

**Submittal
Date**

11/8/2017

Request:

**0.94 acres from
OX-3-PL-CU
to NX-3-PL-CU**

VICINITY MAP



Map Date: 11/13/2017



To: Ruffin L. Hall, City Manager

From: John Anagnost, Planner II
Ken Bowers AICP, Director, Department of Planning & Development

Copy: City Clerk

Date: February 7, 2018

Re: City Council agenda item for February 20, 2018 – Z-34-17

The City Council has authorized the following case for Public Hearing on February 6, 2018.

Z-34-17 McNeil Street, at the southwest corner of its intersection with Wake Forest Road, being a portion of the parcel having Wake County PIN 1715014040. Approx. 1.2 acres are requested by Centre Development Company LLC to be rezoned from Office Mixed Use – 3-Stories – Parking Limited – Conditional Use (OX-3-PL-CU) to Neighborhood Mixed Use – 3-Stories – Parking Limited – Conditional Use (NX-3-PL-CU). Conditions limit height in feet and number of stories, limit non-residential space, and require a vegetated buffer on the southern property boundary.

The Planning Commission recommends approval of the request (7-0).

The Five Points CAC voted in favor of the request (Y-21, N-0).

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

A public hearing for this case was opened and close at the February 6 City Council meeting. The case was deferred to allow the applicant time to submit revised conditions.



CERTIFIED RECOMMENDATION

Raleigh Planning Commission

CR# 11823

CASE INFORMATION Z-34-17 McNEIL STREET

| | |
|---------------------------------|---|
| Location | McNeil Street, at the southwest corner of its intersection with Wake Forest Road (portion) Address: 2740 McNeil (portion) PIN: 1715014040 (portion) |
| Request | Rezone property from OX-3-PL-CU to NX-3-PL-CU |
| Area of Request | 1.2 acres (portion of a 4.32 acre parcel) |
| Corporate Limits | The site is inside Raleigh's ETJ and corporate limits. |
| Property Owner | Centre Development Company LLC |
| Applicant | Michael Birch |
| Citizens Advisory Council (CAC) | Five Points CAC Carol Meyre cmeyrenc@gmail.com |
| PC Recommendation Deadline | April 9, 2018 |

COMPREHENSIVE PLAN CONSISTENCY

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

FUTURE LAND USE MAP CONSISTENCY

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

COMPREHENSIVE PLAN GUIDANCE

| | |
|-------------------------------------|---|
| <i>FUTURE LAND USE</i> | Neighborhood Mixed Use (NMU) |
| <i>URBAN FORM</i> | City Growth Center, Transit Emphasis Corridor |
| <i>CONSISTENT Policies</i> | Policy LU 1.2—Future Land Use Map and Zoning Consistency Policy LU 1.3—Conditional Use District Consistency Policy LU 5.6—Buffering Requirements Policy LU 7.4—Scale and Design of New Commercial Uses Policy UD 1.10—Frontage Policy UD 7.3—Design Guidelines |
| <i>INCONSISTENT Policies</i> | Policy EP 4.2—Floodplain Conservation |

SUMMARY OF PROPOSED CONDITIONS

| | |
|----|---|
| 1. | Limits height to 40 feet and 2 stories, |
| 2. | Limits non-residential space to 5,000 square feet |
| 3. | Requires a vegetated buffer on the southern property boundary |

PUBLIC MEETINGS

| <i>Neighborhood Meeting</i> | <i>CAC</i> | <i>Planning Commission</i> | <i>City Council</i> |
|-----------------------------|----------------------|----------------------------|---------------------|
| 08/16/17 | 12/12/17 (Y-21, N-0) | 1/9/18 | 1/16/18 |

PLANNING COMMISSION RECOMMENDATION

[Select one of the following and fill in details specific to the case.]

☒ The rezoning case is **Consistent** with the relevant policies in the Comprehensive Plan, and **Approval** of the rezoning request is reasonable and in the public interest.

☐ The rezoning case is **Consistent** with the relevant policies in the comprehensive Plan, but **Denial** of the rezoning request is reasonable and in the public interest.

☐ The rezoning is **Inconsistent** with the relevant policies in the Comprehensive Plan, and **Denial** of the rezoning request is reasonable and in the public interest.

☐ The rezoning case is **Inconsistent** with the relevant policies in the Comprehensive Plan, but **Approval** of the rezoning request is reasonable and in the public interest due to changed circumstances as explained below. Approval of the rezoning request constitutes an amendment to the Comprehensive Plan to the extent described below.

| | |
|---|---|
| <i>Reasonableness and Public Interest</i> | The request is consistent with a number of relevant policies in the Comprehensive Plan and is in the public interest due to the positive vote from the CAC. |
| <i>Recommendation</i> | Approve. City Council may now schedule this proposal for Public Hearing or refer it to committee for further study and discussion. |
| <i>Motion and Vote</i> | Motion: Jeffreys Second: Novak In Favor: Braun, Hicks, Jeffreys, Novak, Queen, Swink and Tomasulo |

ATTACHMENTS

1. Staff report

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 | Date | Planning Commission Chairperson | Date |

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



ZONING STAFF REPORT – CASE Z-34-17

CONDITIONAL USE DISTRICT

OVERVIEW

The rezoning site is a 1.2-acre portion of a 4.32-acre parcel at the southwest corner of McNeil Street and Wake Forest Road. The area of the rezoning request is the southernmost part of the parcel. A site plan for the parcel was approved in 2014 (SP-17-2014) which allows for construction of a shopping center composed of four one-story buildings. The site is currently under construction. Prior to the start of construction, the site was mostly wooded with an upward slope from McNeil Street and Wake Forest Road toward the rear of the parcel. The floodplain of Crabtree Creek extends about 100 feet into the parcel along the entirety of both street frontages. This floodplain has likely been modified due to grading associated with the construction on the parcel.

The larger area around the rezoning site is a transition area between single family neighborhoods to the east, west, and south and a commercial node to the north at the intersection of Six Forks Road and Wake Forest Road. Crabtree Creek runs west to east along Hodges Street just north of the site. Capital Boulevard and multiple railroad rights-of-way lie to the south. Joyner Elementary School and the Kiwanis Park are located at the western terminus of McNeil Street, about one-quarter mile west. The Hi-Mount National Register Historic District (NRHD) lies to the south. The area immediately to the north and northeast is occupied by small-scale office, retail, personal service, heavy commercial, and light industrial uses. The scale of these uses grows larger towards Six Forks Road.

The existing zoning is Office Mixed Use in the rezoning area. The remainder of the parcel is Neighborhood Mixed Use. To the west and south are multi-family developments zoned Residential Mixed Use and Residential-10 respectively. Residential-10 zoning continues to the east, west, and south. The zoning to the north and northeast is Commercial Mixed Use. Industrial Mixed Use is present along Capital Boulevard and the rail corridors.

The Future Land Use Map is Neighborhood Mixed Use on the rezoning area and parcel. This designation continues north to Crabtree Creek, where Public Parks and Open Space is designated for the stream channel. Beyond the creek is Community Mixed Use. The multi-family developments to the west and south of the rezoning area are designated for Medium and Moderate Density residential. Low Density Residential is present on the Hi-Mount NRHD and other nearby single family neighborhoods. The Urban Form Map shows a City Growth Center extending from the rezoning parcel north and east, covering the area bounded by Capital Boulevard, Wake Forest Road, Six Forks Road, and the I-440 Beltline. Wake Forest Road is a Transit Emphasis Corridor at the site and in the nearby area.

The rezoning request proposes Neighborhood Mixed Use in place of Office Mixed Use. A three-story maximum height and the Parking Limited frontage are present for both the existing and proposed zoning. The three conditions offered in the proposed zoning are

holdovers from the existing zoning. These conditions limit height to 40 feet and two stories, limit non-residential space to 5,000 square feet, and require a 20-foot vegetated buffer on the southern boundary of the parcel. Some existing conditions would be removed by the proposed zoning. These are related to connectivity, residential density, building orientation and articulation, right-of-way reimbursement, and dedication of a transit easement. A transit easement has been dedicated as part of the approved site plan.

OUTSTANDING ISSUES

| | | | |
|-----------------------|----------|-------------------------|--------|
| Outstanding Issues | 1. None. | Suggested Mitigation | 1. N/A |
|-----------------------|----------|-------------------------|--------|

Comprehensive Plan

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

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

Yes, the proposal provides for a mix of uses in a transit-oriented, urbanized area. This is consistent with the Managing Our Growth Vision Theme. The request also allows for development that is appropriate in size, scale, and form to create a transition between residential areas to the south and more intense commercial areas to the north. The Growing Successful Neighborhoods and Communities Vision Theme supports this example of "careful infill" that "complements existing character".

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

Yes, the Future Land Use Map calls for the district that has been requested.

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

Not applicable. The proposed district is recommended by the Future Land Use Map.

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

Yes, the area of the request is close to Raleigh's core and served by existing infrastructure.

Future Land Use

Future Land Use designation: Neighborhood Mixed Use

The rezoning request is:

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

☐ **Inconsistent**

Analysis of Inconsistency: The Future Land Use Map designation for the rezoning site recommends the proposed zoning district. The scale of the site and the proposed height are consistent with the scale recommendations of the Future Land Use Map. The

Future Land Use designation calls for small scale commercial uses with heights of three to five stories.

Urban Form

Urban Form designation: City Growth Center, Transit Emphasis Corridor

The rezoning request is:

☐ **Not applicable** (no Urban Form designation)

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

☐ **Inconsistent**

Analysis of Inconsistency: Both of the Urban Form designations relating to the proposal recommend a hybrid frontage. The request includes the Parking Limited frontage, which is consistent with the Urban Form Map recommendations.

Compatiblility

The proposed rezoning is:

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

☐ **Incompatible.**

Analysis of Incompatibility: The scale of the site and the uses allowed in the Neighborhood Mixed Use district are compatible with surrounding uses. The adjacent zoning and development pattern provide appropriate transitions to single family neighborhoods to the south. The offered conditions also ensure any future development will have height and scale that are compatible with the surrounding area.

Public Benefits of the Proposed Rezoning

The request increases the options for goods and services available to the surrounding community.

Detriments of the Proposed Rezoning

The expanded range of uses allowed in the proposed district may have negative impacts on surrounding properties due to noise and light.

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 Future Land Use Map recommends the height and uses that would be allowed by the proposed zoning.

Policy LU 1.3—Conditional Use District Consistency

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

The offered conditions support the scale of commercial uses recommended by the Future Land Use Map. Conditions also ensure appropriate buffering and transitions in density between commercial uses and residential uses.

Policy LU 5.6—Buffering Requirements

New development adjacent to areas of lower intensity should provide effective physical buffers to avoid adverse effects. Buffers may include larger setbacks, landscaped or forested strips, transition zones, fencing, screening, height and/or density step downs, and other architectural and site planning measures that avoid potential conflicts.

An offered condition provides a vegetated area between the rezoning site and a neighboring residential development.

Policy LU 7.4—Scale and Design of New Commercial Uses

New uses within commercial districts should be developed at a height, mass, scale, and design that is appropriate and compatible with surrounding areas.

The requested zoning district and offered conditions limit the height and scale of commercial uses on the rezoning site.

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.

The request includes the Parking Limited frontage which is recommended by both Urban Form designations on the rezoning site.

Policy UD 7.3—Design Guidelines

The design guidelines in **Table UD-1** shall be used to review rezoning petitions and development applications for mixed-use developments; or rezoning petitions and development applications along Main Street and Transit Emphasis corridors; or in City Growth, TOD and Mixed-Use centers, including preliminary site and development plans, petitions for the application of the Pedestrian Business or Downtown Overlay Districts, Planned Development districts, and Conditional Use zoning petitions.

The Parking Limited frontage has been requested. This frontage requires buildings to be placed within 100 feet of the street.

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

Policy EP 4.2—Floodplain Conservation

Development should be directed away from the 100-year floodplain.

A portion of the rezoning site is in the floodplain. The rezoning request allows for a greater amount of residential development in this flood hazard area.

Area Plan Policy Guidance

There is no area plan policy guidance relating to this site.

Impact Analysis

Transportation

The Z-34-2017 site is located near the southwest quadrant of Wake Forest Road at McNeil Street. It is a portion of the previously approved site plan SP-17-2014 for McNeil Pointe. Wake Forest Road (SR 2000) is maintained by the NCDOT and currently has a four-lane cross section with curbs on both sides and sidewalk on the west side. Wake Forest Road is classified as a major street in the Raleigh Street Plan (Avenue, 4-Lane, Divided). McNeil Street is classified as a Neighborhood Street and currently has curbs and sidewalks on both sides. It is noted that construction drawings for McNeil Pointe show a new 6' sidewalk along the west side of Wake Forest Road and a new 6' sidewalk along the south side of McNeil Street. The intersection of Wake Forest and McNeil is signalized but lacks pedestrian signals or crosswalks. There is a City of Raleigh Capital Improvement Project (CIP) to install sidewalk along the east side of Wake Forest Road between Hodges Street and Georgetown Road with a slated completion timeline of Fall 2019. Concurrently, the project would provide crosswalks and pedestrian signals at the Wake Forest/McNeil intersection. The Z-34-2017 site is served by GoRaleigh Transit route 2; buses run every 30 minutes throughout the day. The nearest transit stop is located 0.15 miles westward at McNeil Street and Bernard Street, however the McNeil Pointe development will dedicate a 15' x 20' transit easement on Wake Forest Road at a location to be approved by the Transit Division. There are no exclusive bike lanes in the vicinity of the Z-34-2017 parcel, though bike lanes along Wake Forest Road are shown in the BikeRaleigh Long Term Bikeway Plan.

A Design Adjustment from the UDO block perimeter requirements for SP-17-2014, McNeil Pointe was approved by the Public Works Director on September 3, 2014. The design adjustment was noted in Certified Action #1350. The McNeil Pointe development is not required to construct a public street within the subject parcel and is not required to provide a public street connection to Crown Court. The conditions of approval for McNeil Pointe do require a pedestrian cross access agreement with the existing residential property to the south.

Site access will be provided via Wake Forest Road and McNeil Street in accordance with Certified Action #1350 for the McNeil Pointe development. Construction drawings for McNeil Pointe were approved by the City of Raleigh and building permits were issued on April 11, 2017. Any future site plans or subdivisions of the subject parcel will be held to UDO standards.

The existing land is under development and generates construction traffic but no residential or commercial traffic. Approval of case Z-34-2017 would increase average peak hour trip volumes by 9 veh/hr in the AM peak and by 9 veh/hr in the PM peak; daily trip volume will increase by 108 veh/day. These volumes are long-term averages and will vary from day to day. A traffic study for McNeil Pointe was reviewed by Transportation Planning staff in 2014. It found that overall levels of service for Wake Forest Road at Hodges Street, Wake Forest Road at McNeil Street and Wake Forest Road at Mills Street would operate at LOS-B or better during the AM and PM peak hours. However, the minor street approaches are expected to operate at LOS-E or LOS-F. Additional traffic analysis is waived by Transportation Planning staff due to small change peak hour trips for case Z-34-2017.

Impact Identified: None.

Transit

The rezoning site is currently served by Route #2 Falls of Neuse, which runs westbound on McNeil Street and northbound on Wake Forest Road. The route does not pass on the same side of the street as the rezoning site. There are no stops on the rezoning site. A transit easement has been dedicated as part of the approved site plan. The easement was based on an earlier layout of the Falls of Neuse route that ran southbound on Wake Forest Road and directly adjacent to the rezoning area.

Impact Identified: None.

Hydrology

| | |
|------------------------------|------------------------------------|
| <i>Floodplain</i> | FEMA Floodplain is present on site |
| <i>Drainage Basin</i> | Crabtree |
| <i>Stormwater Management</i> | Article 9.2 UDO |
| <i>Overlay District</i> | none |

Impact Identified: No impacts identified.

Public Utilities

| | <i>Maximum Demand (current use)</i> | <i>Maximum Demand (current zoning)</i> | <i>Maximum Demand (proposed zoning)</i> |
|--------------------|--|---|--|
| <i>Water</i> | 0 gpd | 1,300 gpd | 7,250 gpd |
| <i>Waste Water</i> | 0 gpd | 1,300 gpd | 7,250 gpd |

1. The proposed rezoning would add approximately 5,950 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.

Impact Identified: None

Parks and Recreation

1. There are no existing or planned greenway corridors associated with this site.
2. Nearest park access is provided by Kiwanis Park, approximately 0.3 miles away.
3. Nearest greenway access is provided by the Crabtree Valley Greenway Trail, approximately 0.3 miles away.

Impact Identified: None.

Urban Forestry

Tree Conservation Area is already recorded on this property BM2015 PG 1255 along a portion of the south property line at a minimum 40 ft. width in two areas.

Impact Identified: Existing recorded tree conservation areas should be excluded from the current less stringent condition listed for tree preservation.

Designated Historic Resources

The site is not located within a National Register Historic District or Raleigh Historic Overlay District. It does not include any National Register individually-listed properties or Raleigh Historic Landmarks.

Impact Identified: None.

Impacts Summary

No significant impacts have been identified to infrastructure and facilities in the rezoning area.

Mitigation of Impacts

No mitigation is recommended.

Conclusion

The request is to rezone a portion of a parcel at the corner of McNeil Street and Wake Forest Road. The majority of the parcel is zoned Neighborhood Mixed Use. The subject portion is currently zoned Office Mixed Use and is proposed to be zoned Neighborhood Mixed Use. The current height and frontage are proposed to remain the same. Three conditions of the existing zoning would be retained in the request. These address height, scale, and a vegetated buffer at the south of the rezoning area. The request would have minimal impact on local infrastructure. It is consistent with the Comprehensive Plan and the Future Land Use Map. Some impacts may be experienced by neighboring properties due to a more intense range of uses that would be allowed if the rezoning is approved.

Case Timeline

| <i>Date</i> | <i>Revision [change to requested district, revised conditions, etc.]</i> | <i>Notes</i> |
|-------------|--|--------------|
| 11/8/2017 | Case submitted | |
| 12/5/2017 | Staff review complete | |
| 1/9/2018 | Planning Commission review begins | |
| | | |

Appendix

Surrounding Area Land Use/ Zoning Summary

| | <i>SUBJECT PROPERTY</i> | <i>NORTH</i> | <i>SOUTH</i> | <i>EAST</i> | <i>WEST</i> |
|----------------------------|---|---|---|---|--|
| Existing Zoning | OX-3-PL-CU | CX-3-PL | R-10 | CX-3, OX-3-PL, R-10 | RX-3-CU, R-10 |
| Additional Overlay | None | None | None | None | None |
| Future Land Use | Neighborhood Mixed Use | Neighborhood Mixed Use | Moderate Density Residential, Low Density Residential | Neighborhood Mixed Use, Moderate Density Residential, Low Density Residential | Medium Density Residential, Moderate Density Residential |
| Current Land Use | Vacant | Restaurant, Vehicle Sales | Multi-family, Single Family | Carwash, Personal Service, Office, Single Family | Multi-family |
| Urban Form (if applicable) | City Growth Center, Transit Emphasis Corridor | City Growth Center, Transit Emphasis Corridor | Transit Emphasis Corridor | City Growth Center, Transit Emphasis Corridor | City Growth Center |

Current vs. Proposed Zoning Summary

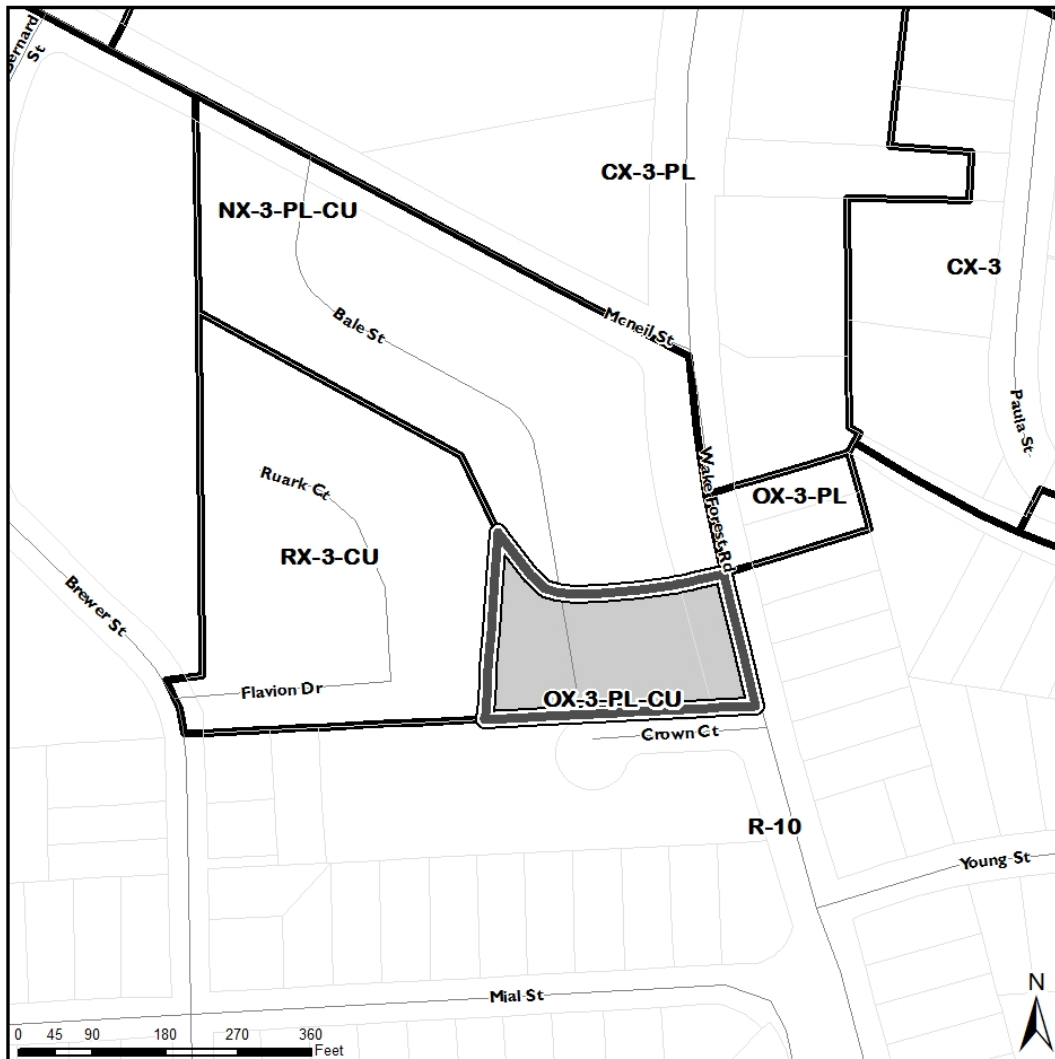
| | Existing Zoning | Proposed Zoning |
|---|--|--|
| Zoning | OX-3-PL-CU | NX-3-PL-CU |
| Total Acreage | 1.2 | 1.2 |
| Setback/Build-to: Front: Side Street: Side: Rear: | 0'-100' (Parking Limited) 0'-100' (Parking Limited) 0' or 6' 0' or 6' | 0'-100' (Parking Limited) 0'-100' (Parking Limited) 0' or 6' 0' or 6' |
| Residential Density: | 7.5 dua. | 22.5 dua. |
| Max. # of Residential Units | 9 | 27 |
| Max. Gross Building SF (if applicable) | 14,900 | 35,400 |
| Max. Gross Office SF | 5,000 | 5,000 |

| | | |
|---------------------------------|---------------|---------------|
| <i>Max. Gross Retail SF</i> | 5,000 | 5,000 |
| <i>Max. Gross Industrial SF</i> | Not permitted | Not permitted |
| <i>Potential F.A.R</i> | 0.36 | 0.86 |

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

Existing Zoning

Z-34-2017

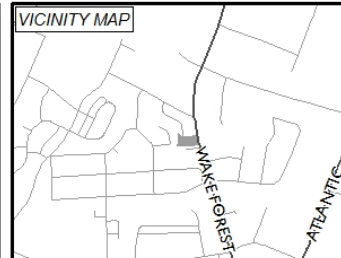


**Submittal
Date**

11/8/2017

Request:

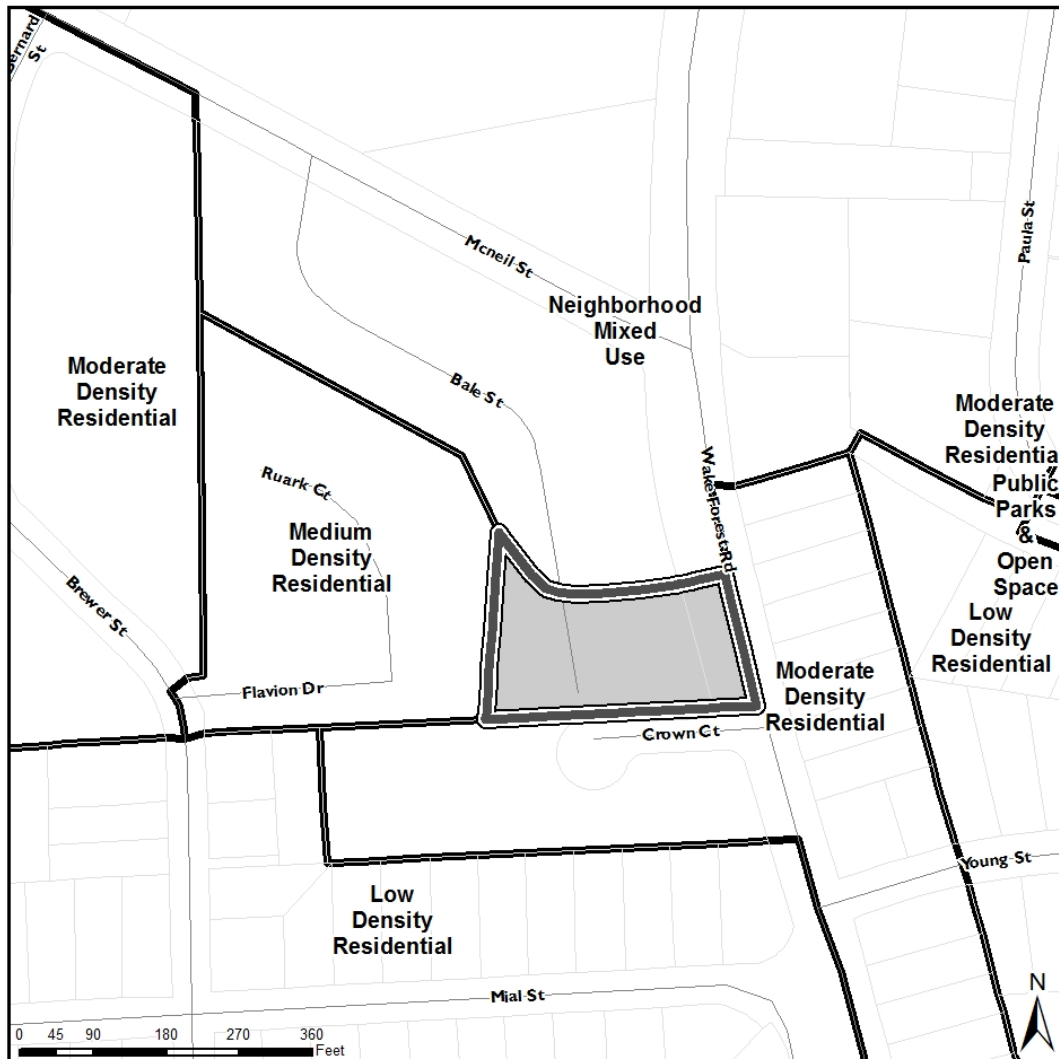
**0.94 acres from
OX-3-PL-CU
to NX-3-PL-CU**



Map Date: 1/4/2018

Future Land Use

Z-34-2017

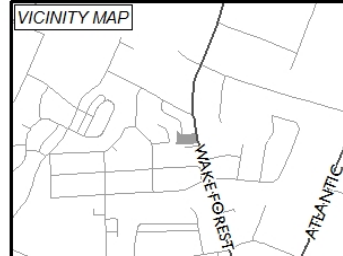


**Submittal
Date**

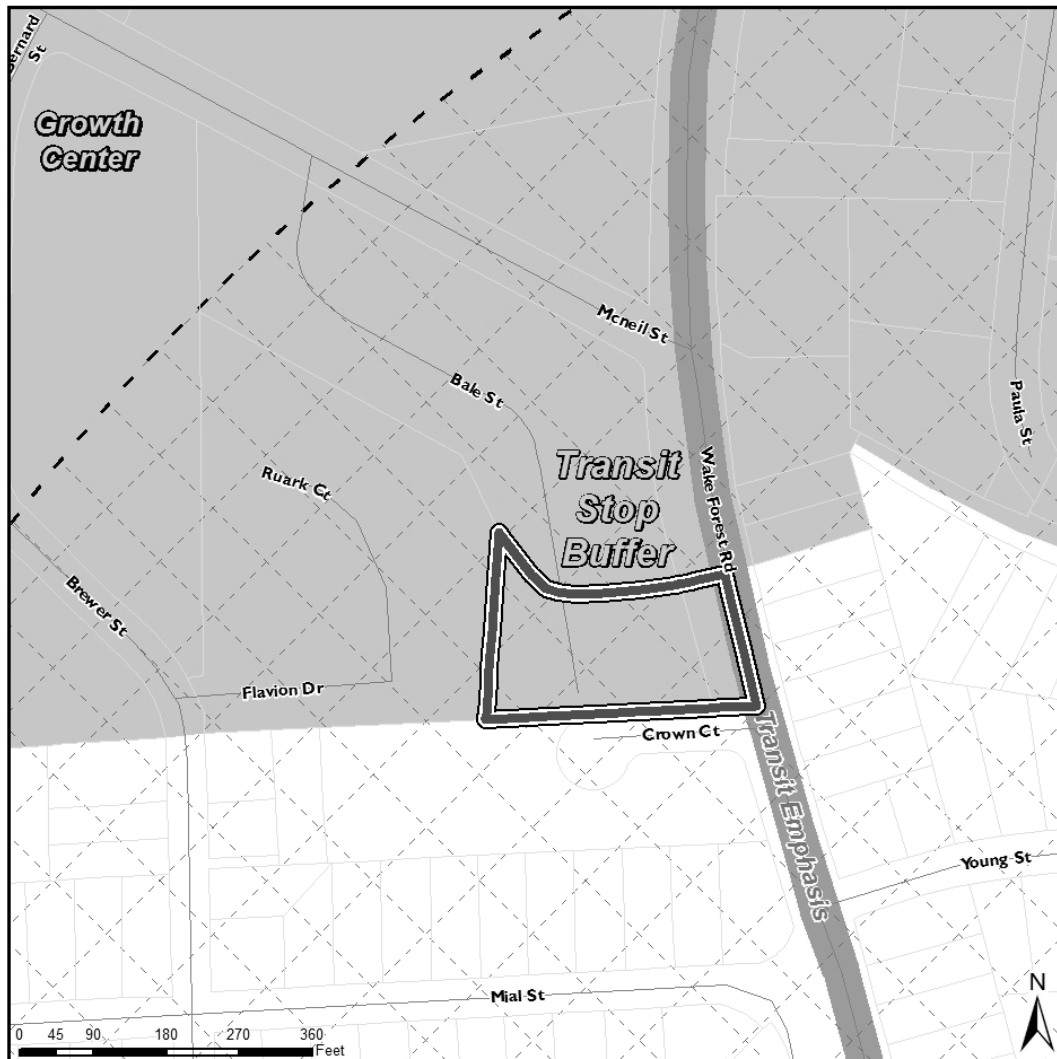
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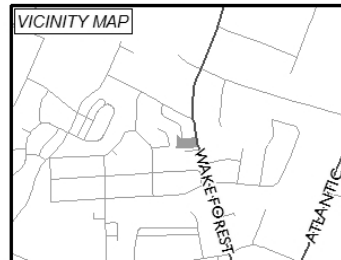


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Date

11/8/2017

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**0.94 acres from
OX-3-PL-CU
to NX-3-PL-CU**



Map Date: 1/4/2018

| | | | |
|--|--|---|---------------------|
| Z-34-2017 Existing Land Use (Vacant) | Daily | AM | PM |
| | 0 | 0 | 0 |
| Z-34-2017 Current Zoning Entitlements (Retail & Residential) | Daily | AM | PM |
| | 595 | 26 | 48 |
| Z-34-2017 Proposed Zoning Maximums (Retail & Residential) | Daily | AM | PM |
| | 703 | 35 | 57 |
| Z-34-2017 Trip Volume Change (Proposed Maximums minus Current Entitlements) | Daily Trips (vpd) | AM peak trips (vph) | PM peak trips (vph) |
| | 108 | 9 | 9 |
| Z-34-2017 Traffic Study Worksheet | | | |
| 6.23.4 | Trip Generation | Meets TIA Conditions? (Y/N) | |
| A | Peak Hour Trips \geq 150 veh/hr | No | |
| B | Peak Hour Trips \geq 100 veh/hr if primary access is on a 2-lane street | No, the change in average peak hour trip volume is less than 10 veh/hr | |
| C | More than 100 veh/hr trips in the peak direction | No | |
| D | Daily Trips \geq 3,000 veh/day | No, the change in average daily trip volume is less than 150 veh/day | |
| E | Enrollment increases at public or private schools | Not Applicable | |
| 6.23.5 | Site Context | Meets TIA Conditions? (Y/N) | |
| A | Affects a location with a high crash history [Severity Index \geq 8.4 or a fatal crash within the past three years] | No | |
| B | Takes place at a highly congested location [volume-to-capacity ratio \geq 1.0 on both major street approaches] | No | |
| C | Creates a fourth leg at an existing signalized intersection | No | |
| D | Exacerbates an already difficult situation such as a RR Crossing, Fire Station Access, School Access, etc. | No | |
| E | Access is to/from a Major Street as defined by the City's Street Plan Map | Yes, Wake Forest Rd (SR 2000) is classified as Avenue, 4-Lane, Divided in the Raleigh Street Plan. Traffic Study waived by staff due to small change peak hour trips. | |
| F | Proposed access is within 1,000 feet of an interchange | No | |
| G | Involves an existing or proposed median crossover | No | |
| H | Involves an active roadway construction project | No | |
| I | Involves a break in controlled access along a corridor | No | |
| 6.23.6 | Miscellaneous Applications | Meets TIA Conditions? (Y/N) | |
| A | Planned Development Districts | No | |
| B | In response to Raleigh Planning Commission or Raleigh City Council resolutions | None noted as of Nov. 27, 2017 | |

Rezoning Application



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

NOV 8 2017 PM 1:52

| 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 <u>OX</u> Height <u>3</u> Frontage <u>PL</u> Overlay(s) <u>N/A</u> | | | |
| Proposed Zoning Base District <u>NX</u> Height <u>3</u> Frontage <u>PL</u> Overlay(s) <u>N/A</u> | | | |
| 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: <u>Z-66-05</u> | | | |
| Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences: | | | |
| <u>520204</u> | | | |

| GENERAL INFORMATION | | |
|---|---|------------------------------------|
| Date <u>09/14/2017</u> | Date Amended (1) <u>09/14/2017</u> | Date Amended (2) <u>09/14/2017</u> |
| Property Address <u>2740 McNeil Street (portion of)</u> | | |
| Property PIN <u>1715014040 (portion of)</u> | Deed Reference (book/page) <u>015769/0065</u> | |
| Nearest Intersection <u>McNeil Street and Wake Forest Road</u> | | |
| Property Size (acres) <u>1.2 acres</u> | (For PD Applications Only) Total Units | Total Square Feet |
| Property Owner/Address <u>Centre Development Company</u> <u>PO Box 32269</u> <u>Raleigh, NC 27622-2269</u> | | |
| Phone | | Fax |
| Email | | |
| Project Contact Person/Address <u>Michael Birch</u> <u>Morris, Russell, Eagle & Worley, PLLC</u> <u>2235 Gateway Access Point, Suite 201</u> <u>Raleigh, NC 27607</u> | | |
| Phone <u>919.645.4317</u> | | Fax |
| Email <u>mbirch@morrisrussell.com</u> | | |
| Owner/Agent Signature <u>Bobby Lewis</u> | | Email <u>BRLewis@RDC.BZ</u> |

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 | |
|--|--|
| <p align="center">Comprehensive Plan Analysis</p> <p>The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.</p> | <p align="center">OFFICE USE ONLY</p> <p align="center">Transaction #</p> <p align="center">Rezoning Case #</p> |
| <p align="center">STATEMENT OF CONSISTENCY</p> | |
| <p>Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.</p> | |
| <p>The property is designated Neighborhood Mixed Use on the Future Land Use Map, and this category applies</p> <p>1. to pedestrian-oriented retail districts that serve the immediately surrounding neighborhood. The proposed rezoning to NX is consistent with this guidance, as NX permits neighborhood-serving retail uses.</p> | |
| <p>The property is within a City Growth Center, along a Transit Emphasis Corridor and within the half-mile transit buffer</p> <p>2. as shown on the Urban Form Map. These designations encourage significant infill redevelopment and suggest a hybrid approach to urban form. The proposed Parking Limited Frontage is consistent with this guidance.</p> | |
| <p>The property is located within a Core/Transit area but could also be considered an Edge condition, so the the General area height guidance applies. The Recommended Height Table recommends up to four stories for property classified Neighborhood Mixed Use within a General area. The proposed rezoning is consistent with this guidance based on the zoning condition limiting height to two stories and 40 feet.</p> <p>3.</p> | |
| <p>The proposed rezoning is consistent with the following Comprehensive Plan policies: LU 1.2 "Future Land Use Map and Zoning Consistency"; LU 1.3 "Conditional Use District Consistency", LU 2.6 "Zoning and Infrastructure Impacts", LU 3.2 "Location of Growth", LU 4.4 "Reducing VMT Through Mixed Use", LU 4.9 "Corridor Development", LU 5.2 "Managing Commercial Development Impacts", LU 5.6 "Buffering Requirements", LU 6.4 "Bus Stop Dedication", LU 7.4 "Scale and Design of New Commercial Uses", and LU 7.6 "Pedestrian-Friendly Development."</p> <p>4.</p> | |
| <p align="center">PUBLIC BENEFITS</p> | |
| <p>Provide brief statements regarding the public benefits derived as a result of the rezoning request.</p> | |
| <p>The proposed rezoning benefits the public by rezoning land consistent with the Future Land Use</p> <p>1. Map, Urban Form Map and key Comprehensive Plan policies.</p> | |
| <p>The proposed rezoning benefits the public by providing neighborhood retail uses in close proximity</p> <p>2. to low- and moderate density residential areas.</p> | |
| <p>3.</p> | |
| <p>4.</p> | |

| REZONING APPLICATION ADDENDUM #2 | |
|--|--|
| <p align="center">Impact on Historic Resources</p> <p>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.</p> | <p align="center">OFFICE USE ONLY</p> <p align="center">Transaction #</p> <p align="center">Rezoning Case #</p> |
| <p align="center">INVENTORY OF HISTORIC RESOURCES</p> <p>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.</p> <p>There are no historic resources located on the property.</p> | |
| <p align="center">PROPOSED MITIGATION</p> <p>Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.</p> <p>Not applicable.</p> | |

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 proposed zoning allows for restaurants, small professional offices, and residential uses, consistent with this guideline.</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 proposed zoning limits height, consistent with this guideline.</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>McNeil Street connects to the nearby neighborhood, consistent with this guideline.</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>No new streets are contemplated as part of this development.</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>No new streets or intersections are contemplated as part of this development. Commercial driveways will be provided per the approved site plan.</p> |

| | |
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| 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> |
| 7. | <p><i>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</i></p> <p>Response:</p> <p>The Parking Limited frontage and the approved site plan for the property are consistent with this guideline.</p> |
| 8. | <p><i>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</i></p> <p>Response:</p> <p>The Parking Limited frontage and the approved site plan for the property are consistent with this guideline.</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>The proposed rezoning would allow for retail and restaurant spaces that serve the adjacent residential area, consistent with this guideline.</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>The site plan approved for this property is consistent with this guideline.</p> |

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| 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>The Parking Limited frontage and the approved site plan for the property are consistent with this guideline.</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>The Parking Limited frontage and the approved site plan for the property are consistent with this guideline.</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>No parking structures are contemplated as part of the development of the property.</p> |
| 17. | <p><i>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</i></p> <p>Response:</p> <p>The site plan approved for this property required dedication of a transit easement, and this easement is already dedicated to the City.</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>A transit easement along the property's frontage on Wake Forest Road is already dedicated to the City, consistent with this guideline.</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>The approved site plan is consistent with this guideline.</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: 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: 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: Street trees 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: The approved site plan and Parking Limited frontage are consistent with this guideline.</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: The Parking Limited frontage is consistent with this guideline.</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: The building 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: Sidewalks will comply with the applicable UDO standards.</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"/> | p | | |
| 2. Rezoning application review fee (see <u>Fee Schedule</u> for rate) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | p | | |
| 3. Completed application; Include electronic version via cd or flash drive | <input checked="" type="checkbox"/> | <input type="checkbox"/> | p | | |
| 4. Two sets of stamped envelopes addressed to all property owners within 100 feet of property to be rezoned | <input checked="" type="checkbox"/> | <input type="checkbox"/> | p | | |
| 5. Pre-Application Conference | <input checked="" type="checkbox"/> | <input type="checkbox"/> | p | | |
| 6. Neighborhood Meeting notice and report | <input checked="" type="checkbox"/> | <input type="checkbox"/> | p | | |
| 7. Trip Generation Study | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | p |
| 8. Traffic Impact Analysis | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | p |
| 9. Completed and signed zoning conditions | <input checked="" type="checkbox"/> | <input type="checkbox"/> | p | | |
| 10. Completed Comprehensive Plan Consistency Analysis | <input checked="" type="checkbox"/> | <input type="checkbox"/> | p | | |
| 11. Completed Response to the Urban Design Guidelines | <input checked="" type="checkbox"/> | <input type="checkbox"/> | p | | |
| 12. For applications filed by a third party, proof of actual notice to the property owner | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | p |
| 13. Master Plan (for properties requesting Planned Development or Campus District) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | p |

| CONDITIONAL USE DISTRICT ZONING CONDITIONS | | |
|--|----------------------------|---|
| Zoning Case Number | | OFFICE USE ONLY Transaction # Rezoning Case # |
| Date Submitted | | |
| Existing Zoning OX-3-PL-CU | Proposed Zoning NX-3-PL-CU | |
| Narrative Of Zoning Conditions Offered | | |
| 1. No more than 5,000 square feet of non-residential building square footage shall be permitted. | | |
| 2. No building shall exceed two (2) stories or forty feet (40') in height. | | |
| 3. Tree preservation areas at least twenty feet (20') in width shall be maintained along the common boundary line with residential property the property to the south known by Deed Book 2880, Page 110, Wake County Registry. | | |
| 4. | | |
| 5. | | |
| 6. | | |
| 7. | | |
| 8. | | |
| 9. | | |
| 10. | | |

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

Owner/Agent Signature Bobby Lewis Print Name Bobby Lewis

REZONING OF PROPERTY CONSISTING OF +/- 4.32 ACRES
LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF
MCNEIL STREET AND WAKE FOREST ROAD, IN THE CITY OF RALEIGH

REPORT OF MEETING ADJACENT PROPERTY OWNERS ON
AUGUST 16, 2017

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Wednesday, August 16, 2017 at 6:00 p.m. The property considered for this potential rezoning totals approximately 4.32 acres, and is located in the southwest quadrant of the intersection of McNeil Street and Wake Forest Road, in the City of Raleigh, having Wake County Parcel Identification Number 1715-01-4040. This meeting was held at the Lions Park Community Center, located at 516 Dennis Avenue, Raleigh, NC 27604. All owners of property within 100 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



Michael Birch | Partner
421 Fayetteville Street, Suite 530
Raleigh, NC 27601
919-590-0388
mbirch@morningstarlawgroup.com
www.morningstarlawgroup.com

To: Neighboring Property Owner

From: Michael Birch

Date: August 4, 2017

Re: Notice of meeting to discuss potential rezoning of a parcel located in the southwest quadrant of the intersection of McNeil Street and Wake Forest Road, containing approximately 4.32 acres, with address of 2740 McNeil Street, and having Wake County Parcel Identification Number 1715-01-4040 (the "Property").

We are counsel for a developer that is considering rezoning the Property. Currently, the Property is split zoned NX-3-PL-CU and OX-3-PL-CU. The developer is considering rezoning the Property such that all of it will be zoned NX-3-PL-CU. The purpose of the rezoning is to permit retail uses on the portion of the property zoned OX-3-PL-CU.

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 16, 2017 at 6:00 p.m. This meeting will be held at Lions Park Community Center located at 516 Dennis Avenue, Raleigh, NC 27604.

The City of Raleigh requires a neighborhood meeting involving the owners of property within 100 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 919.590.0388 or mbirch@morningstarlawgroup.com. Also, for more information about rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at (919) 996-2626 or rezoning@raleighnc.gov.

EXHIBIT B – NOTICE LIST

1715014049
CENTRE DEVELOPMENT COMPANY LLC
PO BOX 32269
RALEIGH NC 27622-2269

1705916265
MASTR CD COTTAGES @ WHITAKER
CONDOS
PO BOX 79032
CHARLOTTE NC 28271-0030

1705916265
CHATHAM, DAVID A CHATHAM, LISA A
2614 MCNEILL ST
RALEIGH NC 27608-1744

1705916265
FROMSON, KATHRYN E
2209 BERNARD ST
RALEIGH NC 27608-1711

1705916265
MANESS, KIMBERLY E
2211 BERNARD ST
RALEIGH NC 27608-1711

1705916265
VAUGHN, WILLIAM VAUGHN, MEREDITH
BURLESON
608 SCALES TOWNE CT
RALEIGH NC 27608-2471

1705916265
LYONS, CHARLES SCOTT
3001 DUNKIRK DR
RALEIGH NC 27612-4384

1705916265
MORRISON, MARY CAROLINE
2217 BERNARD ST
RALEIGH NC 27608-1711

1705916265
GRANNAN, HILARY J
5944 DUNGARTON WAY
RALEIGH NC 27613-6866

1705916265
TOL WILSON LLC
PO BOX 20969
RALEIGH NC 27619-0909

1705916265
HARRELL, CAROL ANNE
2223 BERNARD ST
RALEIGH NC 27608-1711

1705916265
SCHEUNEMANN, LESLIE PAGE
2227 BERNARD ST
RALEIGH NC 27608-1711

1705916265
TMW MCDONALD LLC
1701 MCDONALD LN
RALEIGH NC 27608-2111

1705916265
TMW MCDONALD LLC
1701 MCDONALD LN
RALEIGH NC 27608-2111

1705916265
TMW MCDONALD LLC
1701 MCDONALD LN
RALEIGH NC 27608-2111

1705916265
AUBREY, LINDA J CALHOUN, EDWARD J
3825 COTTAGE ROSE LN
RALEIGH NC 27612-6952

1705916265
CRAMER, GARY CARL CRAMER, MARY JO
CARLEND
3621 TALL OAK TRL
RALEIGH NC 27612-4311

1705916265
WILLIAMSON, PAULA TMW MCDONALD LLC
2309 BERNARD ST
RALEIGH NC 27608-1713

1705916265
MOORE, CHRISTOPHER T
2315 BERNARD ST
RALEIGH NC 27608-1713

1705916265
VAUGHN, WILLIAM BURLESON VAUGHN,
MEREDITH L
608 SCALES TOWNE CT
RALEIGH NC 27608-2471

1705916265
SMITH, CYNTHIA E
2321 BERNARD ST
RALEIGH NC 27608-1713

1705916265
TMW MCDONALD LLC
1701 MCDONALD LN
RALEIGH NC 27608-2111

1705916265
HODGE, JOSEPHINE L
2327 BERNARD ST
RALEIGH NC 27608-1713

1705916265
DEES, MARION BLOUNT
2226 BERNARD ST
RALEIGH NC 27608-1711

1705916265
ARCHER, SARAH HAHN
2311 BERNARD ST
RALEIGH NC 27608-1713

1705916265
BRUMMETT, NIJA LEE
2317 BERNARD ST
RALEIGH NC 27608-1713

1705916265
FITZGERALD FAMILY, LLC
3716 NATIONAL DR STE 122
RALEIGH NC 27612-4863

1705916265
GREEN, ANNA K
2329 BERNARD ST
RALEIGH NC 27608-1700

1705916265
NORRIS, SARAH E
2331 BERNARD ST
RALEIGH NC 27608-1700

1705916265
NEWTON, MICHAEL T
2333 BERNARD ST
RALEIGH NC 27608-1700

EXHIBIT B – NOTICE LIST, CONT.

1705916265
WILLIAMS, MARY EDNA WILLIAMS,
CHARLES K
3619 FAIRVIEW RD
RALEIGH NC 27608-1347

1705916265
ALOHAKAKUA LLC
1095 PINELLAS POINT DR S APT 330
ST PETERSBURG FL 33705-4374

1705916265
PALMER, BETH WILLIAMS
2343 BERNARD ST
RALEIGH NC 27608-1700

1705916265
YOUNGMAN, LAUREN M
2345 BERNARD ST
RALEIGH NC 27608-1700

1705916265
BLAZEJACK, THOMAS J LEVINSON,
SUZANNE T
400 W NORTH ST APT 1116
RALEIGH NC 27603-1560

1705916265
LANGE, JACQUELINE C
2349 BERNARD ST
RALEIGH NC 27608-1700

1705916265
E PROPERTIES LLC
1328 RIDGE RD
RALEIGH NC 27607-6637

1705916265
ITB RENTALS LLC
2113 ARENDELL ST
MOREHEAD CITY NC 28557-3957

1705916265
POWELL, JOHN H JR
2355 BERNARD ST
RALEIGH NC 27608-1700

1705916265
CORCHIANI, STEWART HARRIS
1106 HARVEY ST
RALEIGH NC 27608-2205

1705916265
ANDREWS, JOHN R B ANDREWS, CREECY
S
815 MARLOWE RD APT 4
RALEIGH NC 27609-7044

1705916265
MCGEE, JONATHAN D MCGEE, ANGELA
ALSTON
1728 WYBONG CT
RALEIGH NC 27612-8443

1705916265
QUIGLEY, MEGHAN
2363 BERNARD ST
RALEIGH NC 27608-1714

1705916265
HARRIS, MERRIT F
2365 BERNARD ST
RALEIGH NC 27608-1714

1705916265
CORCHIANI, STEWART H HARRIS, W TOM
JR
1106 HARVEY ST
RALEIGH NC 27608-2205

1705916265
SIMMONS, JORDAN
2624 MCNEILL ST
RALEIGH NC 27608-1744

1705916265
LAMB, ANDREW S LAMB, DAVID STEPHEN
2622 MCNEILL ST
RALEIGH NC 27608-1744

1705916265
ST, CLAIR, JAY
2620 MCNEILL ST
RALEIGH NC 27608-1744

1705916265
SMITH, JOSHUA S
2618 MCNEILL ST
RALEIGH NC 27608-1744

1705916265
MCCULLOUGH PROPERTY HOLDINGS LLC
2335 BERNARD ST
RALEIGH NC 27608-1700

1705916265
AWC PROPERTIES LLC
2713 WEBB ST
RALEIGH NC 27609-7730

1705916265
BADGER, ALEXANDER S JR BADGER,
REBECCA H
1826 COLLETON WAY
TRENT WOODS NC 28662-7257

1705916265
ALBRIGHT, JAMES A ALBRIGHT, HUGH A
2207 BERNARD ST
RALEIGH NC 27608-1711

EXHIBIT B – NOTICE LIST, CONT.

ADAMS, EMILY C
5019 BECKWYCK DR
FUQUAY VARINA NC 27526-7529

BELCHER, MATTHEW P
2326 BERNARD ST
RALEIGH NC 27608-1758

BREWER STREET APTS LTD
PO BOX 6171
RALEIGH NC 27628-6171

BRINCEFIELD, RAY N BRINCEFIELD,
NATALIE T
516 MIAL ST
RALEIGH NC 27608-1818

BROWNING, DEBORAH T
65 GLEN RD STE 182
GARNER NC 27529-7943

BRUNK, ERICH C
850 HISTORIAN ST
RALEIGH NC 27603-3489

CENTRE DEVELOPMENT COMPANY
LLC
PO BOX 32269
RALEIGH NC 27622-2269

CLOUSE, WILLIAM G
2342 BERNARD ST
RALEIGH NC 27608-1757

COTTAGES AT WHITAKER CONDOS
PO BOX 79032
CHARLOTTE NC 28271-0030

COX, PATRICK D
2340 BERNARD ST
RALEIGH NC 27608-1757

CURTIS, STEVEN L CURTIS,
BARBARA C
107 MONTGOMERY ST
RALEIGH NC 27607-4057

DANIEL, ROBERT A
2324 BERNARD ST
RALEIGH NC 27608-1758

DOZIER, R GRAHAM JR DOZIER,
BARBARA B
3405 LUBBOCK DR
RALEIGH NC 27612-5013

DUMS, MEREDITH L
2202 BREWER ST
RALEIGH NC 27608-1814

FLOYD, CHARLOTTE FRANCES A
3036 MEDLIN DR
RALEIGH NC 27607-6628

FOX, CASEY FOX, CASSIE
1323 BROOKS AVE
RALEIGH NC 27607-3703

GODOY, ELIAS ELLIS-GODOY,
KRISTINA
5017 PERCEPTION LN
RALEIGH NC 27613-6238

GOLDSTON, JIMMY WILLIAM
TRUSTEE
136 STAGECREST DR
RALEIGH NC 27603-5502

HALLMAN, LEIGH ANN
5 WINSLOW PL
CHAPEL HILL NC 27517-9409

HANKIN, JENNIFER E
2216 BREWER ST
RALEIGH NC 27608-1814

HANNA PROPERTIES LLC
6629 REST HAVEN DR
RALEIGH NC 27612-2167

HESTER, STACI LYNN
2212 BREWER ST
RALEIGH NC 27608-1814

ITB RENTALS LLC
2113 ARENDELL ST
MOREHEAD CITY NC 28557-3957

KUPPIN, WARNER TYLER KUPPIN,
BONNIE RAINES THOMPSON
2224 OXFORD RD
RALEIGH NC 27608-1637

LANE STREET VENTURES LLC
1610 SAINT MARYS ST
RALEIGH NC 27608-2219

LANGE, CAROLYN J
2206 BREWER ST
RALEIGH NC 27608-1814

LEA, MADELINE LEA, HERBERT JR
2316 BERNARD ST
RALEIGH NC 27608-1758

LILES, KELLY E
2200 BREWER ST
RALEIGH NC 27608-1814

MAHAN, PRESTON
2322 BERNARD ST
RALEIGH NC 27608-1758

MARTIN, BRENDA MARTIN,
PATRICIA
2332 BERNARD ST
RALEIGH NC 27608-1757

EXHIBIT B – NOTICE LIST, CONT.

MCCOLLUM, MARY KATHARINE
8125 BELLOW ST
RALEIGH NC 27609-3617

MOORE, CHRISTIAN
2702 MCNEILL ST
RALEIGH NC 27608-1759

MULLINS, KELLY S
2334 BERNARD ST
RALEIGH NC 27608-1757

O'CONNOR, BRIAN D
2214 BREWER ST
RALEIGH NC 27608-1814

OWEN, DIANE C OWEN, WILLIAM
FREDERICK
106 PINE CONE DR
OXFORD NC 27585-2742

PADGETTE, POLLY W PADGETTE,
RONNIE E
1212 TILIA CT
KNIGHTDALE NC 27545-9250

PALME REAL ESTATE HOLDINGS
LLC
2401 WAKE FOREST RD
RALEIGH NC 27608-1709

PENN, VIRGINIA SCOTT
2306 BERNARD ST
RALEIGH NC 27608-1758

RALEIGH CITY OF
222 W HARGETT ST
RALEIGH NC 27601-1316

RALEIGH RENTAL HOMES LLC
PO BOX 6356
RALEIGH NC 27628-6356

REA, REITA
104 HUGHES PLANTATION RD
POLLOCKSVILLE NC 28573-8783

ROWLAND, GYPSY
8145 LAKISTA POINT LN
GARNER NC 27529-9096

SNOTHERLY, W RONNIE
SNOTHERLY, MARY C
2308 WAKE FOREST RD
RALEIGH NC 27608-1758

TALLY, MICHAEL TALLY, DENISE
2350 BERNARD ST
RALEIGH NC 27608-1760

THOMAS, JOHN ERIC
108 W OWENS ST STE 3
SOUTHPORT NC 28461-3485

WATSON, SUSAN P WATSON,
CHRISTIAN E
PO BOX 1085
PRINCETON NC 27569-1085

WHITE OAK COMMERCIAL INC
403 E SIX FORKS RD
RALEIGH NC 27609-7829

WILLIAMS RENTAL CO
2100 BANBURY RD
RALEIGH NC 27608-1124

WILLIS, VACHELLE D
2344 BERNARD ST
RALEIGH NC 27608-1757

WINZ, STEPHAN MANFRED WINZ,
NANCY E
8217 OLD DEER TRL
RALEIGH NC 27615-5126

YOUNG, ALLIE R
2308 BERNARD ST
RALEIGH NC 27608-1758

EXHIBIT C – ITEMS DISCUSSED

1. The purpose of the rezoning, to permit retail uses in building approved for office uses
2. Description of the approved site plan and status of construction
3. Impact of the rezoning request on the existing site plan
4. The allowed uses in the proposed district
5. Potential tenants for rezoning area and other parts of approved site plan
6. Maintaining buffers and tree conservation as shown on the approved site plan
7. Timing of rezoning process and development process

EXHIBIT D – MEETING ATTENDEES

1. Richard E. Barham
2. Hunter Barham
3. Will Owen