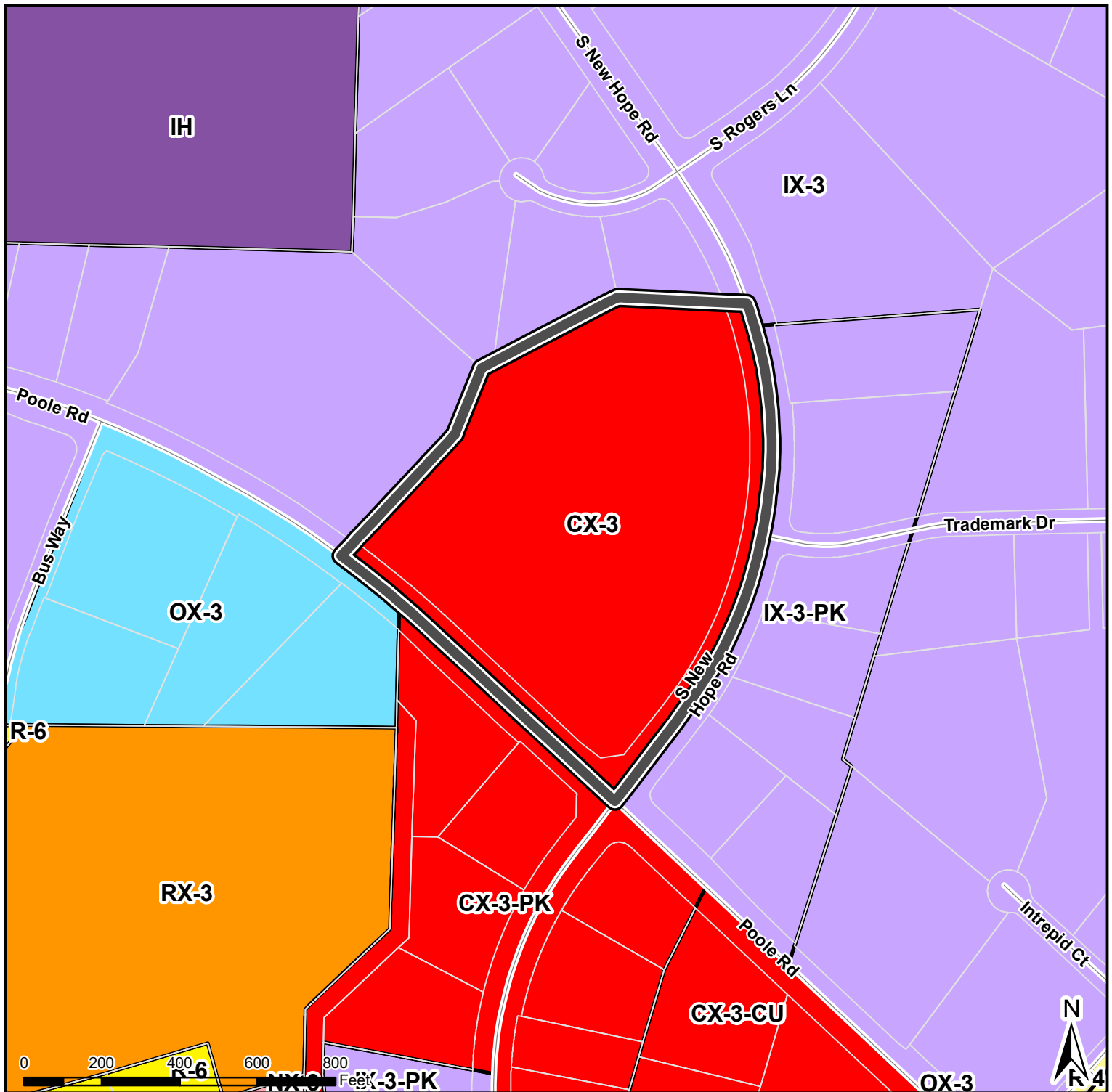
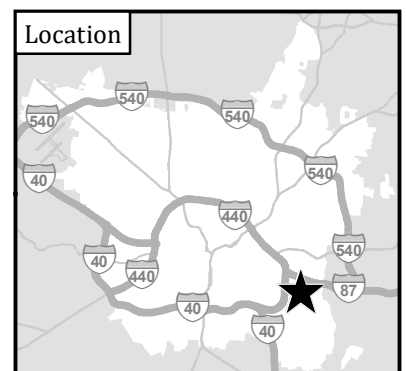


Existing Zoning

Z-36-2019



Property	4401 Poole Rd
Size	17.28 acres
Existing Zoning	CX-3
Requested Zoning	CX-4-PL





Raleigh

MEMO

TO: Ruffin Hall, City Manager
THRU: Ken Bowers, AICP, Director
FROM: Matthew Klem, CZO, Planner II
DEPARTMENT: City Planning
DATE: February 5, 2020
SUBJECT: Rezoning Z-36-19 Poole Road

On February 4, 2020, City Council authorized the public hearing for the following item:

Z-36-19 Poole Road, being Wake County PINs 1733047524. Approximately 17.28 acres are requested by Longleaf Law Partners to be rezoned.

Current Zoning: CX-3
Proposed Zoning: CX-4-PL

This request is *inconsistent* with the Future Land Use Map.
This request is *consistent* with the 2030 Comprehensive Plan overall.

The East CAC recommends denial 3(Y) - 15(N)

The Planning Commission did not pass a motion for recommendation with a simple majority. The case is therefore being reported to City Council without a recommendation. The two failed motions for approval and denial are included in the Certified Recommendation attached.

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

Municipal Building
222 West Hargett Street
Raleigh, North Carolina 27601

One Exchange Plaza
1 Exchange Plaza, Suite 1020
Raleigh, North Carolina 27601

City of Raleigh
Post Office Box 590 • Raleigh
North Carolina 27602-0590
(Mailing Address)



RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 11978

CASE INFORMATION: Z-36-19 POOLE ROAD

Location	The northwest quadrant of the Poole Road and New Hope Road intersection. Address: 4401 Poole Road PINs: 1733047524 iMaps , Google Maps , Directions from City Hall
Current Zoning	CX-3
Requested Zoning	CX-4-PL
Area of Request	17.28 acres
Corporate Limits	The subject site is within and surrounded on all sides by the corporate limits of the city.
Property Owner	Wal-Mart Real Estate Business Trust
Applicant	Worth Mills, Longleaf Law Partners
Citizens Advisory Council (CAC)	East
PC Recommendation Deadline	February 11, 2020

SUMMARY OF PROPOSED CONDITIONS

1. None offered.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Neighborhood Mixed Use and Public Parks & Open Space
Urban Form	None
Consistent Policies	Policy LU 7.1 Encouraging Nodal Development Policy LU 7.4 Scale and Design of New Commercial Uses Policy LU 7.6 Pedestrian-friendly Development Policy H 1.8 Zoning for Housing
Inconsistent Policies	Policy LU 1.2 Future Land Use Map and Zoning Consistency

FUTURE LAND USE MAP CONSISTENCY

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

COMPREHENSIVE PLAN CONSISTENCY

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

PUBLIC MEETINGS

Neighborhood Meeting	CAC	Planning Commission	City Council
June 12, 2019 Two attendees	November 14, 2019 December 12, 2019	November 26, 2019 January 14, 2020 January 28, 2020	

PLANNING COMMISSION RECOMMENDATION

Planning Commission did not pass a motion for recommendation with a simple majority. The case will therefore be reported to City Council without a recommendation. The two failed motions for approval and denial are presented below.

Motion to Approve

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

Reasonableness and Public Interest	The request is consistent with the 2030 Comprehensive Plan and adds needed housing stock to the city.
Amendments to the Comprehensive Plan	Amend the Future Land Use Map from Neighborhood Mixed Use to Community Mixed Use.
Recommendation	Approval
Motion and Vote	Motion: Hicks; Second: Lampman; In favor: Hicks, Jeffreys, Lampman, Miller.

Motion to Deny

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

Reasonableness and Public Interest	The request is inconsistent with the Future Land Use Map designation of Neighborhood Mixed Use.
Amendments to the Comprehensive Plan	N/A
Recommendation	Denial
Motion and Vote	Motion: Geary; Second: Mann; In favor: Geary, Mann, McIntosh, Winters.

ATTACHMENTS

1. Staff report
2. Rezoning Application
3. Original conditions
4. Comprehensive Plan Amendment Analysis

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 Chair

Date

Staff Coordinator:

Matthew Klem: (919) 996-4637; Matthew.Klem@raleighnc.gov



ZONING STAFF REPORT

Z-36-19 POOLE ROAD

General Use District

OVERVIEW

The request is to rezone 17.28 acres from Commercial Mixed Use – 3 stories (CX-3) to Commercial Mixed Use – 4 stories – Parking Limited (CX-4-PL). The subject site is located in southeast Raleigh at the northwest quadrant of the Poole Road and New Hope Road intersection roughly 0.75 miles east of the beltline (I-87).

The subject site is currently vacant and partially wooded. The site contains a USGS stream corridor binding its northwestern property line. The site is adjacent to a single-story self-service storage facility and light industrial flex-space to its west and north respectively. East, across New Hope Road, is a roughly 50-acre multi-tenant industrial warehouse complex. South, across Poole Road is a vehicle fuel sales establishment, an auto repair shop, and vacant city-owned property that will soon be developed with a park-and-ride transit stop. More generally, the subject site exists at the edge of a larger area where uses transition from predominantly industrial, focused at the I-87/I440 interchange, to increasingly commercial and then residential areas further from the interchange to the southeast.

Adjacent zoning north of Poole Road consists of Industrial Mixed use – 3 stories (IX-3), with Commercial Mixed Use – 3 stories (CX-3) and Office Mixed Use – 3 stories (OX-3) south of Poole Road.

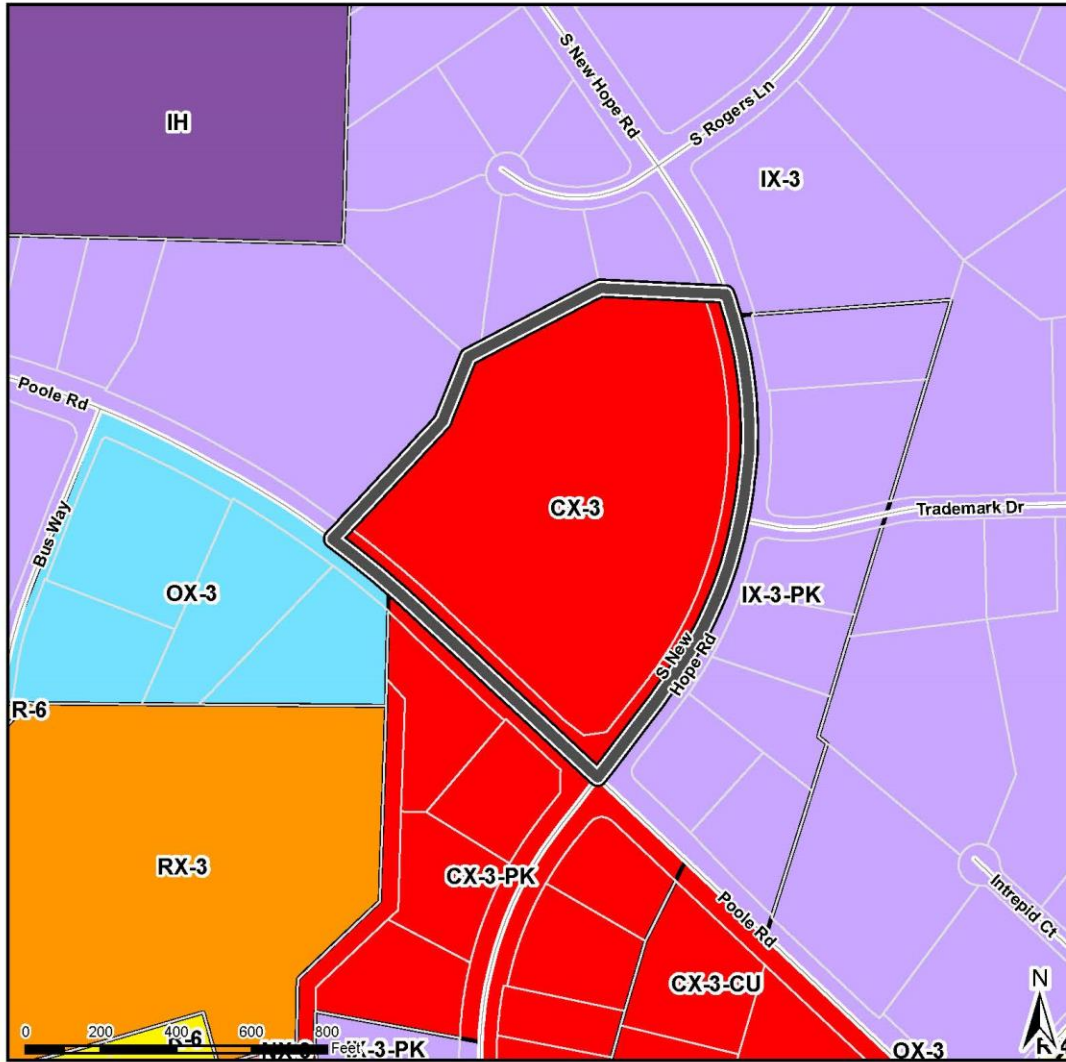
The site is designated as Neighborhood Mixed Use on the Future Land Use Map and includes a designated strip of Public Parks and Open Space that is mapped along the USGS stream corridor that traverses the northern property boundary. All adjacent properties to the north, east, and west are designated as Business and Commercial Services. To the south, properties are designated as Neighborhood Mixed Use and Business and Commercial Services. Together, these FLUM designations envision the subject site as a center for neighborhood mixed-use development to provide additional residential uses and commercial uses to serve area.

OUTSTANDING ISSUES

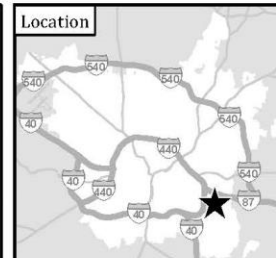
Outstanding Issues	1. None	Suggested Mitigation	1. None
--------------------	---------	----------------------	---------

Existing Zoning

Z-36-2019



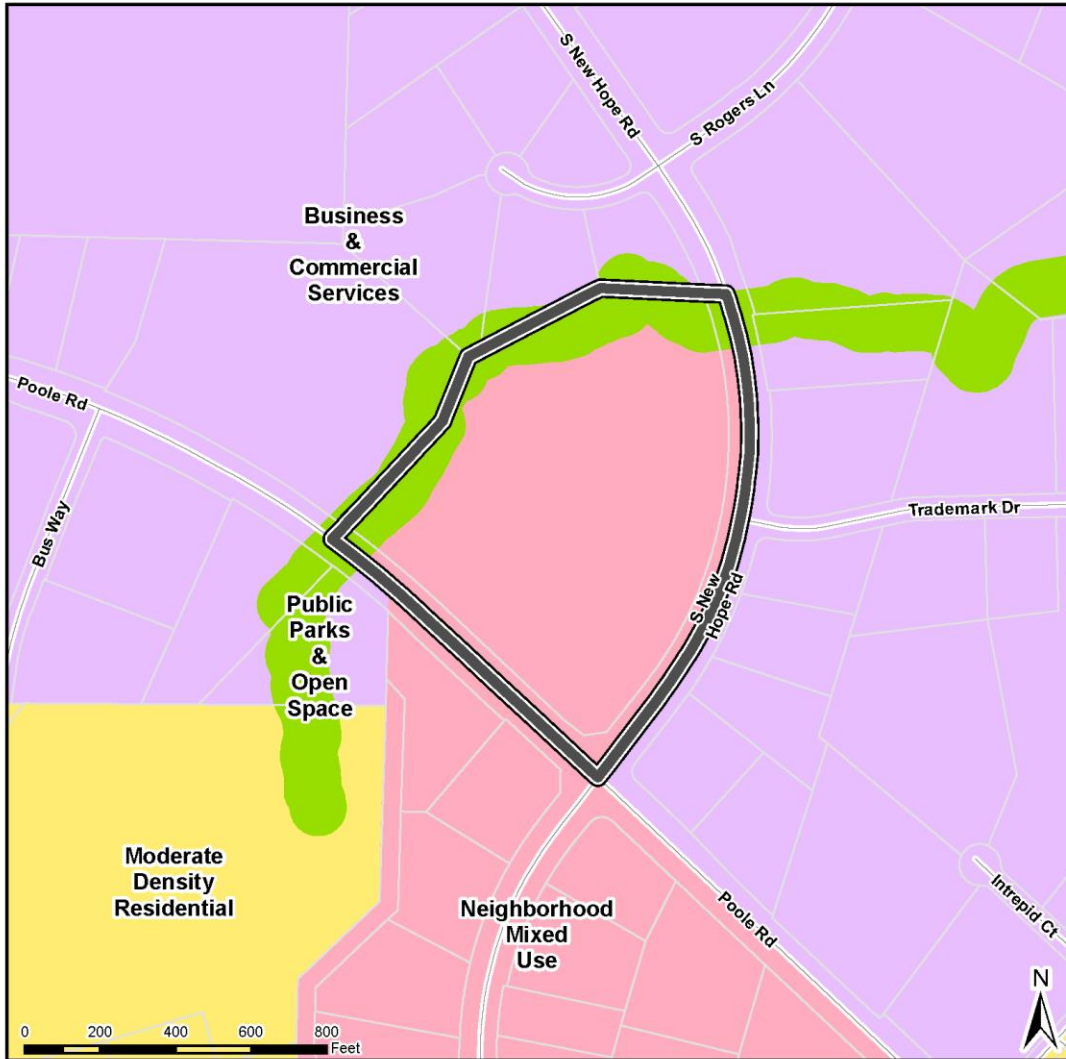
Property	4401 Poole Rd
Size	17.28 acres
Existing Zoning	CX-3
Requested Zoning	CX-4-PL



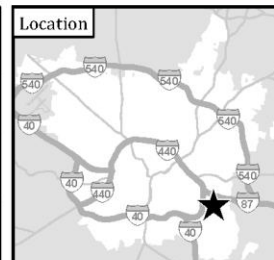
Map by Raleigh Department of City Planning (reckhowh): 10/1/2019

Future Land Use

Z-36-2019



Property	4401 Poole Rd
Size	17.28 acres
Existing Zoning	CX-3
Requested Zoning	CX-4-PL



Map by Raleigh Department of City Planning (reckhowh): 10/1/2019

COMPREHENSIVE PLAN

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

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

Yes. The request is consistent with the vision theme of Expanding Housing Choices as the request will increase the residential unit entitlement of the subject site.

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

No. The subject site is designated as Neighborhood Mixed Use on the Future Land Use Map (FLUM) which recommends Neighborhood Mixed Use (NX) zoning. The request is for Commercial Mixed Use (CX) zoning, which permits more intense land uses than is recommended by the FLUM.

- 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?

Yes. The proposed zoning district can be established without adversely altering the recommended land use and character of the area considering the base zoning district in the request is not changing, only the requested building height. The same uses can be established on the site under the existing zoning, the key change in the request is the height which predominantly impacts the amount of residential and office space entitlement. Additionally, the change in height is not detrimental to the existing development character of the area.

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

Yes. Community facilities and streets appear to be sufficient to serve the requested district.

Future Land Use

Future Land Use designation: Neighborhood Mixed Use

The rezoning request is

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

☒ **Inconsistent**

No. The subject site is designated as Neighborhood Mixed Use on the Future Land Use Map (FLUM) which recommends Neighborhood Mixed Use (NX) zoning. The request is for Commercial Mixed Use (CX) zoning, which permits more intense land uses than is recommended by the FLUM. The request could be made more consistent with the FLUM guidance by amending the petition to change the base zoning district to NX or by offering zoning conditions that prohibit high intensity uses that would otherwise be prohibited in NX.

Urban Form

Urban Form designation: None

The rezoning request is

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

☐ **Inconsistent**

☒ **Other**

Overview: The request includes the Parking Limited (PL) frontage type which is typically recommended by various designations on the Urban Form Map. In this situation, there is no Urban Form Map guidance to recommend this frontage, though the applicants have included it in their request.

Impact: The Parking Limited (PL) frontage restricts the placement and extent of parking lots between public streets and new buildings and requires that buildings be no farther than 100' from public streets. Together, these requirements allow for some parking adjacent to public streets while encouraging pedestrian activity.

Compatibility: The Parking Limited (PL) frontage designation is compatible with the area because it is intended to blend urban and suburban development patterns by allowing limited parking fields adjacent to public streets and encouraging pedestrian connectivity in an otherwise auto-oriented area.

Compatibility

The proposed rezoning is

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

☐ **Incompatible.**

The rezoning request is compatible with the surrounding area which is characterized by a transitional land use pattern ranging from industrial to commercial to residential. The requested zoning district reinforces this transect.

Public Benefits of the Proposed Rezoning

- Additional housing and office uses near a future park and ride transit station.

Detriments of the Proposed Rezoning

- None identified

Policy Guidance

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

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 request increases the potential for nodal development at the intersection of Poole Road and New Hope Road by increasing the land use intensity and building height of the existing zoning.

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 request for 4-story zoning is appropriate and compatible with the adjacent 3-story zoning.

Policy LU 7.6 Pedestrian-friendly Development

New and redeveloped commercial and mixed-use developments should be pedestrian-friendly.

- The requested zoning district includes a Parking Limited (PL) frontage designation. This designation restricts parking fields between public streets and new buildings and requires buildings to be no further than 100 feet from the street. Together, these requirements blend suburban and urban development forms and encourage pedestrian connectivity. The resulting development will be more pedestrian-friendly than would otherwise be required under existing zoning.

Policy H 1.8 Zoning for Housing

Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well-supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing. In areas characterized by detached houses, accommodations should be made for additional housing types while maintaining a form and scale similar to existing housing.

- The requested zoning district is anticipated to yield an additional 58 residential units than is currently buildable on the site which represents a 12% increase.

The rezoning request is **inconsistent** 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 request is inconsistent with the Future Land Use Map (FLUM) designation of Neighborhood Mixed Use because the requested Commercial Mixed Use (CX) zoning district permits more intense land uses than what is recommended by the FLUM. The request could be made more consistent with the FLUM by restricting high intensity commercial uses or converting the base zoning district to Neighborhood Mixed Use (NX).

HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	29	The transit and walk scores for the subject site are essentially in line with the citywide average.
Walk Score	30	31	

Source: Walk Score is a publicly available service that measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. The higher the Transit Score or Walk Score, the greater the percentage of trips that will be made on transit or by walking, and the smaller the carbon footprint. The scores also correlate with shorter vehicle trips, which also produce less carbon. The city has a wide range of scores. Raleigh Municipal Building, for instance, has a Walk Score of 92, meaning the area is highly pedestrian-friendly and that many destinations are within a short walk. Some areas in the city have scores in single digits, indicating that few if any destinations are within walking distance, so nearly all trips are made by car.

Summary: Planned improvements to adjacent city-owned property to develop a park-and-ride transit facility should improve the transit score.

Carbon/Energy Footprint: Housing

Housing Type	Average Annual Energy Use (million BTU)	Permitted in this project?
Detached House	82.7	Yes
Townhouse	56.5	Yes
Small Apartment (2-4 units)	42.1	Yes
Larger Apartment	34.0	Yes

Source: U.S. Energy Information Administration, 2015 survey. Statistics for residential structures in the South.

Summary: Larger apartment buildings, the most energy efficient residential development type, are permitted on the subject site currently. The requested zoning district will increase the amount of residential units on the subject site by increasing the permitted height by one story.

Housing Supply and Affordability

Does it add/subtract from the housing supply?	Adds	The requested zoning will increase the residential yield by an estimated 58 units.
Does it include any subsidized units?	No	No subsidized housing units are proposed.
Does it permit a variety of housing types?	Yes	Detached homes, townhomes, apartments, and mixed-use developments are permitted.
If not a mixed-use district, does it permit smaller lots than the average?*	N/A	The request is for a mixed-use zoning district.
Is it within walking distance of transit?	Yes	The site is within walking distance of two transit routes that provide 30- to 60- minute service: GoRaleigh Route 18 Poole Road and GoRaleigh Route 55X Poole Road.

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

Summary: The request will increase the amount of residential units in an area that is in walking distance to multiple transit routes. While no subsidized units are proposed, apartment units are typically cheaper to rent than detached homes are to purchase. Access to transit can also reduce the cost of living by providing opportunities to make trips that do not require automobile ownership.

IMPACT ANALYSIS

Parks and Recreation

This site contains the Crabtree Creek Tributary F greenway corridor. Any residential development on this property would require a 75' Greenway dedication (8.6.1(A)), and non-residential development on this property would require a 75' Greenway reservation (UDO 8.1.6(A)).

This greenway corridor would provide connectivity between Poole Rd. and the Crabtree Creek Greenway Trail.

Nearest existing park access is provided by Walnut Creek Athletic Complex Park (1.4 miles) and Anderson Point Park (1.8 miles).

Nearest existing greenway trail access is provided by Birch Ridge Connector Greenway Trail (1 mile).

Current park access level of service (LOS) grade in this area is a B.

Impact Identified: None.

Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning) (gpd)	Maximum Demand (proposed zoning) (gpd)
Water	0	304,375	340,625
Waste Water	0	304,375	340,625

Impact Identified:

1. The proposed rezoning would add approximately 36,250 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area.
2. At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy
3. Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the developer.

Stormwater

Floodplain	No FEMA but Yes for Alluvial soils (type Wo)
Drainage Basin	Crabtree
Stormwater Management	Subject to stormwater regulations under Article 9 of UDO.
Overlay District	none

Impact Identified: None.

Transit

This site is near the GoRaleigh bus operations center at 4104 Poole Road, where a park and ride lot is planned. There is currently transit service, including peak hour express service to Downtown Raleigh. This site is also along a greenway corridor that connects to the Capital Area Greenway System at Anderson Point Park, approximately 0.9 miles to the east. This corridor follows the northwestern boundary of the subject site. The Unified Development Ordinance requires dedication of greenway easements for residential developments.

The Z-36-19 site may have a role in improving connectivity between the greenway system and public transit, which would be consistent with several policies in the Transportation Element of the Comprehensive Plan.

Impact Identified: Potential connectivity improvements between greenway and transit service.

Transportation

Streets

Poole Road is designated as a 6-lane divided avenue in the Street Plan (Map T-1 of the Comprehensive Plan). South New Hope Road is designated as a 4-lane divided avenue in the Street Plan. Both are maintained by NCDOT.

In accordance with UDO section 8.3.2, the maximum block perimeter for an CX-4 zoning district is 3,000 feet. The existing block perimeter is approximately 12,000 feet.

Pedestrian Facilities

Sidewalks are currently complete along both Poole Road and South New Hope Road in the vicinity of the site.

Bicycle Facilities

There are no existing on-street bicycle facilities surrounding the Z-36-19 site. Both Poole Road and South New Hope Road are designated for bicycle lanes in map T-3 of the Comprehensive Plan. The Crabtree Creek Greenway Trail and the Neuse River Trail are approximately one mile from the site, at Anderson Point Park. The Walnut Creek Greenway Trail is accessible approximately one mile south of the site at South New Hope Road.

TIA Determination

Approval of case Z-36-19 may increase trip generation by 14 vehicles in the AM peak hour and 16 vehicles in the PM peak hour. Trips generated may increase by 209 vehicles per day. These increases are below thresholds in the Raleigh Street Design Manual for requiring a Traffic Impact Analysis (TIA).

Z-36-2019 Existing Land Use	Daily	AM	PM
Vacant	0	0	0
Z-36-2019 Current Zoning Entitlements	Daily	AM	PM
Commercial Mixed Use	5,966	464	652
Z-36-2019 Proposed Zoning Maximums	Daily	AM	PM
Commercial Mixed Use	6,174	478	668
Z-36-2019 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	209	14	16

Impact Identified: Potential synergy between greenway and transit planning.

Urban Forestry

The addition of a PL frontage will eliminate the primary tree conservation area required along Poole Rd and S New Hope Rd.

Impact Identified: Primary tree conservation would need to be located elsewhere on the property.

Impacts Summary

No major impacts as a result of this rezoning request are anticipated.

Mitigation of Impacts

No mitigation is necessary.

CONCLUSION

The rezoning request is inconsistent with the Future Land Use Map as is the existing zoning district. The request is consistent with the 2030 Comprehensive Plan overall considering the change in entitlement is relatively minor compared to what is allowed under existing zoning: a 12% increase to residential entitlement and a 9% increase to office entitlement. While these changes are not relatively large increases, they do provide community benefit by increasing land use intensity in an area with planned transit improvements.

CASE TIMELINE

Date	Action	Notes
6.12.19	Neighborhood Meeting	2 attendees
11.14.19	Southeast CAC	
11.26.19	Planning Commission	Deferral
12.12.19	Southeast CAC Vote	3(Y) –15 (N)
1.14.20	Planning Commission	Deferral
1.28.20	Planning Commission	

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	CX-3	IX-3	CX-3-PK and OX-3	IX-3-PK	IX-3
Additional Overlay	-	-	-	-	-
Future Land Use	Neighborhood Mixed Use	Business and Commercial Services	Neighborhood Mixed Use	Business and Commercial Services	Business and Commercial Services
Current Land Use	Vacant	Light Industrial	Vehicle Fuel Sales and Vehicle Repair	Light Industrial	Light Industrial
Urban Form					

CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	CX-3	CX-4-PL
Total Acreage	17.28	17.28
Setbacks:		
Front	5'	5'
Side	0' to 6'	0' to 6'
Rear	0' to 6'	0' to 6'
Residential Density:	28.18	31.54
Max. # of Residential Units	487	545
Max. Gross Building SF	702,240	259,131
Max. Gross Office SF	465,663	509,387
Max. Gross Retail SF	244,481	244,481
Max. Gross Industrial SF	444,710	444,710
Potential F.A.R	0.76	0.85

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



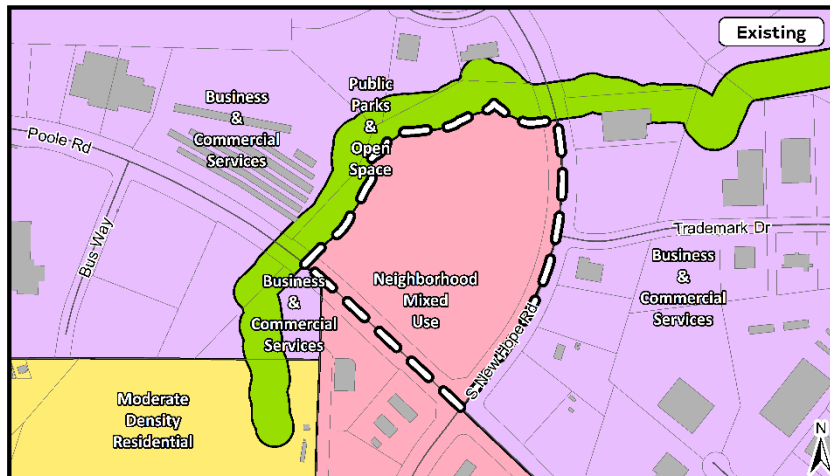
COMPREHENSIVE PLAN AMENDMENT Z-36-19 POOLE ROAD

OVERVIEW

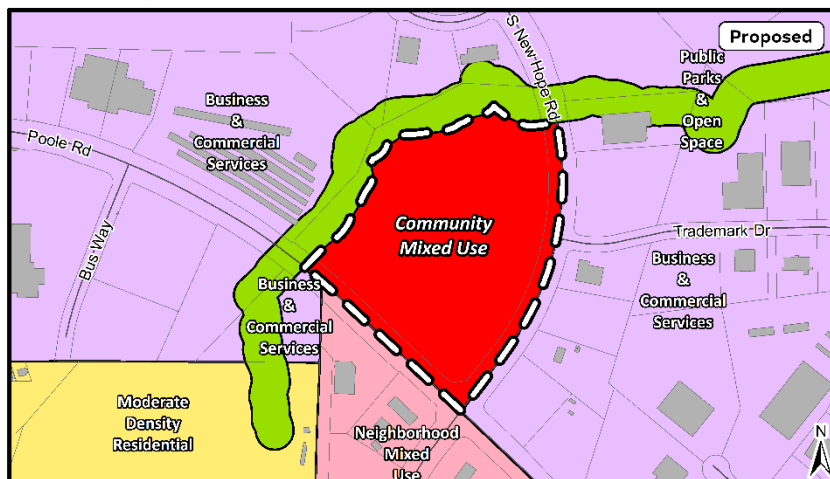
The approval of this rezoning request will result in an amendment to the Future Land Use Map, changing it from Neighborhood Mixed Use to Community Mixed Use. This change is triggered because the proposed zoning district permits uses that are more intense than what is envisioned in the FLUM.

AMENDED MAPS

Existing Designation: Neighborhood Mixed Use



Proposed Designation: Community Mixed Use



Rezoning Application



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

REZONING REQUEST

OFFICE USE ONLY

Transaction #

Rezoning Case #

☒ General Use ☐ Conditional Use ☐ Master Plan

Existing Zoning Base District **CX** Height **3** Frontage Overlay(s) _____

Proposed Zoning Base District **CX** Height **4** Frontage **PL** Overlay(s) _____

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:

Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:

598734

GENERAL INFORMATION

Date **9/19/19**

Date Amended (1)

Date Amended (2)

Property Address **4401 Poole Rod**

Property PIN **1733-04-7524**

Deed Reference (book/page) **17143 / 502**

Nearest Intersection **Poole Road and S New Hope Road**

Property Size (acres) **17.28**

For Planned
Development
Applications Only:

Total Units

Total Square Footage

Total Parcels

Total Buildings

Property Owner/Address

Wal-Mart Real Estate Business Trust
Wal-Mart Property Tax Department
PO Box 8050
Bentonville, AR 72716

Phone

Fax

Email

Project Contact Person/Address

Worth Mills, Longleaf Law Partners
2235 Gateway Access Point, Suite 201
Raleigh, NC 27607

Phone **919.645.4313**

Fax

Email **wmills@longleaflp.com**

Owner/Registered Agent Signature

Email **wmills@longleaflp.com**

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

CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number		OFFICE USE ONLY Transaction # Rezoning Case #
Date Submitted		
Existing Zoning	Proposed Zoning	
Narrative of Zoning Conditions Offered		
1.		
2.		
3.		
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/Registered Agent Signature _____ Print Name _____

REZONING APPLICATION ADDENDUM #1	
<p align="center">Comprehensive Plan Analysis</p>	<p align="center">OFFICE USE ONLY</p> <p align="center">Transaction #</p> <p align="center">Rezoning Case #</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">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 Future Land Use Map designates the property as Neighborhood Mixed Use (with a small portion of Public Parks & Open Space running along the outer property line), which recommends a mix of Medium Density Residential and pedestrian-oriented Commercial uses. The proposed rezoning to CX-4-PL-CU encourages the same types of use and is consistent with the FLUM.</p>	
<p>The proposed rezoning is consistent with the following Comprehensive Plan policies: LU 2.2 "Compact Development"; LU 4.7 "Capitalizing on Transit Access"; LU 5.1 "Reinforcing the Urban Pattern"; LU 7.6 "Pedestrian-Friendly Development"; LU 8.1 "Housing Variety"; LU 8.9 "Open Space in New Development"; LU 8.12 "Infill Compatibility".</p>	
<p>3.</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 would add to the housing supply within Raleigh's Economic Development Target Area.</p>	
<p>The proposed rezoning would provide additional area within an area served by two Raleigh bus routes (Routes 18 and 55X).</p>	
<p>The proposed rezoning retain the mixed-use character of those properties located along Poole Road.</p>	
<p>4.</p>	

REZONING APPLICATION ADDENDUM #2	
Impact on Historic Resources The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	OFFICE USE ONLY Transaction # Rezoning Case #
INVENTORY OF HISTORIC RESOURCES	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
There are no known historic resources located on the property.	
PROPOSED MITIGATION	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
Not applicable.	

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 N/A

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>
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>
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>
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>
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>
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>
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>
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>
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>
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>
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>

13.	<i>New public spaces should provide seating opportunities.</i> Response:
14.	<i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i> Response:
15.	<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> Response:
16.	<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> Response:
17.	<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> Response:
18.	<i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i> Response:
19.	<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> Response:

20.	<p><i>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</i></p> <p>Response:</p>
21.	<p><i>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</i></p> <p>Response:</p>
22.	<p><i>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</i></p> <p>Response:</p>
23.	<p><i>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</i></p> <p>Response:</p>
24.	<p><i>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</i></p> <p>Response:</p>
25.	<p><i>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</i></p> <p>Response:</p>
26.	<p><i>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</i></p> <p>Response:</p>

REZONING APPLICATION SUBMITTAL REQUIREMENTS ("Rezoning Checklist")

TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – General Use or Conditional Use Rezoning	YES	N/A	YES	NO	N/A
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
2. Rezoning application review fee (see Fee Schedule for rate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
3. Completed application; Include electronic version via cd or flash drive	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties within 500 feet of area to be rezoned (all applications)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Neighborhood Meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Trip Generation Study	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. Traffic Impact Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
9. Completed and signed zoning conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
10. Completed Comprehensive Plan Consistency Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
11. Completed Response to the Urban Design Guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
12. For applications filed by a third party, proof of actual notice to the property owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
13. Master Plan (for properties requesting Planned Development or Campus District)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
14. Copy of ballot and mailing list (for properties requesting Accessory Dwelling Unit Overlay)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

REZONING OF PROPERTY CONSISTING OF +/- 17.28 ACRES
LOCATED IN THE NORTHWEST QUADRANT OF THE POOLE ROAD AND SOUTH
NEW HOPE ROAD INTERSECTION, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
JUNE 12, 2019

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, June 12, at 6:30 p.m. The property considered for this potential rezoning totals approximately 17.28 acres, and is located in the northwest quadrant of the Poole Road and S New Hope Road intersection, in the City of Raleigh, having Wake County Parcel Identification Number 1733-04-7524. This meeting was held at the Worthdale Community Center, located at 1001 Cooper Road, Raleigh, NC 27610. All owners of property within 500 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
Email: mbirch@longleaflp.com
Direct: (919) 645-4317



May 29, 2019

RE: Neighborhood Meeting for Potential Rezoning of 4401 Poole Road

You are invited to a neighborhood meeting that will be held on Wednesday, June 12, 2019 at 6:30 PM in the small meeting room at Worthdale Community Center located at 1001 Cooper Road, Raleigh, NC 27610. The purpose of this meeting is to discuss the rezoning of property located in the northwest quadrant of the Poole Road and S New Hope Road intersection. A map outlining the property is located on the back of this notice for reference. The rezoning seeks a change from CX-3 to CX-4-PL-CU. The purpose of the rezoning is to permit an additional story for the development of apartments. At this meeting the applicant will describe the nature of the rezoning request and receive questions and comments from the public.

You are receiving this notice because the City of Raleigh requires a neighborhood meeting involving the owners of property within 500 feet of the property. Anyone interested in learning more about this rezoning is encouraged to attend.

If you have any questions, please contact Michael Birch at (919) 645-4317 or mbirch@longleaflp.com. Also, for more information about rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at 919.996.2622 or rezoning@raleighnc.gov.

Sincerely,

Michael Birch



EXHIBIT B – NOTICE LIST

1733030246
PUBLIC SERVICE COMPANY OF N C INC
PO BOX 1398
GASTONIA NC 28053-1398

1733136941
HS TAMPA FL LLC
HD SUPPLY- GSC PROPERTY TAX
3100 CUMBERLAND BLVD SE STE 1700
ATLANTA GA 30339-5939

1733144615
CANAAN OF NC LLC
2508 NATIONAL AVE
RALEIGH NC 27610-6453

1733153219
QUALITY TEXTILE SERVICES INC
313 S ROGERS LN
RALEIGH NC 27610-2926

1733038500
X D M LTD
701 WASHINGTON ST
DURHAM NC 27701-2147

1723936543
GLIDIAN ENTERPRISES INC
6800 WOODHAVEN CT
RALEIGH NC 27615-6919

1733150768
LONGLEY SUPPLY COMPANY
PO BOX 3809
WILMINGTON NC 28406-0809

1733058187
K & M COMMERCIAL RENTAL LLC
401 S ROGERS LN
RALEIGH NC 27610-2146

1733144931
LANZERAC PROPERTIES LLC
6016 OVER HADDEN CT
RALEIGH NC 27614-8854

1733146350
BOBBITT GROUP INC THE
600 GERMANTOWN RD
RALEIGH NC 27607-5144

1733148725
MHP INVESTMENTS LLC
4601 TRADEMARK DR
RALEIGH NC 27610-3059

1733035732
SAMPSON BLADEN OIL CO INC
PO BOX 469
CLINTON NC 28329-0469

1733056144
AME PROPERTIES LLC
6324 KANAWA LN
RALEIGH NC 27614-7358

1723948238
RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

1723949089
RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

1723949962
PS NC II LP LTD PTNRP
701 WESTERN AVE
GLENDALE CA 91201-2349

1733053156
PS NC II LP LTD PTNRP
701 WESTERN AVE
GLENDALE CA 91201-2349

1733130841
B&M PROPERTIES OF NC LLC
411 WESLEY RD
GREENVILLE NC 27858-6407

1723962582
AJINOMOTO USA INC
4020 AJINOMOTO DR
RALEIGH NC 27610-2911

1733143341
HUERTA PROPERTY MANAGEMENT LLC
3968 WENDELL RD
WENDELL NC 27591-7346

1733132613
ARDON-MORALES, JORGE ENRRIQUE
LOBOS-REYES, ALMA VE...
5804 ARBAUGH CT
RALEIGH NC 27610-4251

1723945471
RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

1733057434
KJ NATURAL STONE LLC
532 S NEW HOPE RD
RALEIGH NC 27610-1478

1733055558
KMS REAL ESTATE LLC
524 S NEW HOPE RD
RALEIGH NC 27610-1478

1733142172
HUERTA PROPERTY MANAGEMENT LLC
701 S NEW HOPE RD
RALEIGH NC 27610-1483

1733037229
O'REILLY AUTOMOTIVE STORES INC
PO BOX 9167
SPRINGFIELD MO 65801-9167

1733134580
3411, LLC
810 NE 20TH AVE
FORT LAUDERDALE FL 33304-3036

1733052434
408 SOUTH ROGERS LANE ASSOCIATES
LLC
2611 PHILMONT AVE
HUNTINGDON VALLEY PA 19006-5301

1733033962
4A PROPERTY HOLDINGS LLC
112 KILBRIDE WAY
CLAYTON NC 27520-4922

1733033465
NEW POOLE HOLDING, LLC
PO BOX 1251
RALEIGH NC 27602-1251

1733132932
KJR REAL ESTATE LLC
731 S NEW HOPE RD
RALEIGH NC 27610-1483

1733130231
ERWIN DISTRIBUTING CORPORATION
701 WASHINGTON ST
DURHAM NC 27701-2147

1733047524
WAL-MART REAL ESTATE BUSINESS
TRUST
WAL-MART PROPERTY TAX DEPT
PO BOX 8050
BENTONVILLE AR 72716-8050

EXHIBIT C – ITEMS DISCUSSED

1. Type of residential unit (apartments)
2. Similar projects to this proposed rezoning, such as the Luxury Apartments at Foxwood
3. Will there be a retail component? No
4. Total number of residential units proposed? 304
5. The unit mix among the various residential units
6. Potential greenway path along the back of the property
7. Private v. Public rights-of-way within the development
8. The number of access points
9. The level of bus service on Poole Road
10. Affordable housing
11. Purpose of the rezoning? To allow for a 4-story apartment product

EXHIBIT D – MEETING ATTENDEES

1. Dennis Corbin
2. Rashena Green

Rezoning Application



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

REZONING REQUEST

OFFICE USE ONLY

Transaction #

Rezoning Case #

☒ General Use ☐ Conditional Use ☐ Master Plan

Existing Zoning Base District **CX** Height **3** Frontage Overlay(s) _____

Proposed Zoning Base District **CX** Height **4** Frontage **PL** Overlay(s) _____

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:

Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:

598734

GENERAL INFORMATION

Date **9/19/19**

Date Amended (1)

Date Amended (2)

Property Address **4401 Poole Rod**

Property PIN **1733-04-7524**

Deed Reference (book/page) **17143 / 502**

Nearest Intersection **Poole Road and S New Hope Road**

Property Size (acres) **17.28**

For Planned
Development
Applications Only:

Total Units

Total Square Footage

Total Parcels

Total Buildings

Property Owner/Address

Wal-Mart Real Estate Business Trust
Wal-Mart Property Tax Department
PO Box 8050
Bentonville, AR 72716

Phone

Fax

Email

Project Contact Person/Address

Worth Mills, Longleaf Law Partners
2235 Gateway Access Point, Suite 201
Raleigh, NC 27607

Phone **919.645.4313**

Fax

Email **wmills@longleaflp.com**

Owner/Registered Agent Signature

Email **wmills@longleaflp.com**

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

CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number		OFFICE USE ONLY Transaction # Rezoning Case #
Date Submitted		
Existing Zoning	Proposed Zoning	
Narrative of Zoning Conditions Offered		
1.		
2.		
3.		
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/Registered Agent Signature _____ Print Name _____

REZONING APPLICATION ADDENDUM #1	
<p align="center">Comprehensive Plan Analysis</p>	<p align="center">OFFICE USE ONLY</p> <p align="center">Transaction #</p> <p align="center">Rezoning Case #</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">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 Future Land Use Map designates the property as Neighborhood Mixed Use (with a small portion of Public Parks & Open Space running along the outer property line), which recommends a mix of Medium Density Residential and pedestrian-oriented Commercial uses. The proposed rezoning to CX-4-PL-CU encourages the same types of use and is consistent with the FLUM.</p>	
<p>The proposed rezoning is consistent with the following Comprehensive Plan policies: LU 2.2 "Compact Development"; LU 4.7 "Capitalizing on Transit Access"; LU 5.1 "Reinforcing the Urban Pattern"; LU 7.6 "Pedestrian-Friendly Development"; LU 8.1 "Housing Variety"; LU 8.9 "Open Space in New Development"; LU 8.12 "Infill Compatibility".</p>	
<p>3.</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 would add to the housing supply within Raleigh's Economic Development Target Area.</p>	
<p>The proposed rezoning would provide additional area within an area served by two Raleigh bus routes (Routes 18 and 55X).</p>	
<p>The proposed rezoning retain the mixed-use character of those properties located along Poole Road.</p>	
<p>4.</p>	

REZONING APPLICATION ADDENDUM #2	
Impact on Historic Resources The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	OFFICE USE ONLY Transaction # Rezoning Case #
INVENTORY OF HISTORIC RESOURCES	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
There are no known historic resources located on the property.	
PROPOSED MITIGATION	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
Not applicable.	

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 N/A

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>
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>
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>
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>
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>
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>
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>
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>
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>
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>
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>

13.	<i>New public spaces should provide seating opportunities.</i> Response:
14.	<i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i> Response:
15.	<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> Response:
16.	<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> Response:
17.	<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> Response:
18.	<i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i> Response:
19.	<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> Response:

20.	<p><i>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</i></p> <p>Response:</p>
21.	<p><i>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</i></p> <p>Response:</p>
22.	<p><i>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</i></p> <p>Response:</p>
23.	<p><i>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</i></p> <p>Response:</p>
24.	<p><i>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</i></p> <p>Response:</p>
25.	<p><i>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</i></p> <p>Response:</p>
26.	<p><i>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</i></p> <p>Response:</p>

REZONING APPLICATION SUBMITTAL REQUIREMENTS ("Rezoning Checklist")

TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – General Use or Conditional Use Rezoning	YES	N/A	YES	NO	N/A
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
2. Rezoning application review fee (see Fee Schedule for rate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
3. Completed application; Include electronic version via cd or flash drive	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties within 500 feet of area to be rezoned (all applications)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Neighborhood Meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Trip Generation Study	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. Traffic Impact Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
9. Completed and signed zoning conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
10. Completed Comprehensive Plan Consistency Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
11. Completed Response to the Urban Design Guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
12. For applications filed by a third party, proof of actual notice to the property owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
13. Master Plan (for properties requesting Planned Development or Campus District)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
14. Copy of ballot and mailing list (for properties requesting Accessory Dwelling Unit Overlay)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

REZONING OF PROPERTY CONSISTING OF +/- 17.28 ACRES
LOCATED IN THE NORTHWEST QUADRANT OF THE POOLE ROAD AND SOUTH
NEW HOPE ROAD INTERSECTION, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
JUNE 12, 2019

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, June 12, at 6:30 p.m. The property considered for this potential rezoning totals approximately 17.28 acres, and is located in the northwest quadrant of the Poole Road and S New Hope Road intersection, in the City of Raleigh, having Wake County Parcel Identification Number 1733-04-7524. This meeting was held at the Worthdale Community Center, located at 1001 Cooper Road, Raleigh, NC 27610. All owners of property within 500 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
Email: mbirch@longleaflp.com
Direct: (919) 645-4317



May 29, 2019

RE: Neighborhood Meeting for Potential Rezoning of 4401 Poole Road

You are invited to a neighborhood meeting that will be held on Wednesday, June 12, 2019 at 6:30 PM in the small meeting room at Worthdale Community Center located at 1001 Cooper Road, Raleigh, NC 27610. The purpose of this meeting is to discuss the rezoning of property located in the northwest quadrant of the Poole Road and S New Hope Road intersection. A map outlining the property is located on the back of this notice for reference. The rezoning seeks a change from CX-3 to CX-4-PL-CU. The purpose of the rezoning is to permit an additional story for the development of apartments. At this meeting the applicant will describe the nature of the rezoning request and receive questions and comments from the public.

You are receiving this notice because the City of Raleigh requires a neighborhood meeting involving the owners of property within 500 feet of the property. Anyone interested in learning more about this rezoning is encouraged to attend.

If you have any questions, please contact Michael Birch at (919) 645-4317 or mbirch@longleaflp.com. Also, for more information about rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at 919.996.2622 or rezoning@raleighnc.gov.

Sincerely,

Michael Birch



EXHIBIT B – NOTICE LIST

1733030246
PUBLIC SERVICE COMPANY OF N C INC
PO BOX 1398
GASTONIA NC 28053-1398

1733136941
HS TAMPA FL LLC
HD SUPPLY- GSC PROPERTY TAX
3100 CUMBERLAND BLVD SE STE 1700
ATLANTA GA 30339-5939

1733144615
CANAAN OF NC LLC
2508 NATIONAL AVE
RALEIGH NC 27610-5453

1733153219
QUALITY TEXTILE SERVICES INC
313 S ROGERS LN
RALEIGH NC 27610-2926

1733038500
X D M LTD
701 WASHINGTON ST
DURHAM NC 27701-2147

1723936543
GLIDIAN ENTERPRISES INC
6800 WOODHAVEN CT
RALEIGH NC 27615-6919

1733150768
LONGLEY SUPPLY COMPANY
PO BOX 3809
WILMINGTON NC 28406-0809

1733058187
K & M COMMERCIAL RENTAL LLC
401 S ROGERS LN
RALEIGH NC 27610-2146

1733144931
LANZERAC PROPERTIES LLC
6016 OVER HADDEN CT
RALEIGH NC 27614-8854

1733146350
BOBBITT GROUP INC THE
600 GERMANTOWN RD
RALEIGH NC 27607-5144

1733148725
MHP INVESTMENTS LLC
4601 TRADEMARK DR
RALEIGH NC 27610-3059

1733035732
SAMPSON BLADEN OIL CO INC
PO BOX 469
CLINTON NC 28329-0469

1733056144
AME PROPERTIES LLC
6324 KANAWA LN
RALEIGH NC 27614-7358

1723948238
RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

1723949089
RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

1723949962
PS NC II LP LTD PTNRP
701 WESTERN AVE
GLENDALE CA 91201-2349

1733053156
PS NC II LP LTD PTNRP
701 WESTERN AVE
GLENDALE CA 91201-2349

1733130841
B&M PROPERTIES OF NC LLC
411 WESLEY RD
GREENVILLE NC 27858-6407

1723962582
AJINOMOTO USA INC
4020 AJINOMOTO DR
RALEIGH NC 27610-2911

1733143341
HUERTA PROPERTY MANAGEMENT LLC
3968 WENDELL RD
WENDELL NC 27591-7346

1733132613
ARDON-MORALES, JORGE ENRRIQUE
LOBOS-REYES, ALMA VE...
5804 ARBAUGH CT
RALEIGH NC 27610-4251

1723945471
RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

1733057434
KJ NATURAL STONE LLC
532 S NEW HOPE RD
RALEIGH NC 27610-1478

1733055558
KMS REAL ESTATE LLC
524 S NEW HOPE RD
RALEIGH NC 27610-1478

1733142172
HUERTA PROPERTY MANAGEMENT LLC
701 S NEW HOPE RD
RALEIGH NC 27610-1483

1733037229
O'REILLY AUTOMOTIVE STORES INC
PO BOX 9167
SPRINGFIELD MO 65801-9167

1733134580
3411, LLC
810 NE 20TH AVE
FORT LAUDERDALE FL 33304-3036

1733052434
408 SOUTH ROGERS LANE ASSOCIATES
LLC
2611 PHILMONT AVE
HUNTINGDON VALLEY PA 19006-5301

1733033962
4A PROPERTY HOLDINGS LLC
112 KILBRIDE WAY
CLAYTON NC 27520-4922

1733033465
NEW POOLE HOLDING, LLC
PO BOX 1251
RALEIGH NC 27602-1251

1733132932
KJR REAL ESTATE LLC
731 S NEW HOPE RD
RALEIGH NC 27610-1483

1733130231
ERWIN DISTRIBUTING CORPORATION
701 WASHINGTON ST
DURHAM NC 27701-2147

1733047524
WAL-MART REAL ESTATE BUSINESS
TRUST
WAL-MART PROPERTY TAX DEPT
PO BOX 8050
BENTONVILLE AR 72716-8050

EXHIBIT C – ITEMS DISCUSSED

1. Type of residential unit (apartments)
2. Similar projects to this proposed rezoning, such as the Luxury Apartments at Foxwood
3. Will there be a retail component? No
4. Total number of residential units proposed? 304
5. The unit mix among the various residential units
6. Potential greenway path along the back of the property
7. Private v. Public rights-of-way within the development
8. The number of access points
9. The level of bus service on Poole Road
10. Affordable housing
11. Purpose of the rezoning? To allow for a 4-story apartment product

EXHIBIT D – MEETING ATTENDEES

1. Dennis Corbin
2. Rashena Green