### **Rezoning Application and Checklist**



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

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

Rezoning Request

			10 90.000		
Rezoning	General	use Conditiona	l use Mas	ter plan	OFFICE USE ONLY Rezoning case #
Туре	Text ch	ange to zoning cond	itions		
Existing zoning base of	listrict: CX	Height: Exhibit A	Frontage: Exh	nibit A	Overlay(s): Exhibit A
Proposed zoning base	district: CX	Height: Exhibit A	Frontage:		Overlay(s): Exhibit A
<b>Helpful Tip</b> : View the layers.	Zoning Map to	search for the addres	ss to be rezoned, t	hen turn o	n the 'Zoning' and 'Overlay'
If the property has bee	en previously re	zoned, provide the re	ezoning case numb	er: Z-27	3-2014 (Citywide remap)
		General Inf	ormation		
Date: 8/19/2025		Date amended (1):		Date am	ended (2):
Property address: See	Property address: See attached Exhibit B				
Property PIN: See attac	ched Exhibit B				
Deed reference (book/	page): See atta	ched Exhibit B			
Nearest intersection: S	ix Forks/ Lassiter Mil	Rd, Six Forks/ Rowan St	Property size (acre	es): 11.14 a	acres
For planned developm	nent	Total units:		Total squ	uare footage:
applications only: Total parcels:		Total buildings:			
Property owner name	and address: S	ee attached Exhibit A, c/o K	allie Walker, 4321 Lassit	er at North Hi	ills Ave, Suite 250, Raleigh, NC 27609
Property owner email:	c/o Kallie Walke	r, kwalker@kanerealty	/corp.com		
Property owner phone	: c/o Kallie Walk	er, (919) 719-5465			
Applicant name and a	ddress: Jamie 🤄	Schwedler, 301 Fayett	eville Street, Suite 1	1400, Ralei	igh, NC 27601
Applicant email: jamies	schwedler@park	erpoe.com			
Applicant phone: (919)	835-4529				
Applicant signature(s):	See attached s	ignature pages			
Additional email(s):					

Conditional Use District Zoning Conditions				
Zoning case #:	Date submitted: 8/19/25	OFFICE USE ONLY Rezoning case #		
Existing zoning: CX-12-UL w/ SHOD-2, CX-5-PL	Proposed zoning: cx.40-cu, cx-20-cu, cx-12-cu w/ shod-2			

Narrative of Zoning Conditions Offered
See attached Exhibit C.

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

Property Owner(s) Signature:	See attached signature pages
Printed Name:	

# Exhibit C Proposed Zoning Conditions North Hills Rezoning Application

- 1. The property ("Property") consists of four distinct zoning districts:
  - a. For the approximately 4.1 acre property including a portion of Wake County PIN 1705598812, Deed Book/Page: 17331/417; Wake County PIN 1706509316, Deed Book/Page: 8780/196; and Wake County PIN 1706506492, Deed Book/Page: 17331/417 (the "Six Forks & Lassiter Site"), a designation of CX-40-CU;
  - b. For the approximately 2.49 acre property including Wake County PIN 1705692906, Deed Book/Page 17331/417; a portion of Wake County PIN 1705598812, Deed Book/Page: 17331/417 (the "Six Forks Site"), a designation of CX-40-CU;
  - c. For the approximately 1.6 acre property including Wake County PIN 1705591660, Deed Book/Page: 18968/2707; a portion of PIN 1705593807, Deed Book/Page: 18643/2030; and a portion of Wake County PIN 1705598812, Deed Book/Page: 17331/417 (the "Main District Expansion Phase 2 Site"), a designation of CX-20-CU; and
  - d. For the approximately 2.95 acre property including a portion of Wake County PIN 1706503919, Deed Book/Page: 8470/2283; a portion of Wake County PIN 1705593784, Deed Book/Page 18968/2707; and a portion of Wake County PIN 1706506961, Book/Page: 17331/369 ("Lassiter District Node"), a designation of CX-12-CU.
- 2. The maximum building height within the Six Forks & Lassiter Site and the Six Forks Site shall be limited to thirty-seven (37) stories.
- 3. The following principal uses shall be prohibited: cemetery; adult establishment; pawnshop; detention center, jail, prison; fraternity and sorority.
- 4. The maximum development intensity within the subject property shall not exceed (i) 2,521 dwelling units, (ii) 1,672,926 square feet of Office and Medical land uses, and (iii) 263,4655 square feet of Commercial (personal service, restaurant/bar, retail sales uses only) land uses. References to land uses in this Condition 4 shall have the meaning as ascribed in the Allowed Principal Use Table (UDO section 6.1.4). This condition shall not act as a prohibition on specific land uses not prohibited in Condition 1 of this rezoning ordinance. Additionally, the floor area for any land use permitted by this rezoning ordinance that is not expressly listed above shall be counted against the amount of floor area assigned for Office and Medical land uses.

REVIEWED

By Metra Sheshbaradaran at 9:58 am, Aug 21, 2025

### Signature Pages to **North Hills Rezoning Application**

### NORTH HILLS OWNER LP,

a Delaware limited partnership

DocuSigned by:

John M. Kane, Authorized Signatory

### **OBERLIN ACQUISITION, L.L.C.,**

a North Carolina limited liability company

John M. Kane, Manager

### LASSITER OWNER LP,

a Delaware limited partnership

North Hills General GP LLC, By:

a Delaware limited liability company,

its general partner

DocuSigned by:

By:

John M. Kane, Manager

### NHM00, L.L.C.,

a North Carolina limited liability company

By: Kane-NHMOO, LLC,

Its Manager/Member

DocuSigned by:

By:

John M. Kane, Manager

**RECEIVED** 

By Metra Sheshbaradaran at 4:39 pm, Aug 20, 2025

North Hills Condominium Owners Association, Inc.,

a North Carolina corporation

DocuSigned by:

John M. Kane, President

North Hills Retail Expansion Owner LP,

a Delaware limited partnership

By: North Hills General GP LLC,

its general partner;

By: North Hills JV LP,

its sole member;

By: North Hills Retail GP, LLC,

its general partner;

By: North Hills Retail, LLC,

its sole member;

DocuSigned by:

By: John M. Kane, Manager

**RECEIVED** 

By Metra Sheshbaradaran at 4:39 pm, Aug 20, 2025

Rezoning Application Addendum #1				
Comprehensive Plan Analysis				
The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.	OFFICE USE ONLY Rezoning case #			
Statement of Consistency				
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.				
See attached Exhibit D.				
Public Benefits				
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.				
See attached Exhibit D.				

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# **Rezoning Application Addendum #2** Impact on Historic Resources The applicant is asked to analyze the impact of the rezoning request on OFFICE USE ONLY historic resources. For the purposes of this section, a historic resource is Rezoning case # 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. There are no known Historic Resources on the property. **Proposed Mitigation** Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above. N/A

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### **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:

Click here to view the Urban Form Map.

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.

### Response:

1

The proposed zoning will allow a mix of retail, office, and residential uses in a compact pedestrian-friendly form.

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.

### 2 Response:

The requested zoning places lower height designations on areas that are closest to lower density residential neighborhoods.

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.

### 3 Response:

The requested rezoning will allow vertical redevelopment to be integrated into the existing street and sidewalk network of North Hills.

Streets should interconnect within a development and with adjoining development. Cul-de-sacs or deadend 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.

### Response:

The requested rezoning will allow vertical redevelopment to be integrated into the existing street and sidewalk network of North Hills.

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.

### 5 Response:

Although this is a site plan issue, it is anticipated that the proposed redevelopment will meet this guideline.

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.

### 6 Response:

The requested development will allow additional height on infill locations which will permit vertical redevelopment that defines the North Hills area, adjacent streets, and shared spaces.

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7	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.  Response:  The requested rezoning will allow vertical redevelopment to be integrated into the existing street and sidewalk network of North Hills, and building placement will be consistent with UDO guidelines. It is anticipated buildings will be consistent with the pattern of development in North Hills.
8	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.  Response:  The proposed rezoning will allow the redevelopment of an existing development with a surface lot at the corner of Six Forks Road and Lassiter Mill Road.
9	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.  Response:  Open space areas will be provided as required by the UDO and are anticipated to be consistent with the pattern of development in North Hills.
10	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.  Response:  Urban spaces will be provided as required by the UDO.
11	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.  Response:  Open space areas will be provided as required by the UDO and are anticipated to be consistent with the pattern of development in North Hills.
12	A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.  Response:  Open space areas will be provided as required by the UDO and are anticipated to be consistent with the pattern of development in North Hills.
13	New public spaces should provide seating opportunities.  Response:  Public spaces will be provided as required by the UDO and are anticipated to be consistent with the pattern of development in North Hills.

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14	Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.  Response:  Parking areas will be designated at the site plan stage consistent with UDO requirements; existing surface parking is anticipated to be reduced by this development.
15	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.  Response:  Parking areas will be designated at the site plan stage consistent with UDO requirements; existing surface parking is anticipated to be reduced by this development.
16	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 cane make a significant improvement.  Response:  Parking structures, if proposed, will be designed at the site plan stage consistent with UDO requirements.
17	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.  Response:  There are several transit stops in close proximity to the property, including two on Six Forks Road.
18	Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.  Response:  Pedestrian access will be provided as required by the UDO.
19	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.  Response:  There are no known sensitive natural areas on the property.
20	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.  Response:  Streets and driveways will be designed at the site plan stage in accordance with UDO requirements.

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21	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.  Response:  Although sidewalks will be designed at the site plan stage, it is anticipated that sidewalks will connect to the existing North Hills sidewalk network and be designed in accordance with UDO requirements.
22	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.  Response:  Street trees will be provided as required by the UDO.
23	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.  Response:  Spacial definition of the buildings will be provided as required by the UDO and are anticipated to be consistent with the existing North Hills development.
24	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.  Response:  Primary entrances will be designed at the site plan stage as required by the UDO.
25	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.  Response:  Building design will be determined at the site plan stage, but the additional height requested will provide more visual interest and creativity.
26	The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.  Response:  Sidewalks will comply with applicable UDO standards.

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

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

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# REZONING OF PROPERTY LOCATED NEAR THE INTERSECTIONS OF SIX FORKS ROAD & ROWAN STREET, SIX FORKS ROAD AND LASSITER MILL ROAD, AND LASSITER MILL ROAD & CURRITUCK DRIVE, IN THE CITY OF RALEIGH

## REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS AND TENANTS ON JULY 30, 2025

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning case with nearby neighbors on Wednesday, July 30, 2025 at 5:00 p.m. The property considered for this potential rezoning totals approximately 11.14 acres, and contains areas located near the intersections of Six Forks Road & Rowan Street, Six Forks Road and Lassiter Mill Road, and Lassiter Mill Road and Currituck Drive, with more specific information provided in the neighborhood meeting notice.

This meeting was held at Church of The Apostles Fellowship Hall, located at 333 Church at N Hills St, Raleigh, NC 27609. All owners and tenants of property within 1,000 feet of the subject property were invited to attend the meeting.

Attached hereto as <u>Attachment A</u> is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as <u>Attachment B</u>. A summary of the items discussed at the meeting is attached hereto as <u>Attachment C</u>. Attached hereto as <u>Attachment D</u> is a list of individuals who attended the meeting.

Docusign Envelope ID: D5FCF329-1DCA-4719-BB87-3C217CBE4979

**Exhibit A - Rezoning Sites** 

### **Exhibit B**

## Property Information North Hills Rezoning Application

### Parcel 1

Site Address: a portion of 4381 Lassiter at North Hills Avenue

PIN: a portion of 1705598812

Deed Reference (book/page): 17331/417

Acreage: 11.12

Owner: North Hills Owner LP

Owner Address: 4321 Lassiter at North Hills Avenue, Suite 250, Raleigh, NC 27609-5780

Current Zoning: CX-12-UL w/ SHOD-2

### Parcel 2

Site Address: 4220 Lassiter Mill Road

PIN: 1706506492

Deed Reference (book/page): 17331/417

Acreage: 0.75

Owner: North Hills Owner LP

Owner Address: 4321 Lassiter at North Hills Avenue, Suite 250, Raleigh, NC 27609-5782

Current Zoning: CX-12-UL w/ SHOD-2

### Parcel 3

Site Address: 4359 Six Fork Road

PIN: 1706509316

Deed Reference (book/page): 8780/196

Acreage: 2.64

Owner: NHMOO LLC

Owner Address: P.O. Box 19107, Raleigh, NC 27619-9107

Current Zoning: CX-12-UL w/ SHOD-2

### Parcel 4

Site Address: 4270 The Circle at North Hills Street

PIN: 1705692906

Deed Reference (book/page): 17331/417

Acreage: 1.13

Owner: North Hills Owner LP

Owner Address: 4321 Lassiter at North Hills Avenue, Suite 250, Raleigh, NC 27609-5782

Current Zoning: CX-12-UL w/ SHOD-2

### Parcel 5

Site Address: 0 Rowan Street

PIN: 1706503919

Deed Reference (book/page): 8470/2283

Acreage: 1.23

Owner: Oberlin Acquisition LLC

Owner Address: P.O. Box 19107, Raleigh, NC 27619-9107

Current Zoning: CX-5-PL

### Parcel 6

Site Address: a portion of 4421 Six Forks Road

PIN: a portion of 1706506961

Deed Reference (book/page): 17331/369

Acreage: 6.34

Owner: Lassiter Owner LP

Owner Address: 4321 Lassiter at North Hills Avenue, Suite 250, Raleigh, NC 27609-5782

Current Zoning: CX-5-PL

### Parcel 7

Site Address: 0 Lassiter Mill Road

PIN: 1705591660

Deed Reference (book/page): 18968/2707

Acreage: 1.02

Owner: North Hills Retail Expansion Owner LP

Owner Address: 4321 Lassiter at North Hills Avenue, Suite 250, Raleigh, NC 27609-5782

Current Zoning: CX-12-UL w/ SHOD-2

### Parcel 8

Site Address: a portion of 4000 Center at North Hills Street

PIN: a portion of 1705593784

Deed Reference (book/page): 18968/2707

Acreage: 6.16

Owner: North Hills Condominium Owners Association, Inc.

Owner Address: 4321 Lassiter at North Hills Avenue, Suite 250, Raleigh, NC 27609-5782

Current Zoning: CX-12-UL w/ SHOD-2

### Parcel 9

Site Address: a portion of 0 Lassiter Mill Road

PIN: a portion of 1706504760

Deed Reference (book/page): 10787/1686

Acreage: 0.39

Owner: Oberlin Acquisitions LLC

Owner Address: 4217 Six Forks Road, Raleigh, NC 27609-5736

Current Zoning: CX-5-PL

*Legal descriptions for the rezoning sites are found in Exhibit E.* 

## Exhibit D Statement of Consistency

North Hills Rezoning Application

Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.

The request will allow for additional height to facilitate the redevelopment of several underutilized infill sites within the existing footprint of North Hills. The sites contain multiple tax parcels and are grouped into four sites – the Six Forks Site, the Six Forks & Lassiter Site (collectively, the "Six Forks Sites"), the Main District Expansion Phase 2 Site ("Main District Expansion"), and the Lassiter District Site – as shown in **Exhibit A** to the rezoning application (collectively, the "Property"). The additional height will allow for vertical development of additional housing, office space, and ground floor retail uses in a mixed-use, urban configuration; appropriate for the Property's Midtown location and designation as a City-Growth Center. Vertical redevelopment is environmentally sustainable, helps decrease sprawl, and promotes the use of transit, consistent with the goals of the 2030 Comprehensive Plan (the "Comp Plan").

The three rezoning sites are uniquely situated for vertical redevelopment. The proposed rezoning would apply different maximum heights to each site based on each site's location, size, and physical characteristics. In all sites, density will be limited to what is permitted under the current CX-5-PL and CX-12-UL zoning, as confirmed in the City's 2021 Envision Tomorrow analysis: 226.3 dwelling units per acre (2,521 units), approximately 1.6 million square feet of office, and approximately 260,000 square feet of retail. The proposed rezoning would allow this density to be more efficiently distributed while mitigating traffic and urban sprawl, and would allow for more innovative design on the ground plane.

The Six Forks Sites would be rezoned to CX-40- CU and are appropriate for the greatest heights and intensity. The Six Forks Sites are currently home to a gas station, two bank buildings, and surface parking. They are bordered on all sides by commercial development and have over 1,000 feet of frontage on Six Forks Road, a Transit Emphasis Corridor. They are within a City Growth Center and Six Forks Road and Lassiter Mill Road are Transit Emphasis Corridors. Since the redevelopment of North Hills in the early 2000s, they have always been envisioned as an urban mixed use center. Even in 2006, the North Hills East PD (applicable to the portion of North Hills east of Six Forks Road)(Updated in 2016; MP-3-2016), permitted mixed use buildings up to 40 stories in height. Since that time, North Hills East has been developed into an urban mixed use environment. The Captrust Tower at 4208 Six Forks Road opened in 2009 and is 17 stories and includes 274,000 square feet of office space and 28,400 square feet of retail space. The Bank of America building—located directly across from the Six Forks Site at 4242 Six Forks Road – is 18 stories tall and includes over 300,000 square feet of mixed-use space. More recent development has added even more density and height. The Eastern building at 4000 Front at North Hills Street, is the tallest residential building in Raleigh at 36 stories. The Advanced Auto Parts building at 4200 Six Forks Road is 20 stories and opened Fall 2020. Thus, the 40-story height designation is appropriate given the surrounding urban context. Given community feedback, a condition limiting this Six Forks Sites to 37 stories has been included.

The Main District Expansion is located within a City Growth Center and fronts I-440 and Lassiter Mill Road. I-440 is a Parkway Corridor and Lassiter Mill Road is a Transit Emphasis Corridor.

CX-20 -CU is requested for this site. Directly to the north of the property is the Main District Project (located on the former JC Penny site) which includes a public plaza and a mix of residential, office, and retail uses up to 12 stories. The requested 20 story height designation will help define the southwest corner of North Hills Main and complement the Main District Project. Heights will transition down away from I-440, north into North Hills Main. The 20 story height designation will allow redevelopment to anchor the corner of North Hills with a landmark building.

The Lassiter District Site located along the northern boundary of the Lassiter District Site and helps define the block between Lassiter Mill Road, Six Forks Road, and Rowan Street. CX-12 - CU is the requested zoning designation for this site. The Lassiter District Site is in a City Growth Center and adjacent to existing commercial development to the east, south, and west. To the north, across Rowan Street, are St. Timothy's School, St. Timothy's Church, and several single family homes. The proposed 12-story height will allow the development of additional density while respecting lower intensity residential neighborhoods nearby.

### **Future Land Use Map**

The Property is designated as Regional Mixed Use on the Future Land Use Map ("FLUM"), which allows for a mix of high density housing, office development, and region-serving retail uses. The Comp Plan provides that CX is the closest corresponding zoning district for this land use designation. Thus, the requested zoning to allow additional height is consistent with the Property's FLUM designation and will enhance the mix of high density housing, office, and retail uses in North Hills.

### **Urban Form Map**

As discussed above, the Property is subject to several Urban Form designations. It is located within a City Growth Center, both Six Forks Road and Lassiter Mill Road are Transit Emphasis Corridors, and I-440 is a Parkway Corridor. City Growth Centers "provide significant opportunities for new residential and economic development and redevelopment" and "are generally in locations with combined highway and targeted transit access, such as key interchanges along the I-440 Beltline and the I-540 Outer Loop." Comp Plan 2-13. City Growth Centers are where significant infill development and redevelopment are anticipated in the future. Comp Plan 11-4.

The requested zoning is consistent with the City Growth Center designation because it will place additional density on infill sites that are currently underutilized. Future development will have convenient access to I-440 while being integrated with the existing pedestrian network of North Hills to promote walkability and use of public transit.

Parkways are intended to have a significant street buffer. As shown on iMaps, there is an existing 50-foot buffer between I-40 and the southern property line of the Main District Expansion.

### **Comprehensive Plan**

The proposed rezoning is consistent with the following policies of the 2030 Comprehensive Plan:

**Policy LU 2.1 Placemaking.** Development within Raleigh's jurisdiction should strive to create places, streets, and spaces that in aggregate meet the needs of people at all stages of life, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity, and maintain or improve local character.

The requested zoning will allow vertical redevelopment consistent with the unique urban mixeduse character of North Hills. Because the request does not increase the current density, it will help create a more vibrant, safe and walkable community with additional housing, employment centers, and amenities while also mitigating traffic

**Policy LU 4.4 Reducing Vehicle Miles Traveled Through Mixed-Use.** Promote mixed-use development that provides a range of services within a short distance of residences as a way to reduce the growth of vehicle miles traveled (VMT).

This request will allow for the more efficient expansion of the North Hills mixed-use development with additional options for residential, commercial, entertainment, and institutional amenities in close proximity to I-440, transit stops, and many employers. This mix of uses and prime location has the potential to reduce VMT by locating complimentary uses in the places where more people live, work, and play within walking or biking distance.

**Policy LU 4.5 Connectivity.** New development and redevelopment should provide pedestrian, bicycle, and vehicular connectivity between individual development sites to provide alternative means of access along corridors.

The requested zoning will allow vertical redevelopment integrated within the existing framework and by-right density of North Hills. This request will redistribute existing entitlement to enhance connectivity within North Hills and allow residents and patrons to walk, bike, or drive between uses without utilizing a corridor.

**Policy LU 5.1 Reinforcing the Urban Pattern.** New development should acknowledge existing buildings, and more generally, 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 requested zoning will allow the development of vertical mixed-use buildings consistent with the urban character of North Hills, and in a continuation of the existing development pattern within this footprint.

**Policy LU 6.1 Composition of Mixed Use Centers.** Mixed-use centers should comprise a variety of integrated residential and commercial uses – mixed both vertically and horizontally – that have well planned public spaces that bring people together and provide opportunities for active living and interaction.

The requested zoning will allow vertical redevelopment which will provide a mix of vertically integrated office, residential, and retail uses. Future development will also be horizontally integrated with the variety of existing uses in North Hills. Redistributing vertical density will permit higher quality design for ground floor public spaces.

Policy LU 6.2 Complementary Land Uses and Urban Vitality. A complimentary integration and mixture of land uses should be provided within all growth centers and mixed-use centers to maintain the city's livability, manage future growth, and provide walkable and transit accessible destinations. Areas designed for mixed-use development in the Comprehensive Plan should be zoned consistently with this policy.

The requested zoning will help manage future growth by redistributing currently entitled density on infill sites strategically located to take advantage of existing uses, walkability, and transit access at North Hills.

**Policy LU 6.3 Mixed-Use and Multimodal Transportation.** Promote the development of mixed-use activity centers with multimodal transportation connections to provide convenient access by means other than car to residential and employment areas.

The requested zoning will allow residents and patrons to walk or bike between residences, retail and restaurants, and employment centers. Additionally, the additional height will allow greater density in an area already served by transit, while the density limitations will mitigate potential traffic impacts in the area

Policy LU 7.1 Encouraging Nodal Development. Discourage auto-oriented commercial "strip" development and instead encourage pedestrian oriented "nodes" of commercial development at key locations along major corridors. Zoning and design standards should ensure that the height, mass, and scale of development within nodes respects the integrity and character of surrounding residential areas and does not unreasonably impact them.

The proposed rezoning enables more residents and visitors to more efficiently utilize the various districts by permitting development on the remaining infill sites within the existing North Hills infrastructure. The rezoning request steps down in height from 37 stories at the center of North Hills to 12 and 20 stories at the edges in order to respect the integrity and character of surrounding residential areas.

**Policy AP-MT 4 Connected and Walkable Streets.** Increases in vehicular travel should be accommodated primarily by improving street connectivity rather than widening arterial streets. Map AP-MT2 Midtown Transportation shows the locations of new streets.

The requested zoning will allow redevelopment of infill sites which will connect to the existing street and sidewalk network of North Hills. Due to the conditions limiting density to what is permitted under the current zoning, this request should not increase vehicular travel beyond the current zoning entitlement.

**Policy AP-MT 11 Midtown Zoning Consistency.** Rezoning requests should be consistent with the area-specific guidance shown on Map AP-MT 1 and included in the following policies. If they are not consistent, they should not be deemed consistent with the Comprehensive Plan overall,

unless significant public benefits beyond code requirements are included, such as stormwater mitigation, carbon reduction, and expanded or enhanced public space recommendations.

**Policy AP-MT 12 Midtown Height.** Map AP-MT1 recommends appropriate building height ranges. If a rezoning includes a request for height in the upper half of the range, it should include significant public benefits beyond code requirements, such as stormwater mitigation, carbon reduction, and expanded or enhanced public space contributions.

Map AP-MT 1 recommends 7-12 stories for the Lassiter District Site, 4 stories and 7-12 stories for the Main District Expansion, and 20 stories for the Six Forks Site. Thus, the requested 12-story designation for the Lassiter District Site is directly consistent with the plan. For the Six Forks and Main District Expansions, additional height is required to accommodate rapid growth in the area. As discussed above, the 37-story designation proposed for the Six Forks Site is consistent with existing development in North Hills East and surrounding commercial uses, and is adjacent to the highest existing structures and entitled height existing in North Hills today, as it is across the street from the Eastern building and the East End PD, approved for heights close to 36 floors. The additional height entitlement will promote the use of alternative modes of transportation in the area and provide the density necessary to support widespread use of public transit. The 20-story designation proposed for the Main District Expansion is necessary to construct a landmark, space-defining building adjacent to I-440 and to create a height transition from I-440 to the adjacent Main District Project and existing North Hills development.

Further, the requested heights will allow large scale vertical redevelopment which will include significant public benefits. Vertical redevelopment in this location will help further a walkable community where residents and patrons can walk between public plazas, office, retail, and residential uses. It will also help further economic development initiatives by attracting businesses to the area.

Policy AP-MT-23 Six Forks Road Streetscape Design. Incorporate streetscape improvements for Six Forks Road that use one of two design types developed as part of the Six Forks Road Corridor Study. The Urban Boulevard would be used in the vicinity of the North Hills development near I-440 and in the area surrounding the Millbrook Road intersection, while the Parkway Boulevard type is recommended for the areas between North Hills and the Millbrook Road intersection vicinity and the area north of Millbrook Road.

The requested 37-story height and proposed Urban Limited frontage for the Six Forks Site will allow development of vertical mixed use buildings that front on Six Forks and define the urban character of the corridor.

**Policy LU 8.1 Housing Variety**. Accommodate growth in newly developing or redeveloping areas of the city through mixed-use neighborhoods with a variety of housing types.

The proposed rezoning will accommodate growth in the North Hills area by allowing higher residential density on infill sites conveniently located to existing amenities, transit, and employment centers.

**Policy LU 8.10 Infill Development**. Encourage infill development on vacant land within the city, particularly in areas where there are vacant lots that create "gaps" in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern.

The proposed rezoning will allow for the development of underutilized infill sites within the existing footprint of North Hills. Vertical redevelopment in these locations will make a more efficient use of the land and add to the character of North Hills by defining its boundaries, while avoiding sprawl.

**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 proposed rezoning seeks to facilitate the redevelopment of inefficient surface parking lots and single retail uses into a high density, mixed-use community. The proposal will deliver a more compact land use pattern and help decrease sprawl. Because vertical redevelopment would utilize existing infill sites which are largely impervious today, no homeowners would be displaced and development would involve minimal tree cutting.

**Policy LU 4.7 Capitalizing on Transit Access.** Sites within walking distance of existing and proposed rail and bus rapid transit stations should be developed with intense residential and mixed uses to take full advantage of and support investment in transit infrastructure.

Map AP-MT2 proposes a Transit Hub near the intersection of Lassiter Mill and Six Forks Roads. The Wake County Bus Rapid Transit Plan includes a Northern Corridor which is planned to connect Downtown Raleigh to North Hills and Triangle Town Center. The requested zoning will allow vertical redevelopment that places significant density and a mix of uses in close proximity to existing and future transit infrastructure.

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.

As discussed above, specific height designations have been requested for each site in consideration of surrounding areas and uses.

**Policy LU 7.6 Pedestrian Friendly Development.** New and redeveloped commercial and mixed-use developments should be pedestrian-friendly.

The requested zoning will allow vertical, pedestrian friendly development. Entrances, sidewalks, and public spaces will be pedestrian friendly and integrated with the existing North Hills pedestrian network.

**Policy T 2.5 Multi-Modal Grids.** All new residential, commercial, or mixed-use developments that construct or extend roadways should include a multimodal network (including non-motorized

modes) that provides for a well-connected, walkable community, preferably as a grid or modified grid.

The requested zoning will allow redevelopment that capitalizes on and enhances the existing pedestrian infrastructure of North Hills and helps create a walkable, well-connected, mixed-use community in close proximity to existing and future transit infrastructure

**Policy T 6.1 Surface Parking Alternatives.** Reduce the amount of land devoted to parking through measures such as development of parking structures and underground parking, the application of shared parking for mixed-use developments, flexible ordinance requirements, maximum parking standards, and the implementation of Transportation Demand Management plans to reduce parking needs.

The requested zoning will allow the redevelopment of existing surface parking lots into vertically mixed-use buildings. It is anticipated that vertical redevelopment will include a variety of surface parking alternatives such as parking decks or underground parking. Additionally, placing additional density in a walkable location will promote alternative modes of transportation.

**Policy EP 1.7 Sustainable Development.** Promote the adaptive use of existing buildings, infill development, and brownfield development as effective sustainability practices that take development pressure off undeveloped areas.

The requested height will help meet rising demand through the vertical redevelopment of infill sites rather than contributing to sprawl through development of raw land in suburban areas. The proposed vertical redevelopment is more sustainable and will help take development pressure off of suburban areas. North Hills is a brownfields site and entered the program years ago to mitigate previous environmental issues. That initiative led to the development on site today, which resulted in the remaining surface parking lots. Developing those further into vertical buildings for additional density maximizes the goal of this policy in several facets.

**Policy ED 1.2 Mixed-use Redevelopment**. Promote mixed-use redevelopment strategies as a means of enhancing economic development in commercial corridors and creating transit and pedestrian friendly environments.

The requested zoning will allow for mixed-use redevelopment along the Six Forks Road commercial corridor, in close proximity to I-440 and existing and future transit infrastructure.

### **Exhibit E**

## **Legal Descriptions of Rezoning Areas North Hills Rezoning Application**

### Six Forks & Lassiter Site – Approximately 4.1 acres

### Unit 9

Beginning at a point at the Southwest Corner of Unit 4 as shown on CM.2003 PG. 196 of the Wake County Registry of Deeds; Said Point also having an Nc Gid Nad 83 Coordinate of N:760333.30 E:2105720.38. Thence South 35°51'59" West a distance of 25.82 feet to a point; thence North 64°45'55" West a distance of 34.39 feet to a point; thence South 35°24'48" West a distance of 25.66 feet to a point; thence North 54°04'58" West a distance of 134.61 feet to a point; thence with a curve turning to the right with an arc length of 17.34 feet, with a radius of 658.90 feet, with a chord bearing of North 45°12'38" East, with a chord length of 17.34 feet to an Iron Pipe; thence with a compound curve turning to the right with an arc length of 282.23 feet, with a radius of 971.75 feet, with a chord bearing of North 57°18'08" East, with a chord length of 281.23 feet to an Iron Pipe; thence South 27°00'08" East a distance of 70.35 feet to a point; thence South 35°51'59" West a distance of 189.11 feet to the Point of Beginning,

Having an area of 32,652 square feet or 0.75 acres

### Unit 4

Beginning at a point at the Southwest Corner of Unit 4 as shown on CM.2003 PG. 196 of the Wake County Registry of Deeds; Said Point also having an Nc Gid Nad 83 Coordinate of N:760333.30 E:2105720.38. thence North 35°51'59" East a distance of 189.11 feet to a point; thence North 27°00'08" West a distance of 70.35 feet to an Iron Pipe; thence with a curve turning to the right with an arc length of 89.22 feet, with a radius of 971.75 feet, with a chord bearing of North 68°15'10" East, with a chord length of 89.19 feet to an Iron Pipe; thence North 70°52'59" East a distance of 97.22 feet to an Iron Pipe; thence South 62°38'20" East a distance of 20.93 feet to an Iron Pipe; thence with a curve turning to the left with an arc length of 368.99 feet, with a radius of 4628.45 feet, with a chord bearing of South 23°06'44" East, with a chord length of 368.89 feet; to an Iron Pipe; thence South 35°51'59" West a distance of 189.11 feet to a point; thence North 54°08'01" West a distance of 377.78 feet to the Point of Beginning,

Having an area of 115,090 square feet or 2.64 acres

### Unit 1A

Beginning at a point at the Southwest Corner of Unit 4 as shown on CM.2003 PG. 196 of the Wake County Registry of Deeds; Said Point also having an Nc Gid Nad 83 Coordinate of N:760333.30 E:2105720.38. Thence South 54°08'01" East a distance of 377.78 feet to a point; thence South 35°51'59" West a distance of 52.19 feet to a point; thence North 54°05'26" West a distance of 86.72 feet to a point; thence North 51°07'53" West a distance of 28.09 feet to a point; thence North 54°05'26" West a distance of 110.45 feet to a point; thence North 53°21'04" West a distance of 47.02 feet to a point; thence North 54°10'21" West a distance of 110.60 feet to a

point; thence South 35°49'39" West a distance of 73.47 feet to a point; thence North 54°04'40" West a distance of 169.77 feet to a point; thence with a curve turning to the right with an arc length of 65.96 feet, with a radius of 658.90 feet, with a chord bearing of North 41°35'20" East, with a chord length of 65.93 feet to an Iron Pipe; thence South 54°04'58" East a distance of 134.61 feet to a point; thence North 35°24'48" East a distance of 25.66 feet to a point; thence South 64°45'55" East a distance of 34.39 feet to a point; thence North 35°51'59" East a distance of 25.82 feet to the Point of Beginning,

Having an area of 31,082 square feet or 0.71 acres

### Six Forks Site - Approximately 2.49 acres

### Unit 7

Beginning at a point at the Southeast Corner of Unit 7 as shown on CM.2003 PG. 196 of the Wake County Registry of Deeds; Said Point also having an Nc Gid Nad 83 Coordinate of N:759835.58E:2106369.83. Thence with a curve turning to the right with an arc length of 20.48 feet, with a radius of 37.29 feet, with a chord bearing of South 23°58'39" West, with a chord length of 20.23 feet to a point; thence South 50°38'37" West a distance of 37.13 feet to a point; thence with a curve turning to the right with an arc length of 39.46 feet, with a radius of 30.00 feet, with a chord bearing of South 88°19'45" West, with a chord length of 36.68 feet to a point; thence North 53°59'07" West a distance of 104.49 feet to a point; thence with a curve turning to the right with an arc length of 85.32 feet, with a radius of 200.00 feet, with a chord bearing of North 41°45'50" West, with a chord length of 84.67 feet to a point; thence with a reverse curve turning to the left with an arc length of 129.05 feet, with a radius of 958.40 feet, with a chord bearing of North 33°24'00" West, with a chord length of 128.95 feet to a point; thence with a reverse curve turning to the right with an arc length of 38.31 feet, with a radius of 30.00 feet, with a chord bearing of North 00°40'18" West, with a chord length of 35.76 feet to a point; thence North 35°54'51" East a distance of 53.46 feet to a point; thence with a curve turning to the right with an arc length of 46.07 feet, with a radius of 100.00 feet, with a chord bearing of North 49°06'47" East, with a chord length of 45.67 feet to a point; thence North 62°18'44" East a distance of 16.21 feet to a point; thence with a curve turning to the right with an arc length of 34.55 feet, with a radius of 40.00 feet, with a chord bearing of North 87°03'14" East, with a chord length of 33.48 feet to an Iron Pipe; thence with a curve turning to the left with an arc length of 352.42 feet, with a radius of 4628.45 feet, with a chord bearing of South 29°15'53" East, with a chord length of 352.33 feet to the Point of Beginning,

Having an area of 49,365 square feet or 1.13 acres

#### Unit 1B

Beginning at a point at the Southeast Corner of Unit 7 as shown on CM.2003 PG. 196 of the Wake County Registry of Deeds; Said Point also having an Nc Gid Nad 83 Coordinate of N:759835.58E:2106369.83. Thence with a curve turning to the left with an arc length of 206.07 feet, with a radius of 4628.45 feet, with a chord bearing of South 32°43'18" East, with a chord length of 206.05 feet; to a Concrete Monument; thence South 33°36'57" East a distance of 36.27

feet to a Concrete Monument; thence South 10°20'59" West a distance of 46.64 feet to an Iron Pipe; thence South 05°39'59" West a distance of 29.96 feet to an Iron Pipe; thence South 45°00'59" West a distance of 26.19 feet to a point; thence North 54°11'38" West a distance of 404.27 feet to a point; thence North 34°10'03" East a distance of 39.45 feet to a point; thence North 32°24'11" West a distance of 85.99 feet to a point; thence North 32°39'14" West a distance of 85.85 feet to a point; thence North 28°42'22" East a distance of 8.14 feet to a point; thence North 08°45'07" West a distance of 15.69 feet to a point; thence North 54°21'58" West a distance of 14.51 feet to a point; thence North 15°12'09" East a distance of 58.58 feet to a point; thence with a curve turning to the left with an arc length of 16.08 feet, with a radius of 30.00 feet, with a chord bearing of South 21°54'20" East, with a chord length of 15.88 feet to a point; thence with a reverse curve turning to the right with an arc length of 129.05 feet, with a radius of 958.40 feet, with a chord bearing of South 33°24'00" East, with a chord length of 128.95 feet to a point; thence with a reverse curve turning to the left with an arc length of 85.32 feet, with a radius of 200.00 feet, with a chord bearing of South 41°45'50" East, with a chord length of 84.67 feet to a point; thence South 53°59'07" East a distance of 104.49 feet to a point; thence with a curve turning to the left with an arc length of 39.46 feet, with a radius of 30.00 feet, with a chord bearing of North 88°19'45" East, with a chord length of 36.68 feet to a point; thence North 50°38'37" East a distance of 37.13 feet to a point; thence with a curve turning to the left with an arc length of 20.47 feet, with a radius of 37.29 feet, with a chord bearing of North 23°58'39" East, with a chord length of 20.22 feet to the Point of Beginning,

Having an area of 59,167 square feet or 1.36 acres

### Main District Expansion Phase 2 Site – Approximately 1.6 acres

#### New Unit 15

Beginning at a point at the Southwest Corner of New Unit 15. Said Point also having an Nc Gid Nad 83 Coordinate of N:759526.19 E:2105026.65. Thence North 27°03'19" East a distance of 271.33 feet to a point; thence South 54°05'27" East a distance of 192.00 feet to a point; thence South 35°54'33" West a distance of 183.53 feet to a point; thence South 85°47'37" West a distance of 25.61 feet to a point; thence South 35°49'34" West a distance of 68.07 feet to a point; thence North 54°05'27" West a distance of 130.75 feet to the Point of Beginning,

Having an area of 44,385 square feet or 1.02 acres.

### Unit 1C

Beginning at a point at the Southwest Corner of New Lot 15. Said Point also having an Nc Gid Nad 83 Coordinate of N:759526.19 E:2105026.65. Thence South 54°05'27" East a distance of 130.75 feet to a point; thence South 01°09'04" East a distance of 152.10 feet to a point; thence North 81°51'52" West a distance of 153.62 feet to a point; thence North 05°54'10" East a distance of 84.87 feet to a point; thence North 12°07'34" East a distance of 64.84 feet to a point; thence North 19°19'47" East a distance of 62.74 feet to the Point of Beginning,

Having an area of 25,316 square feet or 0.58 acres.

### **Lassiter District Site – Approximately 2.95 acres**

### Lassiter Unit 2

Beginning at a point at the Southeast Corner of Unit 2 as shown on CM.2007 PG. 434A1 of the Wake County Registry of Deeds; Said Point also having an Nc Gid Nad 83 Coordinate of N:760977.35 E:2105500.15. Thence South 62°23'12" West a distance of 114.77 feet to a point; thence with a curve turning to the left with an arc length of 146.97 feet, with a radius of 45.00 feet, with a chord bearing of South 62°23'12" West, with a chord length of 89.83 feet to a point; thence South 62°23'12" West a distance of 109.44 feet to a point; thence North 27°39'15" West a distance of 180.90 feet to a point; thence North 62°23'11" East a distance of 257.43 feet to a point; thence with a curve turning to the left with an arc length of 56.82 feet, with a radius of 462.33 feet, with a chord bearing of North 58°50'51" East, with a chord length of 56.78 feet to an Iron Pipe; thence South 27°38'01" East a distance of 184.41 feet to the Point of Beginning,

Having an area of 53,450 square feet or 1.23 acres

### Lassiter Portion of Unit 1

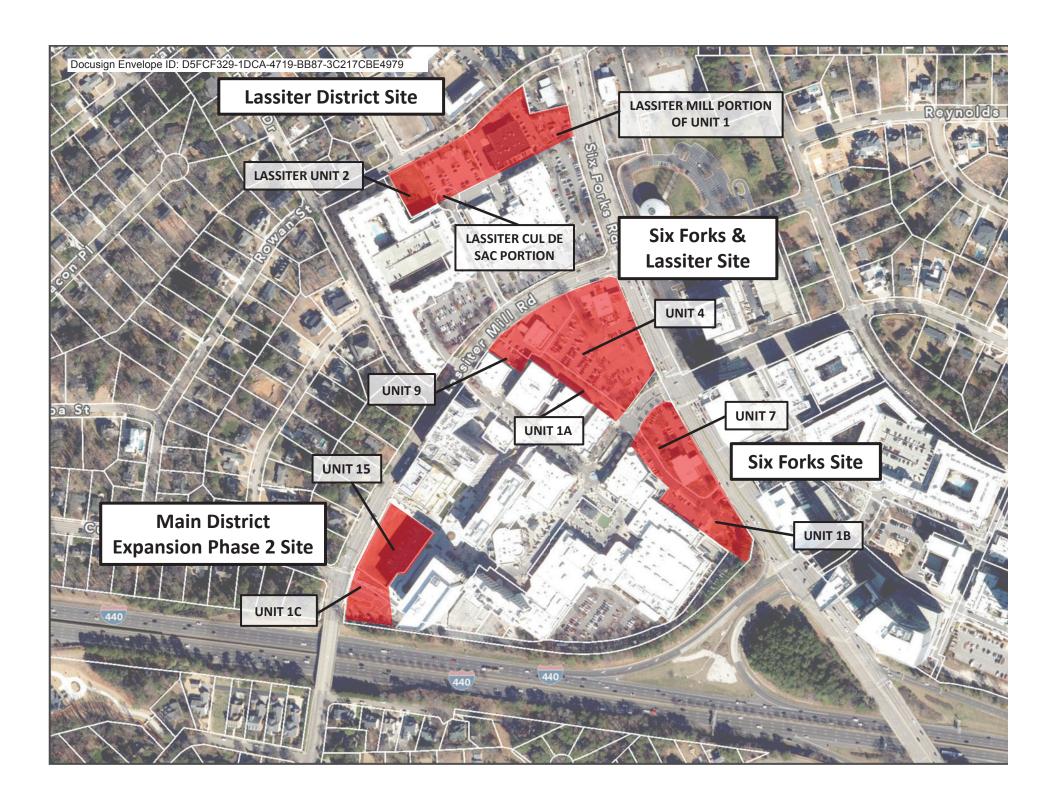
Beginning at a point at the Southeast Corner of Unit 2 as shown on CM.2007 PG. 434A1 of the Wake County Registry of Deeds; Said Point also having an Nc Gid Nad 83 Coordinate of N:760977.35 E:2105500.15. Thence North 27°38'01" West a distance of 184.41 feet to an Iron Pipe; thence with a curve turning to the left with an arc length of 48.45 feet, with a radius of 462.33 feet, with a chord bearing of North 52°19'29" East, with a chord length of 48.43 feet to an Iron Pipe; thence North 49°18'15" East a distance of 245.52 feet to an Iron Pipe; thence South 13°00'58" East a distance of 112.94 feet to an Iron Pipe; thence North 77°16'31" East a distance of 145.29 feet to an Iron Pipe; thence South 09°27'23" East a distance of 60.91 feet to an Iron Pipe; thence with a curve turning to the left with an arc length of 46.03 feet, with a radius of 1572.82 feet, with a chord bearing of South 10°17'41" East, with a chord length of 46.03 feet to a point; thence South 62°23'12" West a distance of 366.03 feet to the Point of Beginning,

Having an area of 71,448 square feet or 1.64 acres

### Lassiter Cul De Sac Portion

Beginning at a point at the Southern Corner of Unit 2 as shown on CM.2007 PG. 434A1 of the Wake County Registry of Deeds; Said Point also having an Nc Gid Nad 83 Coordinate of N:760924315 E:2105398.46. Thence North 62°23'12" East a distance of 89.83 feet to a point; thence with a curve turning to the left with an arc length of 146.97 feet, with a radius of 45.00 feet, with a chord bearing of South 62°23'12" West, with a chord length of 89.83 feet to the Point of Beginning,

Having an area of 3,432 square feet or 0.08 acres



### ATTACHMENT A – NEIGHBORHOOD MEETING NOTICE

## Community Open House

### What's Next at North Hills?

You're invited to join the North Hills team for a Community Open House and information session to learn more about potential zoning updates at North Hills Main and Lassiter Districts.



Wednesday July 30 5 pm - 7 pm

Church of The Apostles Fellowship Hall

333 Church at North Hills St Raleigh, NC 27609

Questions? Get in Touch: NHrezoning@visitnorthhills.com





July 16, 2025

Re: Potential Rezoning of North Hills Sites

Neighboring Property Owners and Tenants:

You are invited to attend a neighborhood meeting on July 30. The meeting will be held at Church of The Apostles Fellowship Hall located at 333 Church at N Hills St, Raleigh, NC 27609 and will be an Open House style event held from 5:00 - 7:00pm.

The purpose of this meeting is to discuss a potential rezoning of the following properties:

Site	Parcel ID (s)	Address  D Rowan St, 4421 Six Forks Rd			
Lassiter District Site	1706503919, 1706506961, 1706504760				
Six Forks and Lassiter Site	1706509316, 1706506492, 1705596812	4220 Lassiter Mill Rd, 4359 Six Forks Rd			
Six Forks Site	1705692906, 1705598812	4270 The Circle at North Hills S			
Main District Expansion Phase 2 Site	1705591660, 1705593784, 1705598812	0 Lassiter Mill Rd			

These sites are currently zoned CX-12-UL with SHOD-2 and CX-5-PL and are proposed to be rezoned to CX-12-CU, CX-20-CU, and CX-40-CU conditioned to a maximum height of 37 stories. Before the submittal of any rezoning application, The City of Raleigh requires a neighborhood meeting and requires notices be sent to owners and tenants within 500 feet for this meeting. In order to solicit more feedback at this early stage in the process, notice of this meeting is being mailed to owners and tenants within 1,000 feet of the rezoning area.

If you cannot attend the Open House, you may contact Michael Birch with questions and comments about this potential rezoning at NHrezoning@visitnorthhills.com or 919-800-0719. For more information about the rezoning, you may visit www.raleighnc.gov or contact Raleigh City Planner Metra Sheshbaradaran at metra.sheshbaradaran@raleighnc.gov or 919-996-2638. You may also submit written comments or questions to the City after the neighborhood meeting through the City's rezoning public input portal at www.publicinput.com/rezoning.

We look forward to seeing you at the Open House!

The North Hills Team

VisitNorthHills.com 4321 Lassiter at North Hills Ave. Raleigh, NC 27609

### ATTACHMENT C – ITEMS DISCUSSED

The neighborhood meeting was held as an open house, with information stations on different topics set up throughout the meeting room. Each information station was staffed by members of the applicant team who provided information, answered questions, and received comments and feedback from attendees. Attendees had the opportunity at each station to provide comments on sticky notes, which were collected by the team after the meeting. Additionally, attendees had the opportunity to fill-out and submit comment cards at the last station. Below is a summary of the items discussed and comments received during the neighborhood meeting open house.

- 1. Identification and description of the areas subject to proposed rezoning
- 2. Uses permitted by current and proposed zoning
- 3. Building height permitted by current zoning in each site area
- 4. Building height requested by rezoning in each site area
- 5. Building height and massing allowed by current and proposed zoning
- 6. Reflectivity of light off existing and proposed buildings and light pollution from buildings and parking structures
- 7. Impact of existing and proposed buildings on sunlight
- 8. Discussion of proposed zoning condition limiting development intensity to what is allowed under current zoning, which results in no increase of trip generation as compared to current zoning
- 9. Comparison of annual daily trips along Six Forks Road in 2003 versus 2023, which show a decrease in daily trips along Six Forks Road along North Hills site
- 10. City Council's decision to no longer pursue Six Forks Road improvement project, and impact of this decision on existing traffic and impact of new development
- 11. Potential for bus rapid transit and other city transit improvements
- 12. Potential changes to fire station by city
- 13. Potential street improvements associated with new development
- 14. Existing and proposed access points to each site area
- 15. Existing traffic along Six Forks Road, Lassiter Mill Road and in the North Hills neighborhood
- 16. Concerns of additional traffic associated with new development
- 17. Vehicular access to/from development off Rowan Street
- 18. Parking issues associated with existing retail and residential development within the North Hills neighborhood
- 19. How parking for new development would be accommodated on site
- 20. Issues of construction vehicle parking and traffic experienced as part of North Hills Expansion Phase 1 project
- 21. Impact of redevelopment of Lassiter Site on existing businesses and uses
- 22. Impact on existing utility infrastructure serving new development
- 23. Existing bike and pedestrian infrastructure in surrounding area, and potential changes as part of redevelopment
- 24. Impact of bike lanes on traffic along Lassiter Mill Road
- 25. Affordable housing
- 26. How stormwater associated with new development is handled
- 27. Open space and amenity area associated with new development

### ATTACHMENT D – MEETING ATTENDEES

- 1. Tim Drewek
- 2. April Pennisi
- 3. Robin Seavy
- 4. Charlton Larkins
- 5. Tom Klein
- 6. Kim McKenzie
- 7. Chris McKenzie
- 8. Chuck Buis
- 9. Marion Buis
- 10. Susan Anderson
- 11. Greg Poole
- 12. Matt Shiflett
- 13. Whitney Hill
- 14. Anay Adcroft
- 15. Will Hook
- 16. Mi Tyndall
- 17. Nancy England
- 18. Norm Rosenberg
- 19. Janice Rosenberg
- 20. John Pellegrino
- 21. Ken Well
- 22. Marion Lynch
- 23. Patrick Martin
- 24. George Hodge
- 25. Afsaneh Ketabi
- 26. Thad O'Briant
- 27. Paula O'Briant
- 28. Conner Williams
- 29. Kathleen Cody
- 30. Cheri Sindram
- 31. Shane Revelle
- 32. Deborah Bunn
- 33. Haylee Kennedy
- 34. Eric Stevens
- 35. Tina Stevens
- 36. Lubin Prevatt
- 37. Larry Helfant
- 38. Jessie Bunn
- 39. Mary Ivey Stewart
- 40. Christy Rosado
- 41. Angie Sellers
- 42. Anne Gerald

- 43. Robert Carts
- 44. Christina Jones
- 45. James Bledsoe
- 46. Mary Biathrow
- 47. Bret Burgess
- 48. John White
- 49. Suzanne Merril
- 50. Jennifer Iglio
- 51. Moji Bazzaz
- 52. Ryan Hausfeld
- 53. Jordan Chester
- 54. Bynum Walter
- 55. Hannah Davis
- 56. Jared Cozart
- 57. Neil Kina
- 58. Jill Sessoms
- 59. Thomas Williamson
- 60. Elaina Athans
- 61. Betsy Creech
- 62. Jeanne Thelen
- 63. Alex Lafond
- 64. Lisa Lawrence
- 65. Bunny Safron
- 66. Lindsey Daniels
- 67. Carl Ebhardt
- 68. Chris Mirabelli
- 69. Kenneth Haywood
- 70. P.D.
- 71. Dave Van Emden
- 72. Dawn Dalton
- 73. Chip Winstead
- 74. David Parker
- 75. Tyler Christenson
- 76. Davis
- 77. Anna Ram
- 78. John Wardlaw
- 79. Joe Waters
- 80. Willie Daniely
- 81. Todd Davenport
- 82. Steve Rao
- 83. Anne Sherron
- 84. Tim Canncy

- 85. Dwight Otwell
- 86. Dana McFall
- 87. Alan Wiggs
- 88. Randy P
- 89. Mack Brown
- 90. Marie Lach
- 91. Nancy Lach
- 92. Kim Dittmann
- 93. Donna Rosefield
- 94. Bret Rosefield
- 95. Sherrie Lefere
- 96. Stanley Kimer
- 97. Sidney Strauss
- 98. Bob Brainard
- 99. Lauren Kruchten
- 100. Gina Stephens
- 101. Kavolius
- 102. Pam Van Emden
- 103. Rebecca Spanbauer
- 104. Alfred Talton Jr
- 105. Layla Cummings
- 106. Jack Smoot
- 107. Lisa Poole
- 108. Bill Boyl
- 109. M Parker
- 110. D Tiska
- 111. Tommy Drake
- 112. K Solari
- 113. S Lowder
- 114. C Harden