28786-3019
		125 E 26TH ST	NEW YORK NY 10010-1801
		1025 ELDORADO BLVD	BROOMFIELD CO 80021-8254
		PO BOX 17274	RALEIGH NC 27619-7274
		2345 MAYCROSS RD	LOUISBURG NC 27549
		2727 N HARWOOD ST STE 300	DALLAS TX 75201-2407
		125 E 26TH ST	NEW YORK NY 10010-1801
		THE AEGIS GROUP LLC	1102 18TH AVE S
		PO BOX 10800	ALEXANDRIA VA 22310-0800
		5180 DEPARTURE DR	RALEIGH NC 27616-1814
		5320 DEPARTURE DR	RALEIGH NC 27616-1836
		2345 MAYCROSS RD	LOUISBURG NC 27549
		PO BOX 608	SMITHFIELD NC 27577-0608
		4821B HARGROVE RD	RALEIGH NC 27616-1884

Mail Address 3

Phone number

RALEIGH NC 27616-1870

CHESAPEAKE VA 23320-1604

CITY OF INDUSTRY CA 91744-3926

NASHVILLE TN 37212-2107

TWG Development, LLC

1301 East Washington St., Suite 100
Indianapolis, IN 46202
T 317.264.1833
www.twgdev.com



August 15, 2020

RE: 5329 Departure Drive, Raleigh, NC 27616

Dear Neighboring Property Owner,

You are invited to attend a neighborhood meeting on Sept 3th, 2020 from 5:00 pm to 6:00 pm. The meeting will be held virtually. You can participate online or by telephone. To participate, visit:

<https://zoom.us/j/94086163925?pwd=R05yT2tOcWx6N0EzTHRodmhzTUtHdz09>

Meeting ID: 940 8616 3925 Password: 107342

Or call: +1 312 626 6799 Meeting ID: 940 8616 3925 Password: 107342

The purpose of this meeting is to discuss the potential rezoning of the property located at 5329 Departure Drive, Raleigh, NC, 27616, just south of the intersection of Departure Drive and Spring Forest Road. The property is currently zoned IX-3-PL and is proposed to be rezoned to RX-5. Please find attached additional information on the requested rezoning application.

Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners within 1,00 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 and Development
919-996-2180
JP.Mansolf@raleighnc.gov

If you are unable to attend the virtual meeting or have any concerns or questions about this potential rezoning I can be reached at:

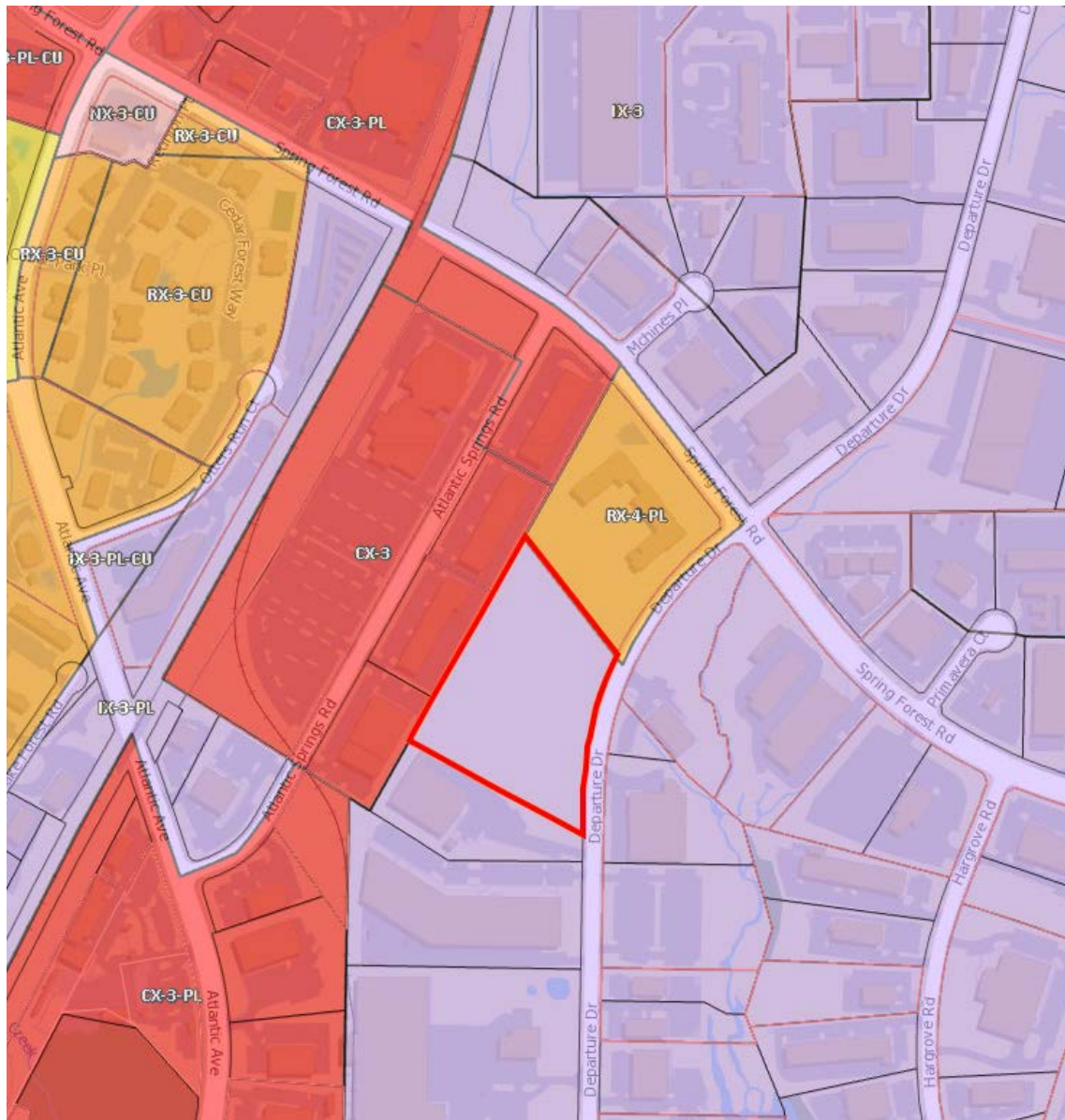
Travis Vencel, Development Director
TWG Development, LLC
1301 E. Washington Street, Suite 100
Indianapolis, IN 46202
T: 317-419-6215 M: 812-320-0966
tvencel@twgdev.com

Sincerely,

A handwritten signature in black ink, appearing to read "Travis Vencel", is written over a light blue circular background.

Travis J. Vencel, Director
TWG Development, LLC





Rezoning Application



RALEIGH
DEPARTMENT OF
CITY PLANNING



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

REZONING REQUEST			
<input checked="" type="checkbox"/> General Use <input 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) N/A			
Proposed Zoning Base District RX Height 5 Frontage N/A Overlay(s) N/A			
Click here to view the Zoning Map. 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: None known			
GENERAL INFORMATION			
Date		Date Amended (1)	Date Amended (2)
Property Address 5329 Departure Drive, Raleigh, NC			
Property PIN 1716966708		Deed Reference (book/page) 008619/01975	
Nearest Intersection Spring Forest Rd. and Departure Dr.			
Property Size (acres) 6.08	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address Bell Investments Limited Partner McNair Bell PO Box 17274 Raleigh, NC 27619-7274		Phone 9197877585	Fax N/A
		Email mcnairbell@marjanltd.com	
Applicant Name/Address TWG Development Travis J. Vencel 1301 E. Washington Street, Suite 100 Indianapolis, IN 46202		Phone 8123200966	Fax N/A
		Email tvencel@twgdev.com	
Applicant* Signature(s) <i>Travis J. Vencel</i>		Email tvencel@twgdev.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.

SUMMARY OF ISSUES

A neighborhood meeting was held on 8/3/2020 (date) to discuss a potential rezoning located at 5329 Departure Drive Raliegh NC (property address). The neighborhood meeting was held at Zoom Meeting (location). There were approximately 11 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Traffic
Utility Easement
Noise from neighbors
Drainage

ATTENDANCE ROSTER	
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[illegible]

Neighborhood Meeting

8-3-2020

Via Zoom - notes

The meeting was held via zoom from 5-6 pm.

Present for the meeting:

NAME	ADDRESS
Travis Vencel	TWG
Alex Fraizer	TWG
Hannah Reckhow	Planning
Tiffany Hubon	Bell Investments
Vic Bell	Bell Investments
Tucker Bell	Bell Investments
McNair Bell	Bell Investments
Olivia Gegorek	All American Properties
Rob Robby	Robbins Properties
Bill Bolton	Fabrication Properties

Travis provided an overview of the process and the request for RX-5 zoning. A PowerPoint was provided prior to the meeting and at the meeting highlighting the process and request. Participants could ask questions during the presentation. Bill asked about traffic and the utility easement. Vic asked about drainage.