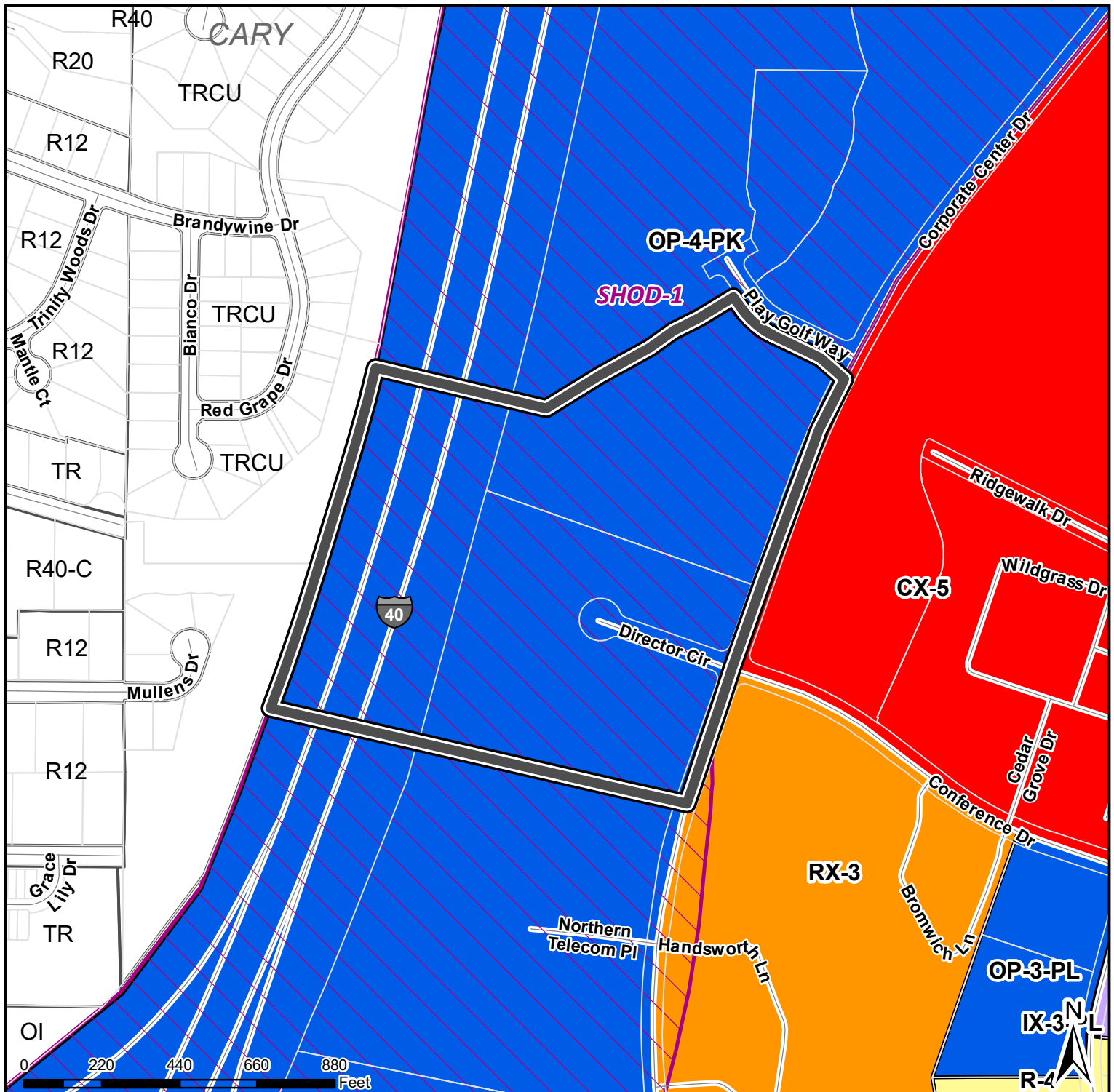
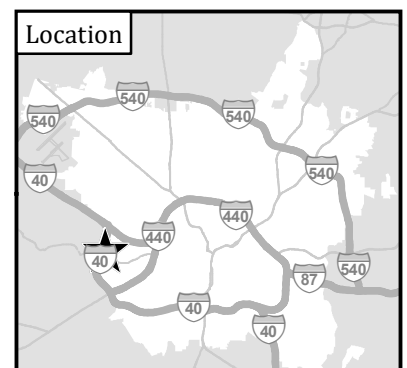


Existing Zoning

Z-33-2019



Property	951 & 1001 Corporate Center Dr
Size	21.94 acres
Existing Zoning	OP-4-PK w/SHOD-1
Requested Zoning	OX-7-CU w/SHOD-1





RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR #11966

CASE INFORMATION: Z-33-19; 951 & 1001 CORPORATE CENTER DRIVE

Location	Corporate Center Dr. between Trinity Rd. and Chapel Hill Rd. Address: 951 & 1001 Corporate Center Drive PINs: 0774750359 & 0774753938 iMaps , Google Maps , Directions from City Hall
Current Zoning	OX-4-PK w/ SHOD-1
Requested Zoning	OX-7-CU w/ SHOD-1 (Partial Removal)
Area of Request	21.94 acres
Corporate Limits	The site is not within the corporate limits but is in the ETJ. An annexation would be required to connect the site to City services including sewer and water.
Property Owner	AIS Forestry & Farming, LLC
Applicant	Amanda S. Mann Morningstar Law Group 421 Fayetteville St, Suite 530 Raleigh, NC 27601
Citizens Advisory Council (CAC)	West CAC
PC Recommendation Deadline	February 10, 2020

SUMMARY OF PROPOSED CONDITIONS

1. Office use shall not exceed 200,000 square feet of gross floor area
2. The building facades shall be constructed from one or more of the following materials: glass, concrete and/or clay brick masonry, cementitious siding, including lap and panel products, native and masonry stone, natural wood, precast concrete, metal panels, and/or trim. Cementitious siding, including lap and panel products, shall not exceed 55% of the building façade materials.
3. The following building siding materials shall be prohibited: vinyl siding, fiberboard siding, pressure treated wood, synthetic stucco (EIFS); however, window frames, door frames, soffits, and miscellaneous trim may be constructed of wood, fiberglass, metal, or vinyl.
4. No residential dwelling unit shall include more than three (3) bedrooms
5. No residential dwelling buildings shall exceed 5 stories or seventy-five (75) feet in height.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Office and Residential Mixed-Use
Urban Form	Urban Growth Center & Urban Thoroughfare Corridor
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 2.5 Healthy Communities Policy LU 3.2 Location of Growth Policy LU 4.4 Reducing VMT Through Mixed Use Policy LU 5.1 Reinforcing the Urban Pattern Policy LU 5.2 Managing Commercial Development Impacts Policy LU 6.2 Complementary Uses and Urban Vitality Policy LU 6.3 Mixed-Use and Multi-Modal Transportation Policy LU 7.5 High Impact Commercial Uses Policy LU 8.1 Housing Variety
Inconsistent Policies	Policy UD 1.10 Frontage

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

Neighborhood Meeting	CAC	Planning Commission	City Council
August 26, 2019 1 Attendee	October 15, 2019 (presentation) November 19, 2019 (10 Yes – 0 No, 2 abstentions)	November 12, 2019 December 10, 2019	

PLANNING COMMISSION RECOMMENDATION

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

Reasonableness and Public Interest	Consistent with comprehensive plan and it is in the public interest to develop site as proposed.
Change(s) in Circumstances	N/A
Amendments to the Comprehensive Plan	N/A
Recommendation	Approval
Motion and Vote	Motion: Geary; Second: Tomasulo In Favor: Geary, Hicks, Jeffreys, Mann, Tomasulo, Winters Opposed: None
Reason for Opposed Vote(s)	N/A

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.

Planning Director 12/10/19

Planning Commission Chair 12-10-19

Staff Coordinator: JP Mansolf: (919) 996-2180; JP.Mansolf@raleighnc.gov

AGENDA ITEM (E) 4: Z-33-19 – Corporate Center Drive and Play Golf Way

The site is located on the west side of Corporate Center Drive, approximately one-half of a mile north of its intersection with Chapel Hill Road.

This is a request to be rezoned from Office Park-4 stories-Parkway with Special Highway Overlay District-1 (OP-4-PK w/SHOD-1) to Office Mixed Use-7 stories with Special Highway Overlay District-1 with Conditions (OX-7 w/SHOD-1-CU). Conditions limit office use to 200,000 square feet, specify allowed and prohibited building materials, limit the bedrooms in any dwelling unit to a maximum of 3, and limit the height of buildings with residential uses to 5 stories or 75 feet.

JP Mansolf gave a brief overview of the case.

Amanda Mann representing the applicant gave a brief overview of the case regarding frontage and positive experience with CAC.

Ken Thompson also representing the applicant spoke regarding frontages and the flexibility to manage topography.

T.C. Moore representing Eaton Vance and Dakota Apartments spoke in opposition stating there are 3 conditions they would like added for them to support which are that office and retail be built first; minimum office and retail and TIA (Traffic Impact Analysis) required.

The applicant spoke regarding Mr. Moore's suggested conditions and will not commit to building office and retail which is an unknown.

Mr. Geary made a motion to approve. Mr. Tomasulo seconded the motion. The vote was unanimous 6-0.



ZONING STAFF REPORT – CASE Z-33-19

Conditional Use District

OVERVIEW

The request seeks to rezone a site consisting of two parcels that is approximately 21.94 acres in size from Office Park-4 stories-Parkway w/ Special Highway Overlay District-1 (OP-4-PK w/SHOD-1) to Office Mixed Use-7 stories with Special Highway Overlay District-1 with Conditions (OX-7 w/SHOD-1-CU). The request includes a partial removal of the SHOD-1 designation shown in the attached exhibit. Conditions have been included that limit the square footage of office uses, specify allowed and prohibited building materials, limit the number of rooms within a dwelling unit, and limit the height of buildings with residential uses to 5 stories or 75 feet. The request would increase the total residential and retail entitlement from the current zoning, which does not allow residential and retail uses, while decreasing the office entitlement by limiting office uses to 200,000 square feet.

Special Highway Overlay District-1 covers the entire site currently, which requires a 50-foot protective yard to be established as Tree Conservation Area (TCA) along Interstate 40 and limits the height of any building or structure within the overlay to 75 feet or 5 stories. The request for 7 stories could not be built due to this height limit. To avoid creating inconsistency between the overlay and the base zoning, the request either needs to be amended to limit building height to 5 stories, or to remove the SHOD-1 designation. Additionally, if the SHOD-1 designation remains, the condition to limit the height of residential buildings to 5 stories is duplicative of code requirements and should be removed. The applicant has indicated their intent to amend the request to remove the SHOD-1 designation from a portion of the site, to allow for the 7-story height to be realized while retaining the protective yard along Interstate 40. To amend the request, a metes and bounds description and exhibit is required to delineate the proposed boundaries of the SHOD-1 designation.

The site is located directly east of the City of Raleigh/Town of Cary border along Interstate 40, south of the intersection of Trinity Road and Corporate Center Drive and just over half a mile north of the Chapel Hill Road and I-40 interchange. The site is located outside of the Corporate City Limits but within the Extraterritorial Jurisdiction (ETJ) and will require an annexation should future development connect to City services including sewer and water.

To the north of the site is the recently opened DriveShack, a recreational driving range and golfing facility. To the east is the Wells Fargo Corporate Center and the 3-story Camden Asbury Village Apartments. To the west is Interstate 40. Within about a mile of the site are several significant state-owned entities including Carter-Finley Stadium, PNC Arena, and the State Fairgrounds. The broader area contains a variety of uses including several stand-alone office buildings, a mix of residential uses ranging from detached houses to multi-family apartment buildings, and a concentration of industrial uses east of the site.

The site is currently heavily-wooded, vacant land and includes includes a small amount of FEMA floodplain in the northern portion of the site. A branch of Richlands Creek is shown running through the center of the site that has major grade changes associated with it. The stream would require a 50-foot riparian buffer that is regulated by the North Carolina Division of Water Resources. Tree Conservation Area would also be required to be established in Zone 2 of the riparian buffer.

This site was the subject of Comprehensive Plan Amendment CP-7-18 (approved May 7, 2019), which amended the Future Land Use Map and designated the two parcels included in this request and an adjacent parcel directly to the north as Office and Residential Mixed Use from Office / Research and Development. The key difference that resulted from this amendment was the recommendation of a mix of residential and office uses, which this request is proposing, rather than office and research uses only.

The Urban Form Map shows the site as within a City Growth Center and designates Corporate Center Drive as an Urban Thoroughfare. These designations recommend an urban or hybrid frontage to encourage walkability. The site currently includes a Parkway frontage, which would be removed as part of this request.

Update for December 10, 2019 Planning Commission Meeting

Since the November 12 Planning Commission meeting, the request was amended to include an exhibit that delineates a portion of the site where the SHOD-1 designation would be removed, which would allow for the requested 7 stories of height in that portion. The portion of the site where SHOD-1 will remain includes the area adjacent to Interstate 40 which means the intent of the overlay to provide a forested buffer and height limits along Major Access Corridors remains in place. The amendment to the request addresses 2 outstanding issues cited in the previous staff report.

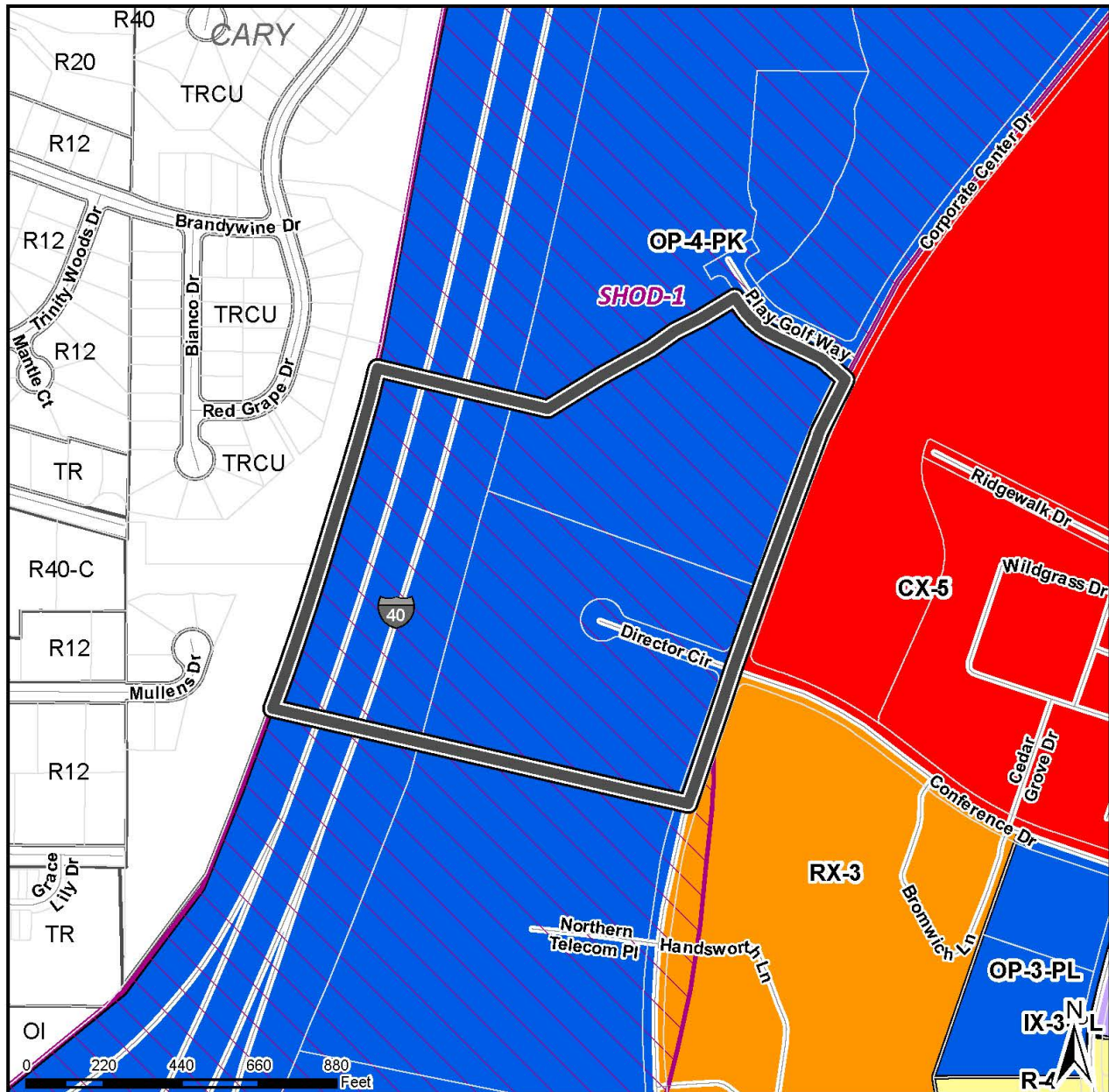
Additionally, since the November 12 Planning Commission meeting the CAC voted in favor of the case 10-0 with 2 abstentions.

OUTSTANDING ISSUES

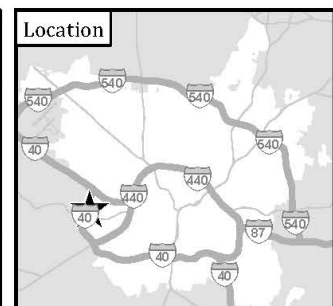
Outstanding Issues	1. Lack of proposed frontage is inconsistent with the Urban Form Map	Suggested Mitigation	1. Offer an urban or hybrid frontage as part of the request.
---------------------------	--	-----------------------------	--

Existing Zoning

Z-33-2019



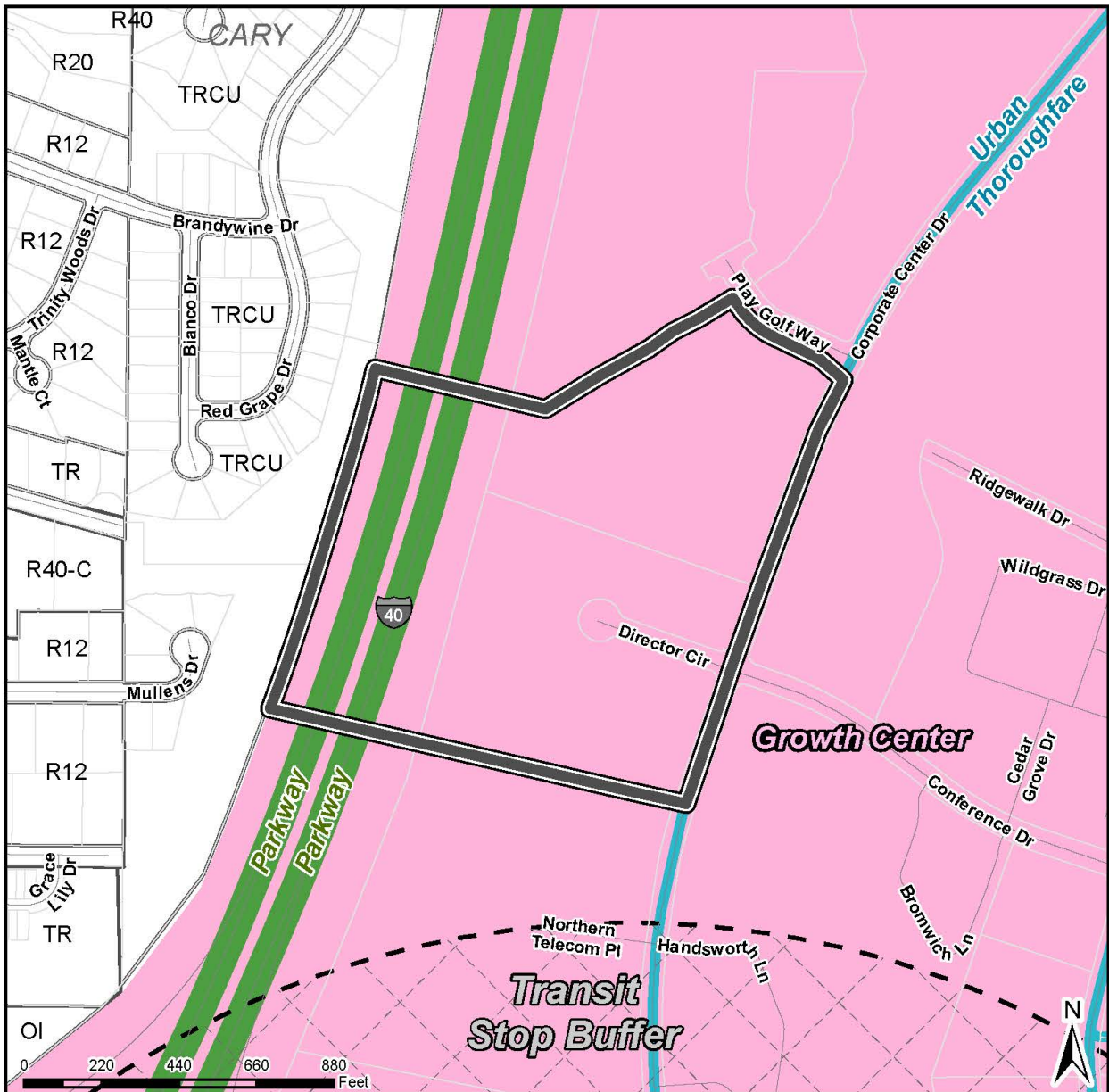
Property	951 & 1001 Corporate Center Dr
Size	21.94 acres
Existing Zoning	OP-4-PK w/SHOD-1
Requested Zoning	OX-7-CU w/SHOD-1



Map by Raleigh Department of City Planning (reckhowh): 9/19/2019

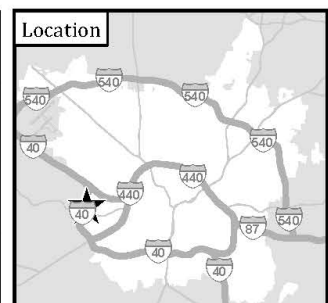
Urban Form

Z-33-2019



Property	951 & 1001 Corporate Center Dr
Size	21.94 acres
Existing Zoning	OP-4-PK w/SHOD-1
Requested Zoning	OX-7-CU w/SHOD-1

Map by Raleigh Department of City Planning (reckhowh): 9/19/2019



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 **Expanding Housing Choices** vision theme which encourages expanding the supply and diversity of housing choices for all segments of the population. The proposed rezoning will provide opportunities for employees to live close to their workplace and increase the housing supply in a designated Urban Growth Center. Current zoning does not allow for any residential uses.

The request is also consistent with the **Managing Our Growth** vision theme which calls for more integrated land uses and alternative transportation modes. The mix of uses would support an integration of residential and office uses which would provide employment opportunities to both residents on the site and residents in nearby multi-unit communities that are within walking/biking distance. Additionally, a bike lane was recently installed along Corporate Center Dr. and could support an increase in cycling for users of the site.

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

Yes. The site is designated on the Future Land Use Map as Office and Residential Mixed Use which encourages a mix of residential and office uses, which this request would specifically allow.

- 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?

The use is specifically designated on the Future Land Use Map in the area it is proposed.

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

Yes, community facilities and streets would be sufficient to serve the proposed use.

Future Land Use

Future Land Use designation: Office and Residential Mixed Use

The rezoning request is

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

☐ **Inconsistent**

The proposed request is consistent with the Future Land Use designation with a mix of office and residential uses allowed, with retail limited to an ancillary use for office or residential.

Urban Form

Urban Form designation: City Growth Center, Urban Thoroughfare Corridor

The rezoning request is

☐ **Consistent** with the Urban Form Map.

☒ **Inconsistent**

☐ **Other** (no Urban Form designation OR no Urban Form designation, but zoning frontage requested)

Overview: The Urban Form Map recommends a hybrid or urban frontage in this location. Frontages that would fall under this category are Parking Limited, Green, Urban Limited, Urban General, and Shopfront frontages. These frontages would promote walkability and support multi-modal transportation investments like the recently installed bike lane along Corporate Center Drive. The existing Parkway frontage that is proposed to be removed was applied as part of UDO remapping to replicate requirements of legacy zoning district, Thoroughfare District, and for consistency with SHOD requirements. No other frontage has been designated, which makes the request inconsistent with the urban form map. The request could be made consistent with the Urban form map by designating a hybrid or urban frontage.

Impact: The removal of Parkway frontage may eliminate required tree conservation area along Corporate Center Drive and/or Director Drive depending on which street is determined to be the primary street. SHOD-1 would not require protective yards along Corporate Center Drive, only along the site's boundary with Interstate 40.

Compatibility: Adjacent parcels on both sides of Corporate Center Drive are zoned with a Parkway Frontage or have built forms consistent with Parkway frontage (50' building and parking setback with a heavily landscaped buffer between the roadway and any development). Keeping Parkway frontage in the request would improve consistency with Policy UD 1.10 by coordinating frontage across multiple sites but would still be inconsistent with the Urban Form Map.

Compatibility

The proposed rezoning is

☒ **Compatible** with the property and surrounding area.

☐ **Incompatible.**

The surrounding area features a variety of uses including both multi-unit residential buildings, entertainment facilities and multi-story office buildings with heights of 3-4 stories. On the portion of the site with the SHOD-1 designation in place, the

maximum height that can be built is 5 stories, which is consistent with the height guidance in Table LU-2 which recommends 4-5 stories for Office and Residential Mixed-Use areas.

In the portion of the site where SHOD-1 is proposed to be removed, the 7-story height proposed would be taller than the existing adjacent development and would be inconsistent with Table LU-2 height guidance. While height proposed is taller than existing buildings and the height recommended by Table LU-2, it is a reasonable request that would be compatible within the context of the surrounding area, which includes a mix of larger scale multi-story office buildings, outdoor entertainment, and multi-unit living. Additional buffering could help mitigate the difference between the requested height and existing development.

Public Benefits of the Proposed Rezoning

- Increasing the supply of housing in a City Growth Center
- Mixing compatible land uses that create opportunities for live-work options that could reduce the total vehicle miles traveled and promote a more compact and walkable development pattern.
- The proposed conditions decrease the potential trip generation that could result from development of the site under the current zoning.

Detriments of the Proposed Rezoning

- The proposal may reduce the ability for light manufacturing uses such as facilities that manufacture scientific equipment, repair of scientific or professional instruments, clothing/textile apparel and similar uses to locate in the area.
- The proposal also may reduce the total amount of jobs that could be located in the area from the previous zoning by limiting Office uses to 200,000 square feet.

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 proposed Office Mixed Use (OX-) zoning is consistent with the Future Land Use map which designates the area as Office and Residential Mixed Use.

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.

- All proposed conditions are consistent with the Comprehensive Plan.

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.

- The request would allow a mix of compatible uses within a designated City Growth Area and along a corridor designated as an Urban Thoroughfare which is an area planned for public investments that are best supported through increased density, which this request allows.

Policy LU 2.5 Healthy Communities

New development, redevelopment, and infrastructure investment should strive to promote healthy communities and active lifestyles by providing or encouraging enhanced bicycle and pedestrian circulation, access, and safety along roads near areas of employment, schools, libraries, and parks.

- The request would allow housing near employment opportunities, with office uses being allowed on site, and additional office uses in the nearby area. This could promote increased walkability in the area. The request also allows a mix of housing and commercial uses along Corporate Center Dr. which includes a bike lane that could encourage cycling to the jobs or housing located on the site.

Policy LU 3.2 Location of Growth

The development of vacant properties should occur first within the City's limits, then within the City's planning jurisdiction, and lastly within the City's USAs to provide for more compact and orderly growth, including provision of conservation areas.

- The site is located within the City's planning jurisdiction and the development could provide opportunity for more compact and orderly growth.

Policy LU 4.4 Reducing VMT 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 will help provide a range of services to possible residential uses on the site and the existing residential uses on nearby properties. Office and ancillary retail or eating establishments can help provide employment and amenities for the nearby residential uses that is accessible for pedestrians and cyclists.

Policy LU 5.1 Reinforcing the Urban Pattern

New development should be visually integrated with adjacent buildings, and more generally with the surrounding area. Quality design and site planning is required so that new development opportunities within the existing urban fabric of Raleigh are implemented without adverse impacts on local character and appearance.

- The request will allow for development that is compatible with existing development without adverse impacts on local character and appearance.

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 and associated conditions will not result in unreasonable or unexpected impacts to surrounding residential areas.

Policy LU 6.2 Complementary Uses and Urban Vitality

A complementary integration and mixture of land uses should be provided within all growth centers and mixed-use centers and developments 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 consistent with this policy.

- The request will be consistent with the area's designation as a City Growth Center on the Urban Form Map and will provide a mix of land uses that are complementary within the site and with surrounding properties.

Policy LU 6.3 Mixed-Use and Multi-Modal Transportation

Promote the development of mixed-use activity centers with multi-modal transportation connections to provide convenient and accessible residential and employment areas.

Policy LU 7.5 High Impact Commercial uses

Ensure that the City's zoning regulations limit the location and proliferation of fast food restaurants, sexually-oriented businesses, late night alcoholic beverage establishments, 24- hour mini-marts and convenience stores, and similar high impact commercial establishments that generate excessive late night activity, noise, or otherwise affect the quality of life in nearby residential neighborhoods.

- The proposed zoning limits high-impact commercial establishments that would affect the quality of life in nearby residential neighborhoods.

Policy LU 8.1 Housing Variety

Accommodate growth in newly developing areas of the City through mixed-use neighborhoods with a variety of housing types.

- The request for Office Mixed Use (OX) zoning would allow for a variety of housing types.

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

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.

- Corporate Center Drive is designated as an Urban Thoroughfare, which recommends an urban or hybrid frontage. With no frontage designated, the request is inconsistent with the urban form map and does not coordinate frontages across multiple sites.

The request could be made consistent by amending the request to include one of the following frontages: Parking Limited, Green, Urban Limited, Urban General, or Shopfront frontages.

Area Plan Policy Guidance

The site is located within the Arena Area Plan, which covers the area roughly bordered by Wade Avenue to the north, I-40 to the west, Hillsborough Street and Western Boulevard to the south, and the I-440 Beltline to the east. Although the Plan does not have specific policies tied to the site's location, it was created in response to community desires to support the significant state agencies in the area, including North Carolina State University's Veterinary Campus, Carter-Finley Stadium, and the State Fairgrounds. This proposal may provide additional housing and retail opportunities that can support the University, Stadium and State Fairgrounds and potentially decrease traffic by providing additional housing less than a mile away. However, it may also eliminate the potential for research and development uses, flex parks and office parks that may support the University.

Housing Affordability & Energy Efficiency Analysis

Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	25	There is a GoRaleigh Route 26 stop at Nowell and Trinity Commons Lane, about ½ mile walk from the site. This service operates every 30 minutes during peak periods and every 60 minutes mid-day.
Walk Score	30	17	The request could improve walkability by allowing residential, office and ancillary retail uses in close proximity to each other.

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 site has slightly below-average transit and walkability access when compared with city-wide scores.

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 change would permit building types - such as townhouse and apartment buildings – that have a lower average annual energy use

Housing Supply and Affordability

Does it add/subtract from the housing supply?	Adds	The existing zoning does not allow residential, while the requested zoning does. The result is additional possible dwelling units on site.
Does it include any subsidized units?	No	The request does not include zoning conditions that require subsidized units.
Does it permit a variety of housing types?	Yes	Yes, the request would permit both single and multi-unit living in attached and detached forms.
If not a mixed-use district, does it permit smaller lots than the average?*	N/A	The request is for a mixed-use district
Is it within walking distance of transit?	Yes	Half-mile or 10 minute walk to the GoRaleigh Route 26 bus stop at Nowell Road and Trinity Commons Lane.

Summary: The request would result in an increase of total possible dwelling units, with no subsidized units guaranteed. Those additional dwelling units are approximately one half-mile from 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

This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors. Nearest existing park access is provided by Powell Dr. Park (2.8 miles) and Method Park (3.3 miles). Nearest existing greenway trail access is provided by Edwards Mill Connector Greenway Trail (1 mile). Current park access level of service (LOS) grade in this area is a C.

Impact Identified: None

Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	0	40,470	181,750
Waste Water	0	40,470	181,750

Impact Identified:

1. The proposed rezoning would add approximately 141,280 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 Developer.

Stormwater

Floodplain	FEMA and Congaree (Co) soils
Drainage Basin	Richland
Stormwater Management	UDO 9.2
Overlay District	SHOD-1

Impact Identified: Site subject to Stormwater regulations under UDO 9.2 for runoff and nitrogen. FEMA floodplain exists onsite as well as floodprone soils Cm and Co. Neuse Buffers exist for Richland Creek and unnamed tributary along northern boundary. No impacts identified.

Transit

Presently there is no existing scheduled transit service along Corporate Center Dr and will not be any through 2027. This rezoning case will not affect the existing/planned transit infrastructure and further comments from transit are pending a Site Plan submittal.

The nearest existing transit service is GoTriangle Route 26, which operates every 30 minutes during peak periods and every 60 minutes during off-peak periods. The nearest stop is approximately 0.5 miles from the rezoning site at Nowell Road and Trinity Commons Lane.

Impact Identified: None

Transportation

Z-33-19

Site Location and Context

Location

The Z-33-19 site is located in west Raleigh between Corporate Center Drive and I-40.

Area Plans

The Z-33-19 site located within the Arena area plan.

Other Projects in the Area

NCDOT has improvements to the NC 54 (Chapel Hill Road) interchange with I-40 under construction at this time.

Existing and Planned Infrastructure

Streets

The site is located on Corporate Center Drive and surrounds a public right-of-way for an unbuilt cul-de-sac street known as Director Circle. Corporate Center Drive is designated as a

2-lane divided avenue on map T-1 of the comprehensive plan; it is maintained by the City of Raleigh.

In accordance with UDO section 8.3.2, the maximum block perimeter for an OX-7 zoning district is 2,500 feet. The existing block perimeter is over 15,000 feet due to the alignment of I-40.

Pedestrian Facilities

There are sidewalks currently along the site's frontage on Corporate Center Drive. This sidewalk is contiguous from Trinity Road at the north to Chapel Hill Road at the south.

Bicycle Facilities

Corporate Center Drive was resurfaced in calendar year 2019 and bicycle lanes were installed.

Transit

GoRaleigh Route 26 operates between Chapel Hill Road and the transit center at Crabtree Valley Mall. This service operates every 30 minutes during peak periods and every 60 minutes mid-day. The nearest stop is approximately ½ mile from the Z-33-19 site.

Access

Access to the subject property may be via Corporate Center Drive or Director Circle.

TIA Determination

Approval of case Z-33-19 would increase the amount of projected daily vehicular trips for the site and decrease the projected AM and PM peak hour trips. Based on the projected trips generated due to the rezoning case, a Traffic Impact Analysis would not be required at this stage. However, a Traffic Impact Analysis may be required at Site Review.

Z-33-19 Existing Land Use	Daily	AM	PM
Vacant	0	0	0
Z-33-19 Current Zoning Entitlements	Daily	AM	PM
OP-4-PK	5,944	582	616
Z-33-19 Proposed Zoning Maximums	Daily	AM	PM
OX-7-CU	6,582	494	608
Z-33-19 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	638	-88	-7

Urban Forestry

Removing the PK frontage will reduce the amount of primary tree conservation area required if Director Cir, Corporate Center Dr, or Play Golf Way were determined to be a primary street for any of the future development plans submitted for this area.

Impact Identified: None

Impacts Summary

1. Water systems improvements may be required by fire flow analysis.
2. Removal of PK frontage reduces the amount of primary tree conservation required.

Mitigation of Impacts

1. Water system improvements recommended by the fire flow analysis will be required upon development of the site.
2. Retain existing frontage or dedicate additional tree conservation.

CONCLUSION

The request is to rezone approximately 21.94 acres from Office Park-4 stories-Parkway with Special Highway Overlay District 1 (OP-4-PK w/SHOD-1) to Office Mixed Use-7 Stories-Conditional Use with Special Highway Overlay District 1 (partial removal) (OX-7-CU w/SHOD-1).

Proposed zoning conditions limit office use to 200,000 square feet, specify allowed and prohibited building materials, limit the bedrooms in any dwelling unit to a maximum of 3, and limit the height of a building with residential uses to five stories.

The request is **Consistent** with the Future Land Use Map and **Consistent** with the Comprehensive Plan overall. The request is **Inconsistent** with the Urban Form Map.

The request is Consistent with Comprehensive Plan policies regarding mixed-use development and increasing the housing supply. The request is inconsistent with the Urban Form Map and policies encouraging the coordination of frontages across multiple sites.

The request would support the Vision Themes of *Expanding Housing Choice* and *Managing Our Growth*. The request would allow a complementary mixture of residential, office, and ancillary retail uses in a designated City Growth Center. Development under the proposed zoning would be compatible with the surrounding properties.

The request's inconsistency with the Urban Form Map is an outstanding issue. The Urban Form Map recommends an urban or hybrid frontage along Corporate Center Drive, which is not being offered in this request. This can be mitigated by proposing an urban or hybrid frontage.

CASE TIMELINE

Date	Action	Notes
8/23/19	Pre-Application Conference	
8/26/19	Neighborhood Meeting	
9/17/19	Application submitted	
10/11/19	Initial staff review provided	
10/15/19	West CAC Meeting	
11/12/19	Planning Commission	Deferred to 12/10 meeting
11/19/19	West CAC Vote	10 yes- 0 no with 2 abstentions
12/10/19	Planning Commission	Recommend approval 6-0

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

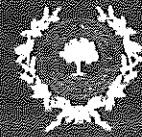
SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	OP-4-PK	OP-4-PK	OP-4-PK	CX-5, RX-3	Outside Corporate Limits
Additional Overlay	SHOD-1	SHOD-1	SHOD-1	N/A	N/A
Future Land Use	Office and Residential Mixed Use	Office/Research & Development, Office & Residential Mixed Use	Office/Research & Development	Office/Research & Development	Outside Corporate Limits
Current Land Use	Vacant	Outdoor Recreation (DriveShack)	Office	Office, Multi-unit living	Single-Unit living
Urban Form	City Growth Center, Urban Thoroughfare	City Growth Center, Urban Thoroughfare	City Growth Center, Urban Thoroughfare	City Growth Center, Urban Thoroughfare	Outside Corporate Limits

CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	OP-4-PK w/SHOD-1	OX-7-CU w/SHOD-1
Total Acreage	21.94	21.94
Setbacks:		
Front	50'	5'
Side	5' from side street, 0' or 6' from side lot line	5' from side street, 0' or 6' from side lot line
Rear	0' or 6'	0' or 6'
Residential Density:	0	33.14
Max. # of Residential Units	0	741
Max. Gross Building SF	590,868	960,000
Max. Gross Office SF	590,868	200,000
Max. Gross Retail SF	0	130,153
Max. Gross Industrial SF	0	0
Potential F.A.R	0.62	1.00

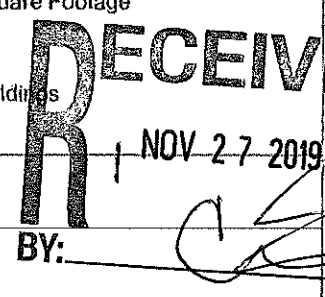

*The development intensities for proposed zoning districts were estimated using an impact analysis tool. The estimates presented are only to provide guidance for analysis.

Rezoning Application



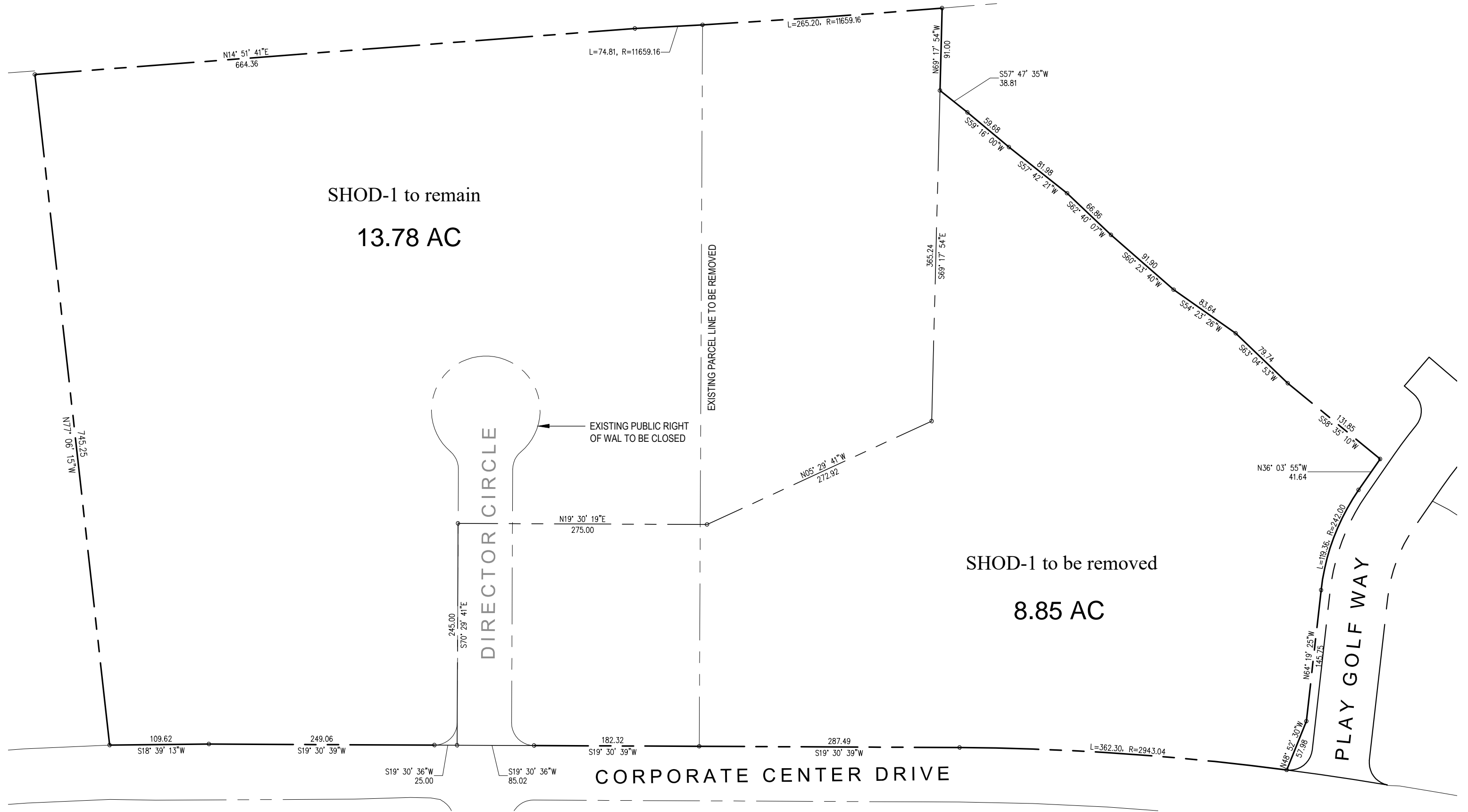
Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			OFFICE USE ONLY Transaction # Rezoning Case #
Existing Zoning: Base District OP Height 4 Frontage PK Overlay(s) SHOD-1 Proposed Zoning Base District OX Height 7 Frontage partial Overlay(s) SHOD-1, see Ex 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: Z-27B-2014 (both)			
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:			

GENERAL INFORMATION			
Date September 17, 2019		Date Amended (1)	
		Date Amended (2)	
Property Address 951 and 1001 Corporate Center Drive			
Property PIN 0774753938 & 0774750359		Deed Reference (book/page) 014084, 00770	
Nearest Intersection Trinity Road at Corporate Center Drive			
Property Size (acres) +/- 21.94	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner/Address AIS Forestry & Farming, LLC 319 Chapanoke Blvd Suite 102 Raleigh, NC 27603		Phone	Fax
		Email	BY: 
Project Contact Person/Address Amanda S. Mann c/o Morningstar Law Group 421 Fayetteville Street Suite 530 Raleigh, NC 27601		Phone 919-213-7320	Fax 919-882-8890
		Email amann@morningstarlawgroup.com	
Owner/Registered Agent Signature 		Email mattstephens@bellsouth.net	

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

11/26/2019 1:26 PM P:\19proj\1_PendingProjects\1-2019120-Corporate-Ctr-Apts\4c_LAND\dwg-LP\1-2019120-SP01.dwg

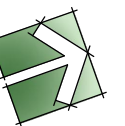
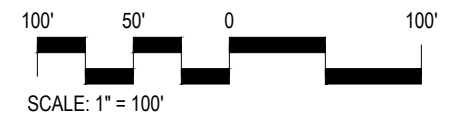


© 2019 JDAVIS ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF JDAVIS ARCHITECTS, PLLC



CORPORATE CENTER | RALEIGH, NC

November 26, 2019



CONDITIONAL USE DISTRICT ZONING CONDITIONS	
Zoning Case Number Z-33-19	OFFICE USE ONLY Transaction # Rezoning Case #
Date Submitted 11/1/19	
Existing Zoning OP-4-PK w/SHOD-1 Proposed Zoning OX-7-CU w/SHOD-1	
Narrative of Zoning Conditions Offered	
1. Office use shall not exceed 200,000 square feet of gross floor area.	
2. The building facades shall be constructed from one or more of the following materials: glass, concrete and/or clay brick masonry, cementitious siding, including lap and panel products, native and masonry stone, natural wood, precast concrete, metal panels, and/or trim. Cementitious siding, including lap and panel products, shall not exceed 55% of the façade materials.	
3. The following building siding materials shall be prohibited: vinyl siding, fiberboard siding, pressure treated wood, and synthetic stucco (EIFS); however, window frames, door frames, soffits, and miscellaneous trim may be constructed of wood, fiberglass, metal, or vinyl.	
4. No residential dwelling unit shall include more than three (3) bedrooms.	
5. No residential dwelling buildings shall exceed 5 stories or seventy-five (75) feet in height.	
6.	
7.	
8.	
9.	
10.	

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

Owner/Registered Agent Signature_____Print Name _____

REZONING APPLICATION ADDENDUM #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Transaction # Rezoning Case #
<p>The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.</p>	
STATEMENT OF CONSISTENCY	
<p>Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.</p>	
<p>The preliminary designation for the subject property is Office and Residential Mixed Use. The 1. requested OX base district is consistent with the Comprehensive Plan.</p>	
<p>The requested rezoning is consistent with many of the policies set forth in the Comprehensive 2. Plan.</p>	
<p>3.</p>	
<p>4.</p>	
PUBLIC BENEFITS	
<p>Provide brief statements regarding the public benefits derived as a result of the rezoning request.</p>	
<p>The proposed rezoning will facilitate a development that can provide a mix of uses, including residential 1. opportunities, in close proximity to other uses, particularly office and entertainment uses. This can reduce the amount of vehicle miles traveled, which is a benefit to the public.</p>	
<p>The requested rezoning also is consistent with the FLUM, thereby helping to achieve the vision of 2. the Comprehensive Plan.</p>	
<p>3.</p>	
<p>4.</p>	

REZONING APPLICATION ADDENDUM #2	
Impact on Historic Resources	OFFICE USE ONLY Transaction # Rezoning Case #
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.	
No historic resources exist on this site.	
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>The property will provide a mix of uses within walking distance of each other as well as entertainment and other uses.</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 properties are not adjacent to lower density 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>Access will likely be provided to Corporate Center Drive and down Play Golf Way.</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>Cross-access will be determined at site plan.</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>Block perimeters will be determined at site plan.</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>Building and parking placement will be determined at site plan.</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>Building and parking placement will be determined at site plan.</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>Building and parking placement will be determined at site plan.</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>Outdoor amenity areas will be provided consistent with the UDO.</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>Outdoor amenity areas will be provided consistent with the UDO.</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>Outdoor amenity areas will be provided consistent with the UDO.</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>Outdoor amenity areas will be provided consistent with the UDO.</p>

13.	<p><i>New public spaces should provide seating opportunities.</i></p> <p>Response:</p> <p>Outdoor amenity areas will be provided consistent with the UDO.</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>Parking will be determined at site plan.</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>Parking will be determined at site plan.</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>Parking will be determined at site plan.</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>Will provide if required.</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>Will provide if required.</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>Streams nearby or on the property will be properly buffered to minimize impact to them.</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>Sidewalks will be provided per the UDO.</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>Sidewalks will be provided per the UDO.</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>Street trees and landscaping will be provided in accordance with the UDO.</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>Building placement will occur at site plan.</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>Buildings will comply with the applicable UDO standards.</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>Buildings will comply with the applicable UDO standards.</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>Sidewalk placement will occur at site plan.</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. Rezoning application review fee (see Fee Schedule for rate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
3. Completed application; Include electronic version via cd or flash drive	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. 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 (all applications)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Neighborhood Meeting notice and report	<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"/>			
9. Completed and signed zoning conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
10. Completed Comprehensive Plan Consistency Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
11. Completed Response to the Urban Design Guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
12. For applications filed by a third party, proof of actual notice to the property owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
13. Master Plan (for properties requesting Planned Development or Campus District)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
14. Copy of ballot and mailing list (for properties requesting Accessory Dwelling Unit Overlay)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			



Amanda Mann | Partner
421 Fayetteville Street, Suite 530
Raleigh, NC 27601
919-213-7320
amann@morningstarlawgroup.com
www.morningstarlawgroup.com

To: Neighboring Property Owner

From: Amanda Mann

Date: August 14, 2019

Re: Notice of meeting to discuss potential rezoning of a property located at 951 and 1001 Corporate Center Drive, containing approximately 22.21 acres, and having Wake County Parcel Identification Numbers 0448259 and 0448258 respectively (the "Property").

We are counsel for Vintage Corporate Center JV LLC ("VCC"), which is considering rezoning the above-captioned Property, a context map of which appears on the back side of this notice. Currently, the Property is zoned Office Park -4 (OP-4-PK). VCC is considering rezoning the Property to Office Mixed Use with a 7 story height limitation and a frontage to be determined along with zoning conditions. The purpose of the rezoning is to facilitate the development of office and multifamily on the Property.

You are cordially invited to attend a meeting to discuss the potential rezoning. We have scheduled a meeting with surrounding property owners on Wednesday, August 26, from 6:00 p.m. to 7:00 p.m. This meeting will be held at the Hyatt Place Raleigh West located at 710 Corporate Center Drive in Raleigh.

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

Please do not hesitate to contact me directly should you have any questions or wish to discuss any issues. I can be reached at 919.213.7320 or amann@morningstarlawgroup.com. Also, for more information about rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at (919) 996-2682 or rezoning@raleighnc.gov.



SUMMARY OF ISSUES

A neighborhood meeting was held on August 26, 2019 (date) to discuss a potential rezoning located at 951 and 1001 Corporate Center Drive (property address).

The neighborhood meeting was held at Hyatt Place Raleigh West located at 710 Corporate Center Drive in Raleigh (location).

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

Summary of Issues:

Applicant provided general plan for apartment and office; discussed the general fit of the area.

The neighbor's attorney asked about amenities. Applicant indicated a pool with clubhouse and fitness center.

The neighbor's attorney asked if applicant intended to maximize the site. Applicant said yes.

The neighbor's attorney asked why applicant wanted to do multifamily. Applicant referred to market demand.

The neighbor's attorney asked if the office or multifamily piece would proceed first. Applicant indicated multifamily.

The neighbor's attorney asked if pre-application submittal meeting went well. I replied yes. Applicant to send plan to neighbor's attorney.

August 26, 2019, 6:00 PM

[illegible]

NEIGHBORHOOD MEETING
August 26, 2019, 6:00 PM

Name	Address	Phone	E-mail	Representing
Jason Stegall	201 Robin Wood Dr. Raleigh, NC 27604	919-291-3286	jstegall@cedu.com	Developer
Jeff Nicholson	506 Vermont St Durham, NC 27603	919 901 7921	jeffnicholson70@gmail.com	U
Tyler Morris	3900 Norton Dr Ste 215	919 922 8094	tylormorris@cedu.com	Developer
Bill Egan	510 S. Williams St. Kittling, NC 27601	(919) 612-1124	BUTED@DMSKILLINGS.COM	U

Pre-Application Conference

(this form must be provided at the time of formal submittal)



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
Litchford Satellite Office | 8320 – 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

PROCESS TYPE

- ☐ Board of Adjustment
- ☐ Comprehensive Plan Amendment
- ☒ Rezoning
- ☐ Site Review*
- ☐ Subdivision
- ☐ Subdivision (Exempt)
- ☐ Text Change

* Optional conference

GENERAL INFORMATION

Date Submitted 8/8/19

Applicant(s) Name Amanda Mann, Morningstar Law Group

Applicant's Mailing Address 421 Fayetteville Street, Suite 530, Raleigh, NC 27601

Phone 919-213-7320

Email amann@morningstarlawgroup.com

Property PIN # 0448259 and 0448258

Site Address / Location 951 and 1001 Corporate Center Drive

Current Zoning OP-4-PK

Additional Information (if needed) :

Potential rezone to OX-7; frontage to be determined

OFFICE USE ONLY

Transaction # :

Date of Pre-Application Conference : 8/23/19

Staff Signature



Raleigh

Pre-Application Conference Meeting Record

Department of City Planning | One Exchange Plaza, Suite 300 | (919) 996-2682

Meeting Date: 8/23/19 11:00 AM

Attendees: JP Mansolf, John Anagnost, Ira Mabel, Amanda Mann, Tyler Morris, Jason Stegal

Site Address/PIN: 951 and 1001 Corporate Center Dr.

Current Zoning/Designation: OP-4-PK

Proposed Zoning/Designation: OX-7, possible frontage

CAC Contact Information: West, Jonathan Edwards, jonathan.edwards@raleighnc.gov

Notes: Recent Comp Plan Amendment. Multifamily on southern portion, Office on northern portion, 300 units of apartments, 150,000 office approximately, max 7 stories for office, 5 stories for residential. Uses are consistent with FLU. Comp plan recommends 5 stories. Condition to restrict 7 stories to office use would help. Environmental considerations. SHOD overlay applies buffer from highway. Open space provided could help mitigate height. Green stormwater infrastructure could be a consideration. City Council has discussed including mandatory stormwater infrastructure in UDO. Stormwater considerations are often brought up by CAC's. Urban thoroughfare on Corporate Center. Frontage is recommended. Internal pedestrian circulation network could help mitigate a lack of frontage. PNC Arena plan will contain applicable policies.

Department & Staff

Notes

Transportation

☐ Jason Myers

Jason.Myers@raleighnc.gov

919-996-2166

Historic Preservation

☐ Melissa Robb

Melissa.Robb@raleighnc.gov

919-996-2632

☐ Collette Kinane

Collette.Kinane@raleighnc.gov

919-996-2649

<p>Parks, Recreation, & Cultural Resources</p> <p><input type="checkbox"/> TJ McCourt Thomas.McCourt@raleighnc.gov 919-996-6079</p> <p><input type="checkbox"/> Emma Liles Emma.Liles@raleighnc.gov 919-996-4871</p>	
<p>Public Utilities</p> <p><input type="checkbox"/> John Sorrell John.Sorrell@raleighnc.gov 919-996-3485</p> <p><input type="checkbox"/> Lorea Sample Lorea.Sample@raleighnc.gov 919-996-3484</p>	
<p>Stormwater</p> <p><input type="checkbox"/> Gary Morton Gary.Morton@raleighnc.gov 919-996-3517</p> <p><input type="checkbox"/> Charles Webb Charles.Webb@raleighnc.gov 919-996-3519</p>	
<p>Development Services</p> <p><input type="checkbox"/> Justin Rametta Justin.Rametta@raleighnc.gov 919-996-2665</p> <p><input type="checkbox"/> Mike Walters Michael.Walters@raleighnc.gov 919-996-2636</p>	

AIS FORESTRY & FARMING LLC
319 CHAPANOKE RD STE 102
RALEIGH NC 27603-3433

LHC15 RALEIGH NC LLC
PO BOX 10809
DAYTONA BEACH FL 32120-0809

BEL DAKOTA LIMITED PARTNERSHIP
EATON VANCE MGMT REIG
2 INTERNATIONAL PL
BOSTON MA 02110-4104

FUND ASBURY VILLAGE LLC
PO BOX 27329
HOUSTON TX 77227-7329

BRANDYWINE HOMEOWNERS ASSN
OF CARY INC
ATTN: NANCY TIDWELL
6739 FALLS OF NEUSE RD
RALEIGH NC 27615-5305

DRIVE SHACK RALEIGH LLC
FIG LLC
111 W 19TH ST FL 8
NEW YORK NY 10011-4115

NC ADMINISTRATIVE OFFICE OF THE
COURTS THE
901 CORPORATE CENTER DR
RALEIGH NC 27607-5045

WOLFF, IAN WOLFF, MARSHA
4015 RED GRAPE DR
RALEIGH NC 27607-4863

BRIGHAM, MAGALI J
4013 RED GRAPE DR
RALEIGH NC 27607-4863