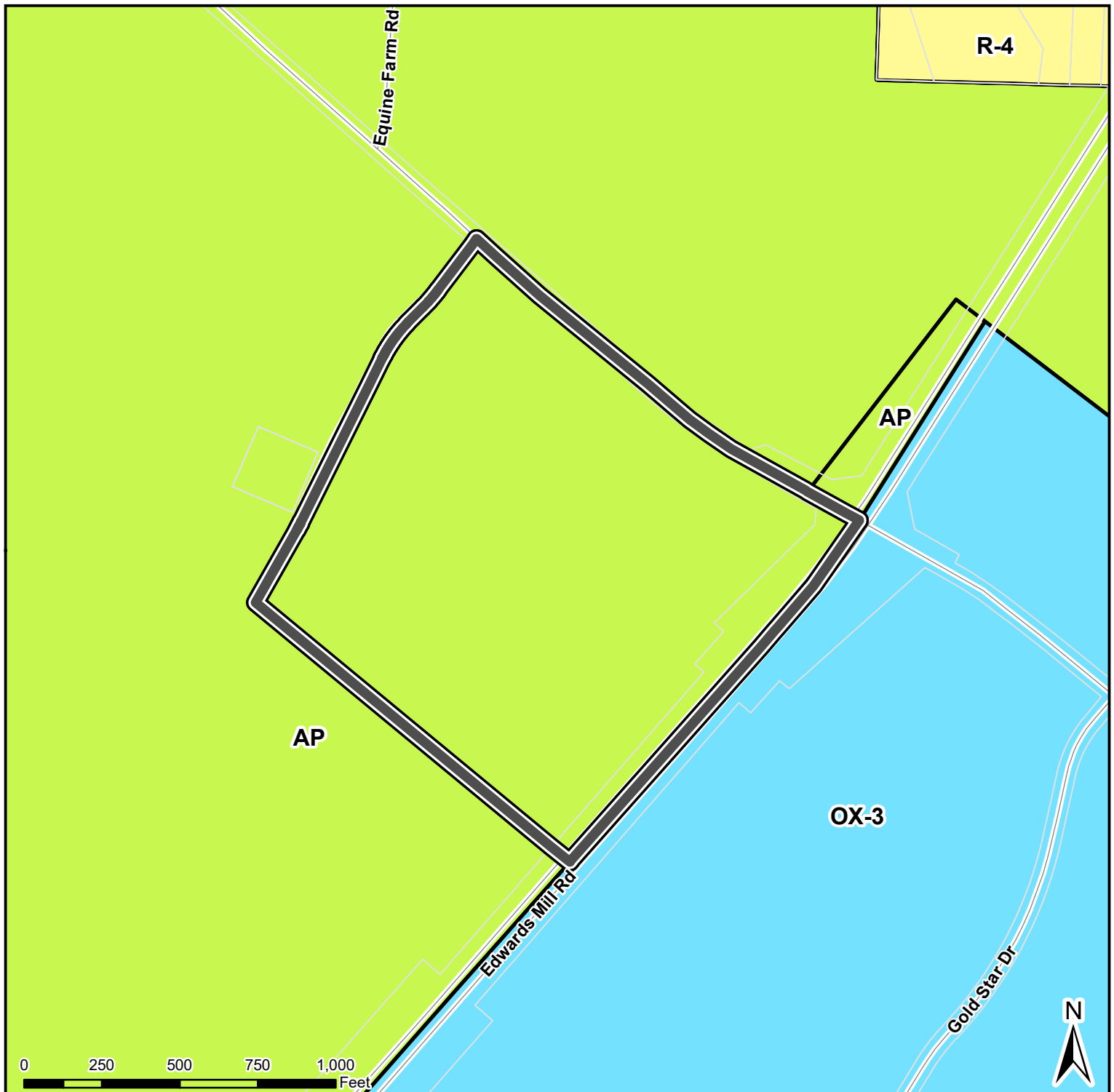
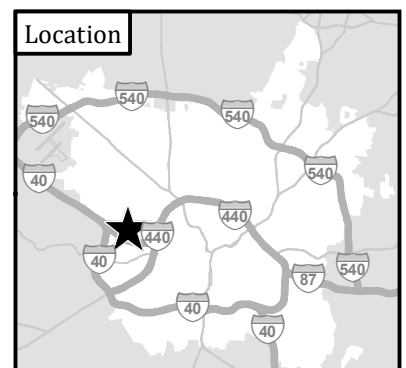


Existing Zoning

Z-36-2020



Property	2201 Edwards Mill Rd
Size	40.82 acres
Existing Zoning	AP
Requested Zoning	OX-7





Raleigh

MEMO

TO: Ruffin Hall, City Manager

THRU: Ken Bowers, AICP, Deputy Director

FROM: Donald Belk, AICP, Senior Planner

DEPARTMENT: Planning and Development

DATE: November 18, 2020

SUBJECT: City Council agenda item for December 1, 2020 – Z-36-20

On November 17, 2020, City Council authorized the public hearing for the following item:

Z-36-20: 2201 Edwards Mill Road, approximately 40.82 acres located at [2201 Edwards Mill Road](#). This is a General Use rezoning request.

Current Zoning: Agricultural Productive (AP)

Requested Zoning: Office Mixed Use-7 Stories (OX-7)

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

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

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

Attached are the Planning Commission Certified Recommendation (including Staff Report), the 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# 12056

CASE INFORMATION: Z-36-20 2201 EDWARDS MILL ROAD

Location	West-central Raleigh, approximately 0.4 miles northeast of the Edwards Mill Road/I-40 West/Wade Avenue interchange; approximately 1.5 miles east of the Wade Avenue/I-40 East interchange. Address: 2201 Edwards Mill Road PIN: 0785314636 iMaps , Google Maps , Directions from City Hall
Current Zoning	Agricultural Productive (AP)
Requested Zoning	Office Mixed Use-7 stories (OX-7)
Area of Request	40.82 acres
Corporate Limits	The parcel is located within the corporate limits of the City of Raleigh.
Property Owner	State of North Carolina c/o Tim Walton State Property Office 1321 Mail Service Center Raleigh, NC 27699-1321
Applicant	Matt Shelton Bandwidth, Inc. Venture Center III 900 Main Campus Drive Raleigh, NC 27606
Council District	D
PC Recommendation Deadline	February 8, 2021

SUMMARY OF PROPOSED CONDITIONS

1. Not applicable; this is a General Use rezoning.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Public Facilities/Public Parks & Open Space	
Urban Form	None (adjoins City Growth Center)	
Consistent Policies	LU 2.2 LU 2.6 LU 3.2	Compact Development Zoning and Infrastructure Impacts Location of Growth

Staff Evaluation

	LU 5.1 ED 7.2	Reinforcing the Urban Pattern Technology-intensive Industries
Inconsistent Policies	LU 1.2 LU 5.6 LU 7.4	Future Land Use Map and Zoning Consistency Buffering Requirements Scale and Design of New Commercial Uses

FUTURE LAND USE MAP CONSISTENCY

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

COMPREHENSIVE PLAN CONSISTENCY

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

PUBLIC MEETINGS

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
July 23, 2020; 1 attendee	October 12, 2020; 0 attendees	November 10, 2020	November 17, 2020 December 1, 2020

PLANNING COMMISSION RECOMMENDATION

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 proposal is inconsistent with the Future Land Use Map but consistent with the Comprehensive Plan overall. The request is reasonable and in the public interest because it provides for compact development, is in an appropriate location for growth, reinforces the urban pattern, and provides for the development of a technology-intensive industry.
Change(s) in Circumstances	N/A
Amendments to the Comprehensive Plan	If approved, the Future Land Use Map will be amended as to the subject parcel(s) only from Public Parks & Open Space/Public Facilities to Office & Residential Mixed Use.
Recommendation	Approval
Motion and Vote	Motion: Mann Second: Hicks

	In favor: Bennett, Fox, Hicks, Lampman, Mann, McIntosh, Miller, O'Haver, Tomasulo, and Winters. Opposed: None.
Reason for Opposed Vote(s)	N/A

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.



11/10/2020

Ken A. Bowers, AICP
Planning and Development Deputy Director

Date

Staff Coordinator: Don Belk: (919) 996-4641; Donald.Belk@raleighnc.gov



ZONING STAFF REPORT – CASE Z-36-20

General Use District

OVERVIEW

This request is to rezone the parcel at 2201 Edwards Mill Road from Agricultural Productive (AP) to Office Mixed Use-7 Stories (OX-7) for the purpose of building a corporate headquarters for Bandwidth, Inc., a firm that produces voice-conferencing software. The 40.82 tract that is the subject of this rezoning request is located at the southwestern corner of Reedy Creek Road and Edwards Mill Road. This parcel, owned by the NC Department of Agriculture, is currently vacant and used for overflow parking at State Fairgrounds events.

The site is located within the corporate limits of Raleigh and is about one mile north of the PNC Arena and Carter Finley Stadium and about 1.25 miles southeast of Umstead State Park. The parcel is surrounded by State-owned properties, including the NC State Equine Educational Unit, the Carl Alwin Schenck Memorial Forest, the Prairie Ridge Ecostation of the NC Museum of Natural Sciences, and the NC Department of Agriculture Agronomic Division. The site is located approximately 0.4 miles south of the Edwards Mill Road/Macon Pond Road intersection, the site of rezoning case Z-14-20, which is pending a decision by City Council on November 4, 2020.

Earlier this year, The North Carolina Council of State approved the sale of the land to Bandwidth by the NC Department of Administration. As part of the transaction, Bandwidth will agree to improve parking capacity and function for the NC State Fair. According to a news release from the NC Department of Commerce, Bandwidth has committed to hire 1,165 new employees over the next eight years, and will receive up to \$32 million from the State in a North Carolina Job Development Investment Grant over a 12-year period starting in 2024, if the Company meets the hiring requirements.

The site is presently zoned Agricultural Productive (AP), as is a large area north, south, and west the site, including NC Department of Agriculture-managed land and NC State University's Equine Educational Unit located along Reedy Creek Road and extending south to Wade Avenue. The area east of the site across Edwards Mill Road is zoned OX-3. The site lies within an area divided roughly equally between the Future Land Use Map designations of Public Parks & Open Space and Public Facilities. There is no Urban Form Map designation for the site; however, Edwards Mill Road marks the boundary of the City Growth Center related to the Arena-Blue Ridge Area Plan.

According to the Envision Tomorrow analysis, the proposed OX-7 zoning would increase residential, retail, and office entitlements by nearly two hundred-fold. over the existing AP zoning, which would allow only nine (9) residential units or the General Building type over the 40.82-acre site, with a gross square footage of 22,500. The proposal would entitle 1,743

residential units with a gross building square footage of 2,050,499, retail square footage of 255,320, and office square footage of 1,486,432. Maximum height would increase to 7 stories (approximately 90') from the current AP maximum of 40'.

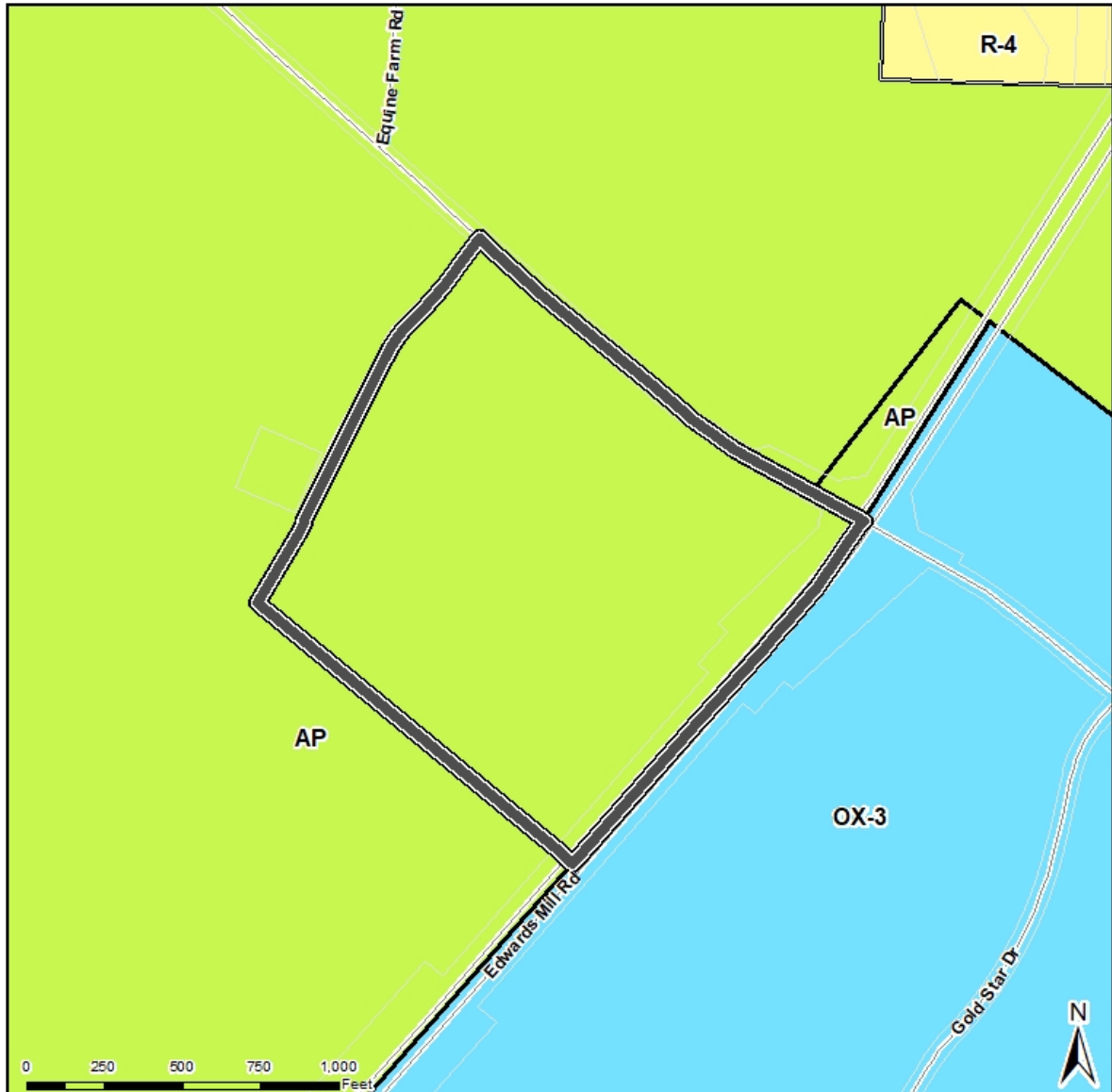
This is a General Use rezoning request. A site plan has been submitted and is currently under review by City Planning and Development (Project Athens - ASR-0085-2020). This review is part of a Pilot Program to have the ASR reviewed while the Rezoning case is still being finalized.

OUTSTANDING ISSUES

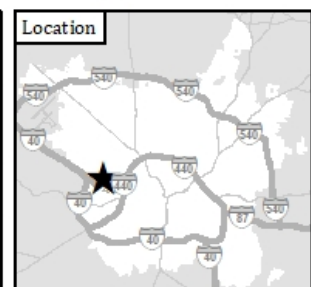
Outstanding Issues	None.	Suggested Mitigation	None.
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Existing Zoning

Z-36-2020



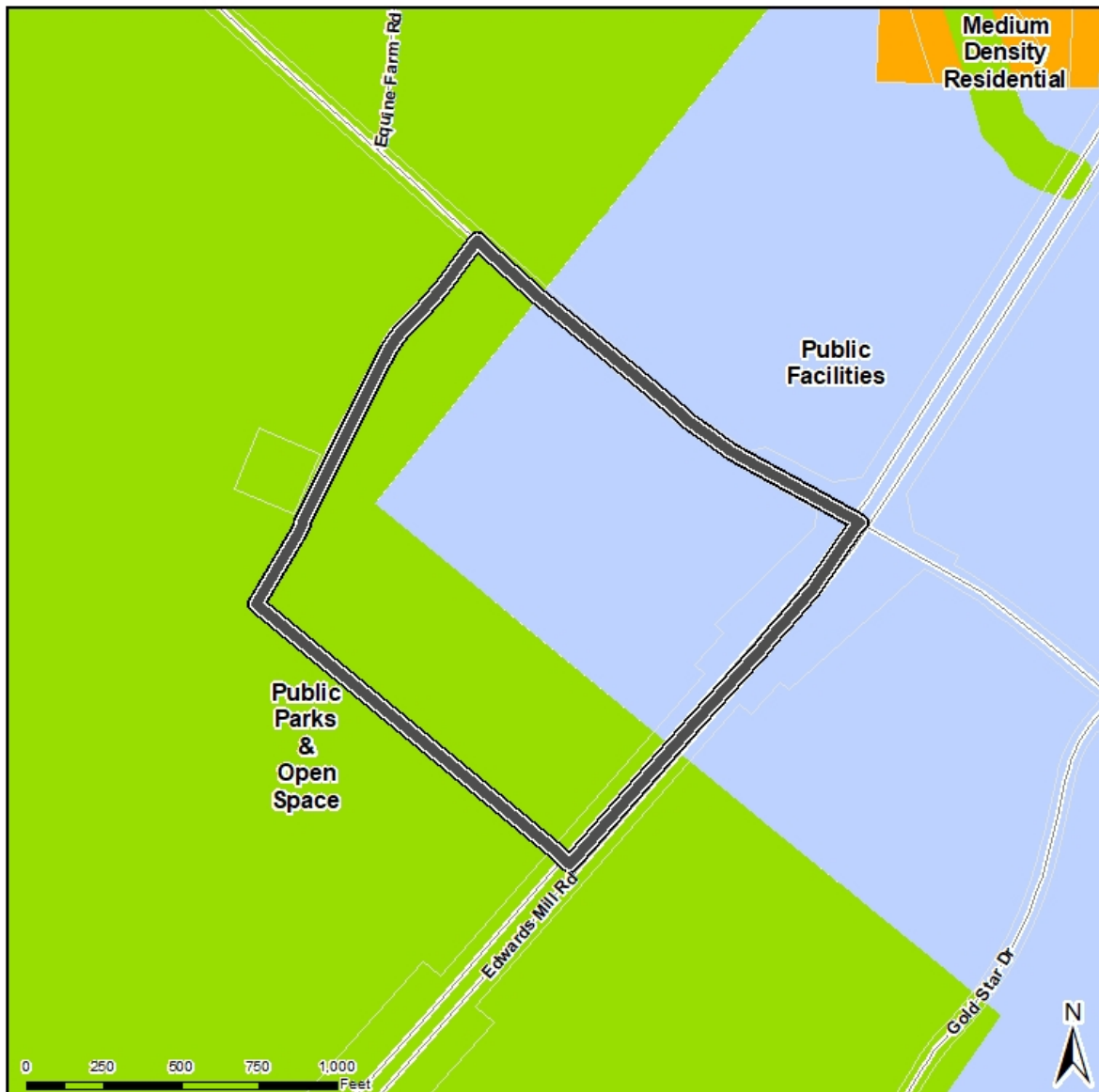
Property	2201 Edwards Mill Rd
Size	40.82 acres
Existing Zoning	AP
Requested Zoning	OX-7



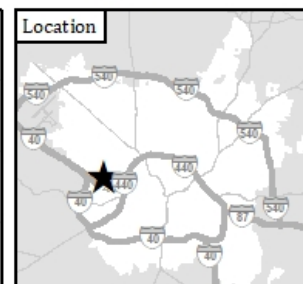
Map by Raleigh Department of City Planning (mansolf); 8/3/2020

Future Land Use

Z-36-2020



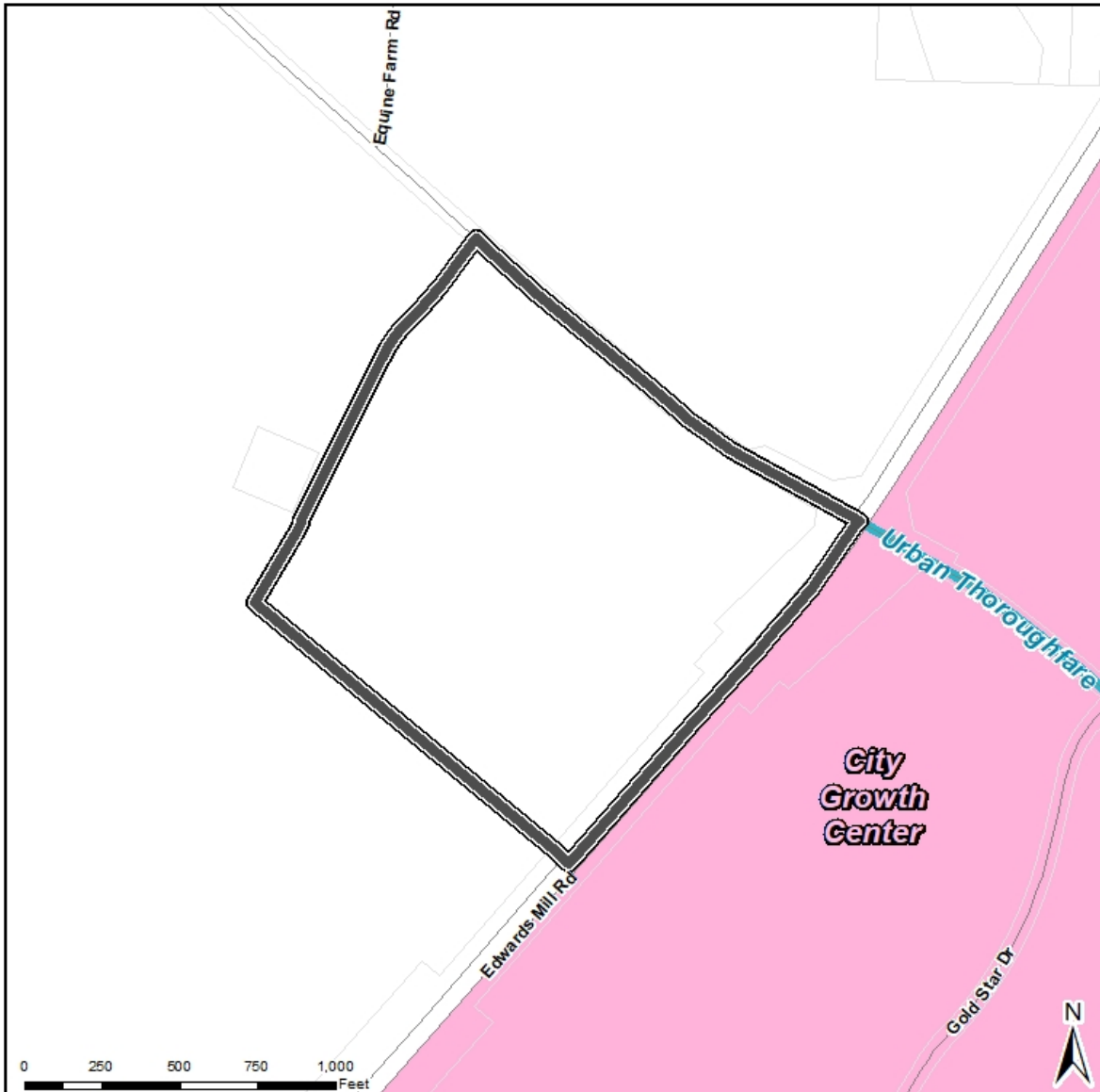
Property	2201 Edwards Mill Rd
Size	40.82 acres
Existing Zoning	AP
Requested Zoning	OX-7



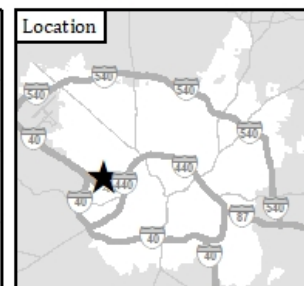
Map by Raleigh Department of City Planning (mansolf): 8/3/2020

Urban Form

Z-36-2020



Property	2201 Edwards Mill Rd
Size	40.82 acres
Existing Zoning	AP
Requested Zoning	OX-7



Map by Raleigh Department of City Planning (mansollj): 8/3/2020

COMPREHENSIVE PLAN

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

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

Yes. The proposal is consistent with the visions, themes, and policies contained in the Comprehensive Plan as follows:

The request is consistent with the **Economic Prosperity and Equity** theme, as the proposal will embrace innovation and equity so that there is a high level of opportunity and quality of life for all residents. The proposal will be in keeping with Raleigh's quest to be nationally known for its cluster of technology and research companies.

The request is consistent with the **Managing Our Growth** theme, as it will allow for the expansion of research and technology related uses, creating efficiencies of infrastructure and strengthening the integration of land uses in this area of west Raleigh.

The request is consistent with the **Coordinating Land Use and Transportation** theme. The proposal will provide for intensive office and mixed-use development and support the land use pattern needed to support local and regional transit service.

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

No. The designations of Public Facilities and Public Parks & Open Space do not support the intensity of development and building types proposed at this location.

- 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 rezoning is supported by public entities that would otherwise be entitled to construct similar building types and uses at this location. The proposal would continue a trend toward Office Mixed Use and other new public facilities in this area north of Reedy Creek Road and east of Edwards Mill Road.

- 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 sufficient to serve the proposed use. Although a traffic impact analysis conducted for the site

demonstrated that acceptable levels of service can be maintained at most intersections, there will be impacts at the intersection of Edwards Mill Road and Duraleigh Road (approximately 0.77 miles northeast of the site) that will require mitigation strategies.

Future Land Use

Future Land Use designation: Public Parks & Open Space/Public Facilities

The rezoning request is

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

☒ **Inconsistent**

Due to the split designation of the subject parcel, the request for OX-7 is partially inconsistent with the Future Land Use Map, due to the current status of the property, which is owned by the State of North Carolina (part of NC State University agricultural lands) and used as open space. The subject parcel contains two FLUM designations: approximately half of the site is designated as Public Parks & Open Space (PPOS) and the remainder is Public Facilities (PF). The PPOS category, which may include publicly owned lands, applies to permanent open space intended for recreational or resource conservation uses on lands intended to remain preserved in perpetuity. The PF designation includes large, publicly owned non-park properties, and this is a proposal for a private development. It should be noted, however, that a similar office and office park-type development proposed by a public entity, such as Department of Agriculture or NC State University, could be deemed consistent with the FLUM with considerations for the protection of open space.

Urban Form

Urban Form designation: None; however, subject parcel is adjacent to a City Growth Center.

The rezoning request is

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

☐ **Inconsistent**

☒ **Other** (no Urban Form designation)

Compatibility

The proposed rezoning is

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

☒ **Incompatible.**

The proposal is not wholly compatible with the surrounding area. The site stands at the entrance to the Carl Alwin Schenck Memorial Forest and the William B. Umstead State Park, both regionally significant, publicly accessible open spaces. Furthermore, it represents a precedent-setting development that would contrast sharply with the existing character of the area, as established by agricultural research and veterinary education uses by the NC Department of Agriculture and NC State University. While the site is located near areas of new multi-story development associated with these agencies and the healthcare services sector, the proposed OX-7 would result in one of the highest-elevations in the immediate area,

Public Benefits of the Proposed Rezoning

- The proposal would substantially increase office, commercial, and residential entitlements near an existing employment hub.

Detriments of the Proposed Rezoning

- The proposal would encroach upon undeveloped land that buffers regional preserved open space from the burgeoning urban development of the Arena-Blue Ridge area.
- The proposal could motivate future divestitures of State-owned land in this area, posing additional pressures upon preserved lands and open space along Reedy Creek Road.

Policy Guidance

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

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 noncontinuous development.

- The request would increase entitlement along a major transportation corridor (Edwards Mill Road). This would include increase the height limit to 7 stories, permit additional residential building types beyond detached house, and permitting non-residential uses.

Policy LU 2.6 Zoning and Infrastructure Impacts

Carefully evaluate all amendments to the zoning map that significantly increase permitted density or floor area to ensure that impacts to infrastructure capacity resulting from the projected intensification of development are adequately mitigated or addressed

- The proposal would not adversely impact existing water infrastructure capacity, and the street network is will retain acceptable levels of service. However, the proposal

required a traffic impact analysis (TIA), which concluded that the future development would have impacts to the Edwards Mill Road-Duraleigh Road intersection that cannot all be sufficiently mitigated by the recommendations of the TIA.

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 proposal would establish a precedent for this section of Edwards Mill Road and Reedy Creek, which is characterized by mostly one-story buildings and open land; however, it would continue a nearby pattern of multistory development by State institutions and the healthcare sector in the Arena-Blue Ridge area.

Policy ED 7.2 – Technology-intensive Industries

Pursue technology-intensive industries—such as computer system design, graphic and multi-media design, and broadcasting—creating environments suited to them.

- This proposal would provide adequate land to accommodate the development of a corporate headquarters for Bandwidth, Inc., a software manufacturer.

*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 *partially* inconsistent with the Future Land Use Map because of the split FLUM designations assigned to the site. While inconsistent with the Public Parks & Open Space category, it can be deemed consistent with the Public Facilities designation, since a state agency such as the NC Department of Agriculture could propose an OX- type development that would be in keeping with this category, which identifies large, publicly owned non-park properties. The site is split approximately in half by these two FLUM categories, which the Public Facilities designation denoting the corner of the site at Reedy Creek Road and Edwards Mill Road, and the Public Parks & Open Space category at the perimeter of the 40.82-acre parcel.

Policy LU 5.6 – Buffering Requirements

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

- According to renderings released by the applicant, the proposed development would incorporate larger-than-required setbacks and provide architectural and site planning measures to avoid potential conflicts. However, no zoning conditions have been proposed that would ensure these measures are implemented.

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 proposal would result in a precedent-setting development in an area long-characterized by open spaces and single-story buildings associated with agricultural uses by the NC Department of Agriculture and NC State University. A 7-story height entitlement would be unmatched in the immediate vicinity. Nearby, the PNC Arena rises to 108', and there are several 5- and 7-story buildings in the vicinity of Rex Hospital in the Arena-Blue Ridge area. While the applicant has taken steps to place the proposed development in the appropriate context of the area through setbacks, landscape, and architectural treatments, it would impose a severe contrast with the surrounding area.

Area Plan Policy Guidance

There is no area plan guidance for this site; however, the subject parcel is adjacent to the Arena-Blue Ridge Plan area.

HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	30	The site is served by GoRaleigh Route 26, Edwards Mill, with a southbound stop located at the site.
Walk Score	30	14	This location is car-dependent.

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

Summary: The site is isolated from nearby commercial areas, retail and services. There is bicycle infrastructure by way of the Capital Area Greenway system (Edwards Mill Connector and Reedy Creek Trail).

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: This proposal entitles the range of residential building types.

Housing Supply and Affordability

Does it add/subtract from the housing supply?	Adds	
Does it include any subsidized units?	No	
Does it permit a variety of housing types beyond detached houses?	Yes	
If not a mixed-use district, does it permit smaller lots than the average?*	N/A	
Is it within walking distance of transit?	Yes	Served by GoRaleigh Route 26 Edwards Mill

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

Summary: This proposal could enable up to 1,743 residential units.

IMPACT ANALYSIS

Historic Resources

1. The site is not located within or adjacent to a National Register Historic District or Raleigh Historic Overlay District. It does not include, nor is it adjacent to any National Register individually-listed properties or Raleigh Historic Landmarks.

Impact Identified: None.

Parks and Recreation

Impact Identified:

1. Nearest existing park access is provided by Laurel Hills Park (1.6 miles) and Glen Eden Park (2.3 miles).
2. Nearest existing greenway trail access is provided by Reedy Creek Greenway Trail, which runs along the north side of Reedy Creek Rd. and provides access to Schenck Forest and Umstead State Park. A pedestrian tunnel under Edwards Mill Rd., south of the Reedy Creek Rd. intersection, provides greenway trail access to NCMA as well as a connection to the rest of the Capital Area Greenway system.
3. The Edwards Mill Connector, a multi-use path on the east side of Edwards Mill Rd., provides a connection between the Reedy Creek Greenway trail and PNC Arena. The City of Raleigh has studied several approaches to improving this connection along the western side of Edwards Mill Rd., including trail improvements within portions of the right-of-way immediately adjacent to this site.
4. The City of Raleigh has developed preliminary (15%) design and cost estimates for greenway trail improvements along the western side of Edwards Mill Rd., however there is no funding currently available for implementation of trail improvements in this area. The applicant has been provided with these plans, detailing some of the segments that are being studied for future improvement. There is a pedestrian culvert underneath Wade Avenue, along the Richland Creek Trail (an unpaved, natural surface trail through Schenck Forest), that could provide pedestrian access from this site directly to PNC Arena and ultimately the State Fairgrounds.

Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	2,250	2,250	435,750
Wastewater	2,250	2,250	435,750

Impact Identified:

1. The proposed rezoning would add approximately 433,500 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	None
Drainage Basin	Richland
Stormwater Management	UDO 9.2
Overlay District	None

Impact Identified: Site subject to Stormwater regulations under UDO 9.2 for runoff and nitrogen. No floodplain exists onsite, but there are possible flood prone soils. Possible Neuse Buffers exist.

Transit

1. The Unified Development Ordinance is sufficient as written to obtain the transit improvements required for this site.

Impact Identified: None.

Transportation**1. Site and Location Context***Location*

The Z-36-20 site is located in northwest Raleigh on the southwest corner of Edwards Mill Road and Reedy Creek Road.

Area Plans

The Z-36-20 site is directly adjacent to, but outside of, the Area-Blue Ridge Area plan. This area plan involves area between I-40 and I-440 from Western Boulevard and Hillsborough Street on the South to Wade on the North, including portions of Blue Ridge Road and parts of Edwards Mill Road on the north.

It includes a focus on developing the Blue Ridge Road corridor into a vibrant, well-connected mixed-use district.

Other Projects in the Area

The Blue Ridge Road Bicycle and Pedestrian Improvement Project, located approximately 0.7 miles east of the site, will add a 10-foot multi-use path from Blue Ridge Road from Trinity Road to Reedy Creek Road and a protected intersection at the intersection of Reedy Creek. The project is estimated to be completed in Summer 2022.

The Blue Ridge Road Widening project is located approximately 0.75 miles north-east of the site and will widening the segment of Blue Ridge Road between Duraleigh Road to Crabtree Valley Avenue to three lanes and will also add sidewalks and a multiuse path. The project is estimated to be complete in Fall 2023.

The Lake Boone Trail Sidewalk project, located 0.6 miles east of the site, is adding 350 Feet of missing sidewalk out the south side of Lake Boone trail. This project is currently in the construction phase.

Approximately one mile south of the site, NCDOT will be widening Wade Avenue to six lanes from I-40 to I-440. The project is estimated to be completed in 2027.

2. Existing and Planned Infrastructure

Streets

Edwards Mill Road is designated as a six-lane divided avenue in the Street Plan (Map T-1 of the Comprehensive Plan). The section of Reedy Creek adjacent to the site designated as a Sensitive Area Avenue. Both Edwards Mill Road and Reedy Creek Road are maintained by NCDOT.

In accordance with the UDO Section 8.3.2, the maximum blocker perimeter for an OX-7 zoning district is 2,500 feet and a dead-end street length of 300 feet. The existing block is constrained by I-40, the Wade Avenue extension, and Schenck Forest. The site is large enough to build a block fully within the site that is larger than the block perimeter maximum.

Pedestrian Facilities

There is an existing greenway path on the western side of Edwards Mill Road south of Reedy Creek Road, the northern side of Reedy Creek west of Edwards Mill Road, and 530 feet of greenway on Edwards Mill Road along the site frontage. This greenway trail connects Umstead State Park to the North Carolina Museum of Art and the rest of the Capital Area Greenway System. In front of the Z-36-2020 site, the trail has a grade separation under Edwards Mill Road.

There is a sidewalk on the western side of Edwards Mill Road directly northeast of the site. There are no existing sidewalks along the Z-36-20 site frontage. Site plan or subdivision approval requires sidewalk construction in accordance to UDO Article 8.5.

Bicycle Facilities

In the vicinity of the Z-36-20 Site, there are existing bike lanes on Edward Mills road and on the portion of Reedy Creek Road southeast of Edwards Mill Road. The site has direct access to the Reedy Creek Greenway Trail. Edwards Mills is designated for a separated bike lane and Reedy Creek Road is designated for a bike lane in the Raleigh Long Term Bike Plan (Map T-3 of the Comprehensive Plan).

The Z-14-20 site is not within the existing bikeshare service area; however, it is approximately 0.7 miles by the Reedy Creek Greenway to the nearest existing station at the North Carolina Museum of Art (NCMA). This is also a location where frequent transit is planned. NCMA bikeshare station is connected core service area of the bikeshare system by the Capital Area Greenway System. This distance between this site and the NCMA bikeshare station is within a bikeable distance. The addition of Bikeshare infrastructure may help to mitigate traffic concerns, as trips would be converted from motorized vehicles to bicycles. A condition to require the installation of bikeshare infrastructure has been offered in other zoning cases.

Transit

The Z-36-20 site is currently served by GoRaleigh route 26 with a stop along the site's frontage on Edwards Mill Road. This stop does not have a shelter. The route runs service every 30 minutes at peak and every 60 minutes off-peak and on weekends.

Based on the Envision results, development of this site triggers the requirements of UDO Section 8.11.2.A for the provision of transit infrastructure. The policy states that transit infrastructure is required when the site has frontage along an existing public transit route and the site will generate a minimum of 500 daily vehicular trips.

Access

Access to the Z-36-20 site is from Edwards Mill Road and Reedy Creek Road.

3. Traffic Impact Analysis (TIA) Determination

Based on the Envision results, approval of case Z-36-20 would increase the amount of projected vehicular trips for the site as indicated in the table below. The proposed rezoning from AP to OX-7 is projected to have 1,417 new trips in the AM peak hour and 1,697 new trips in the PM peak hour. These values trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual.

Z-36-20 Existing Land Use	Daily	AM	PM
Vacant	0	0	0
Z-36-20 Current Zoning Entitlements	Daily	AM	PM
AP	85	7	9
Z-36-20 Proposed Zoning Maximums	Daily	AM	PM
OX-7	16,250	1,424	1706
Z-36-20 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	16,165	1,417	1,697

TIA Review

A TIA was performed by KHA and reviewed by City staff. The analysis shows that the development as proposed will have impacts to the surrounding roadway network, but can be partially mitigated with the following recommendations:

- *Edwards Mill Road at Duraleigh Road*
 - Extend the storage of the existing dual northbound left-turn lanes on Edwards Mill Road to provide approximately 500 feet of storage with each lane.
- *Edwards Mill Road at Reedy Creek Road*
 - Extend the existing eastbound left-turn lane on Reedy Creek Road and construct an additional eastbound left-turn lane to provide dual left-turn lanes with 250 feet of storage each on that approach
 - Construct a southbound right-turn lane on Edwards Mill Road with 175 feet of storage and appropriate tapers
 - Construct an eastbound right-turn lane on Reedy Creek Road with 100 feet of storage
- *Edwards Mill Road at Site Driveway #1 (south of Reedy Creek Road)*
 - Construct two northbound left-turn lanes on Edwards Mill Road with a minimum of 200 feet of storage each and appropriate tapers
 - Construct a southbound right-turn lane on Edwards Mill Road with 100 feet of storage and appropriate tapers
 - Construct Site Driveway 1 with two ingress lanes and two egress lanes
 - Install a traffic signal, with the northbound through movement on Edwards Mill Road not under signal control
- *Reedy Creek Road at Site Driveway #2*
 - Construct a westbound left-turn lane on Reedy Creek Road with 50 feet of storage and appropriate tapers
 - Construct Site Driveway #2 with one ingress lane and one egress lane
- *Reedy Creek Road at Site Driveway #3*
 - Construct a westbound left-turn lane on Reedy Creek Road with 50 feet of storage and appropriate tapers

See the attached technical review memo for additional details regarding the TIA.

Infrastructure Sufficiency

Comprehensive Plan Policy T 2.10 provides articulates policy related to peak hour congestion:

Policy T 2.10 Level of Service

Maintain level of service (LOS) "E" or better on all roadways and for overall intersection operation at all times, including peak travel times, unless maintaining this LOS would be infeasible and/or conflict with the achievement of other goals.

Impact Identified: UDO Article 8.2 regulates infrastructure sufficiency for site plans. Where a TIA demonstrates a degradation of overall intersection LOS below E or impacts to an existing intersection operating at LOS F, build out of a site is limited and a traffic mitigation plan is required if certain site conditions are not met.

The analysis by KHA shows that overall intersection LOS for the intersection of Edwards Mill Road at Duraleigh Road cannot be maintained at an E or better. According to the results of the TIA, street infrastructure may not be sufficient to build out the office entitlement for the site. In this scenario, UDO Section 8.2.2.E will be in effect, meaning that build out of the site may be limited unless a reasonable and adequate traffic mitigation plan is provided.

Urban Forestry

Impact Identified:

1. Proposed rezoning does not alter Tree Conservation Area requirements of the UDO from the existing zoning.

Impacts Summary

The major impact of this proposal is the compatibility of the site in the context of existing conditions in the area. The encroachment of a potential 7-story office development would represent the imposition of height, bulk, and massing into an area heretofore noted as mostly agricultural in nature.

There is sufficient utility infrastructure available to service the proposed development; however, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support it.

Stormwater staff have indicated the possible presence of Neuse River buffers on the site, which will present a challenge to managing stormwater runoff resulting from new construction. This issue will be dealt with at the development review stage. There is sufficient utility infrastructure available to service the proposed development; however, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support it.

The proposal would have a positive impact on greenway connectivity, extending the Edwards Mill Connector and providing connections to the Reedy Creek Trail, according to the Project Athens site plan.

The site is served by transit but has a lower-than-average walkability score and is car-dependent.

Mitigation of Impacts

The applicant, according to renderings released to the public, proposes a transition of intensity from the multi-story buildings that would front Edwards Mill Road and Reedy Creek Road, utilizing open space, water features, landscape and architectural treatments for secondary buildings could lessen the visual impact of the proposed site and the adjoining Carl Schenck Memorial Forest. However, there are no conditions proposed that would ensure the implementation of these measures.

CONCLUSION

This proposal would enable a highly intensive, high density mixed use in an area traditionally devoted to agricultural uses and research by the NC Department of Agriculture and NC State University. If approved, the entitlements for residential, retail, and office square footage would increase over one hundred-fold, with the possibility of over 1,700 residential units and over 1.4 million square feet of commercial space.

Although the scale of this proposal is incompatible with the existing character of the area in the immediate vicinity, it would be in keeping with new development in the Arena-Blue Ridge area, where four- or five-story buildings are not uncommon. In this context, the proposal could represent a new 'edge' for this City Growth Center and set a precedent for future development along this section of Edwards Mill Road.

Approximately half of the subject site is designated as Public Facilities in the 2030 Comprehensive Plan, and the Arena-Blue Ridge Area Plan 'encourages and supports the location of potential state offices west of Blue Ridge Road on NC Department of Agriculture property'. Theoretically, a state agency could develop that portion of the site in a similar manner as proposed by Z-36-20.

Nonetheless, the loss of open space resulting from this proposal - particularly the transitional area adjoining the Schenck Forest and the Umstead State Park - merits concern, especially if future development to the west along Reedy Creek Road encroaches further upon these regionally significant natural and recreational resources. Conversely, if future sales of public land for private development enables similar development along Edwards Mill Road and within the Arena-Blue Ridge Area, it will support the overall vision of that area plan.

The proposal is partially inconsistent with the Future Land Use Map, which designates the area for both Public Facilities and Public Parks & Open Space. The proposal is consistent overall with the 2030 Comprehensive Plan.

CASE TIMELINE

Date	Action	Notes
July 23, 2020	Neighborhood meeting held. One person attended.	
July 30, 2020	General Use Zoning Application submitted.	A traffic impact analysis was performed, and City review was completed on September 29, 2020.
November 10, 2020	Planning Commission	Recommended approval (10-0)

November 17, 2020	City Council	Report of Planning Commission
December 1, 2020	City Council	Public Hearing

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	AP	AP	AP	OX-3	AP
Additional Overlay	N/A	N/A	N/A	N/A	N/A
Future Land Use	Public Facilities/ Public Parks & Open Space	Public Facilities/ Public Parks & Open Space	Public Facilities/ Public Parks & Open Space	Public Facilities/ Public Parks & Open Space	Public Facilities/ Public Parks & Open Space
Current Land Use	Vacant/ Agricultural	Institutional/ Agricultural	Vacant/ Agricultural	Institutional/ Agricultural	Preserved Open Space (Schenck Forest)
Urban Form	N/A	N/A	N/A	N/A	N/A

CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	AP	OX-7
Total Acreage	40.82	40.82
Setbacks:		
Front	150'	5'
Side	150'	5'
Rear	150'	0' or 6'
Residential Density:	0.22 du/ac	42.7 du/ac
Max. # of Residential Units	9	1,743
Max. Gross Building SF	22,500	2,050,499
Max. Gross Office SF	-	1,486,432
Max. Gross Retail SF	-	255,320
Max. Gross Industrial SF	-	-
Potential F.A.R	0.01	1.15

*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 ANALYSIS – CASE Z-36-20

OVERVIEW

The Future Land Use Map (FLUM) requires an amendment to change the designation for 2201 Edwards Mill Road to achieve consistency between the map and the rezoning request for an Office Mixed Use (OX-) base district. The map currently separates the parcel into two designations – Public Parks & Open Space (PPOS) and Public Facilities (PF). Public Facilities applies to large publicly owned non-park properties, including state government facilities. Such sites are identified on the Future Land Use Map if they cover more than about two acres. The PPOS category applies to permanent open space intended for recreational or resource conservation uses, including publicly owned lands that are managed for watershed protection, resource conservation, hazard prevention, and the protection of important visual resources. Land with this designation is intended to remain as open space in perpetuity.

An amendment to the FLUM from PPOS and PF to Office & Residential Mixed Use would more appropriately correspond to the prevalence of non-public land uses in the vicinity, including medical offices and multifamily residential. Office Mixed Use is the closest corresponding zoning district.

LIST OF AMENDMENTS

- | |
|---|
| <ol style="list-style-type: none">1. Amend the Future Land Use Map for 2201 Edwards Mill Road from Public Parks & Open Space/Public Facilities to Office & Residential Mixed Use. |
|---|

AMENDED MAPS

Z-36-2020: Required Amendment to the Future Land Use Map

Existing Designation: Public Parks & Open Space; Public Facilities



Proposed Designation: Office & Residential Mixed Use



Rezoning Application



RALEIGH
DEPARTMENT OF
CITY PLANNING



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

REZONING REQUEST			
<input checked="" type="checkbox"/> General Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			OFFICE USE ONLY Rezoning Case #
Existing Zoning Base District AP Height Frontage Overlay(s) _____			
Proposed Zoning Base District OX Height 7 Frontage Overlay(s)			
<i>Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.</i>			
If the property has been previously rezoned, provide the rezoning case number:			
GENERAL INFORMATION			
Date		Date Amended (1)	
		Date Amended (2)	
Property Address 2201 Edwards Mill Road			
Property PIN 0785314636		Deed Reference (book/page) 017183/02086	
Nearest Intersection Edwards Mill Road and Reedy Creek Road			
Property Size (acres) 40.82	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address NORTH CAROLINA STATE OF STATE PROPERTY OFFICE 1321 MAIL SERVICE CTR RALEIGH NC 27699-1321		Phone 984.236.0278	Fax
		Email tim.walton@doa.nc.gov	
Applicant Name/Address Matt Shelton Bandwidth Inc. Venture Center III 900 Main Campus Drive Raleigh, NC 27606		Phone 919.670.2544	Fax
		Email mshelton@bandwidth.com	
Applicant* Signature(s) Matt Shelton <small>DocuSigned by: 0F8C9FC158074D0...</small>		Email mpaul@morningstarlawgroup.com	

*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number		OFFICE USE ONLY Rezoning Case #
Date Submitted		
Existing Zoning	Proposed Zoning	
Narrative of Zoning Conditions Offered		

The property owner(s) hereby offers, consents to, and agrees to abide by, 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 _____ Print Name _____

REZONING APPLICATION ADDENDUM #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning Case #
<p>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.</p>	
STATEMENT OF CONSISTENCY	
<p>Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.</p>	
<p>The site's mixed future land use designation is largely supportive of the proposed use, as the Public Facilities designation covering the majority of the property contemplates a wide range of major facilities, from general state and federal facilities to public works yards and fire stations, and has no contemplated height limit.</p> <p>Though the Arena Blue Ridge Area Plan does not directly impact the property, its closest designation, across Edwards Mill Road, encourages office use in that area, which this project would continue to the west.</p> <p>The proposal further supports several Comprehensive Plan policies, including ED 3.5 (Technology and Bioscience); ED 3.11 (Growth Industries); ED 3.12 (Business Attraction); ED 3.14 (Corporate Headquarters); and ED 5.6 (Designing Knowledge Industry Workplaces).</p>	
PUBLIC BENEFITS	
<p>Provide brief statements explaining how the rezoning request is reasonable and in the public interest.</p>	
<p>The proposed rezoning would convert an already cleared site currently used for surface parking and owned by a tax-exempt entity into a technology sector headquarters facility, incorporating on-site amenities and extensive green space, including recreational facilities, and increasing employment opportunities and tax revenue without the need to develop in a greenfield location.</p> <p>Additionally, development as an office and educational campus at this location will improve greenway connectivity in the area, which is surrounded by existing greenway infrastructure serving Schenk Forest, Umstead Park, the North Carolina Museum of Art, and the PNC Arena.</p>	

REZONING APPLICATION ADDENDUM #2	
Impact on Historic Resources	OFFICE USE ONLY Rezoning Case #
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
INVENTORY OF HISTORIC RESOURCES	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
None.	
PROPOSED MITIGATION	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	

URBAN DESIGN GUIDELINES

The applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", or
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor"

as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Urban Form Designation

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. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
3. Neighborhood Meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. Rezoning application review fee (see Fee Schedule for rate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Completed application, submitted through Permit & Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Completed Comprehensive Plan Consistency Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Completed Response to the Urban Design Guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
6. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties within 500 feet of area to be rezoned	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Trip Generation Study	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. Traffic Impact Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
For properties requesting a conditional use district:					
9. Completed zoning conditions, signed by property owner(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
If applicable (see Page 11):					
10. Proof of power of attorney or owner affidavit	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
For properties requesting a Planned Development (PD) or Campus District (CMP):					
10. Master Plan (see Master Plan Submittal Requirements)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
For properties requesting an Accessory Dwelling Unit Overlay District (ADUOD):					
15. Copy of ballot and mailing list	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

MASTER PLAN SUBMITTAL REQUIREMENTS					
TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – Master Plan	YES	N/A	YES	NO	N/A
1. I have referenced the Master Plan 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 type="checkbox"/>	<input type="checkbox"/>			
2. Total number of units and square feet	<input type="checkbox"/>	<input type="checkbox"/>			
3. 12 sets of plans	<input type="checkbox"/>	<input type="checkbox"/>			
4. Completed application; submitted through Permit & Development Portal	<input type="checkbox"/>	<input type="checkbox"/>			
5. Vicinity Map	<input type="checkbox"/>	<input type="checkbox"/>			
6. Existing Conditions Map	<input type="checkbox"/>	<input type="checkbox"/>			
7. Street and Block Layout Plan	<input type="checkbox"/>	<input type="checkbox"/>			
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input type="checkbox"/>			
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input type="checkbox"/>			
10. Development Plan (location of building types)	<input type="checkbox"/>	<input type="checkbox"/>			
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input type="checkbox"/>			
12. Parking Plan	<input type="checkbox"/>	<input type="checkbox"/>			
13. Open Space Plan	<input type="checkbox"/>	<input type="checkbox"/>			
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input type="checkbox"/>			
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input type="checkbox"/>			
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input type="checkbox"/>			
17. Phasing Plan	<input type="checkbox"/>	<input type="checkbox"/>			
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input type="checkbox"/>			
19. Common Signage Plan	<input type="checkbox"/>	<input type="checkbox"/>			

Who can initiate a rezoning request?

If requesting to down-zone property, the rezoning application must be signed by all of the property owners whose property is subject to the down-zoning. Down-zoning is defined as a zoning ordinance that affects an area of land in one of the following ways:

1. By decreasing the development density of the land to be less dense than was allowed under its previous usage.
2. By reducing the permitted uses of the land that are specified in a zoning ordinance or land development regulation to fewer uses than were allowed under its previous usage.

If requesting to rezone property to a conditional district, the rezoning application must be signed by all owners of the property to be included in the district. For purposes of the application only (not the zoning conditions), the City will accept signatures on behalf of the property owner from the following:

1. the property owner;
2. an attorney acting on behalf of the property owner with an executed power of attorney; or
3. a person authorized to act on behalf of the property owner with an executed owner's affidavit.

An owner's affidavit must be made under oath, properly notarized and, at a minimum, include the following information:

- The property owner's name and, if applicable, the property owner's title and organization name.
- The address, PIN and Deed Book/Page Number of the property.
- A statement that the person listed as the property owner is the legal owner of the property described.
- The name of the person authorized to act on behalf of the property owner as the applicant. If applicable, the authorized person's title and organization name.
- A statement that the property owner, as legal owner of the described property, hereby gives authorization and permission to the authorized person, to submit to the City of Raleigh an application to rezone the described property.
- A statement that the property owner understands and acknowledges that zoning conditions must be signed, approved and consented to by the property owner.
- The property owner's signature and the date the property owner signed the affidavit.

If requesting to rezone property to a general use district that is not a down-zoning, the rezoning application may be signed, for the purposes of initiating the request, by property owners or third-party applicants.

Date: July 10, 2020

Re: 2201 Edwards Mill Road

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on July 23, 2020 from 5pm to 7pm. The meeting will be held virtually. You can participate online or by telephone. Please note that the presentation is planned to begin at 5pm and will be followed by an opportunity for questions and answers. Depending on attendance, the programmed portion of the meeting is likely to end between 5:30 and 6pm. The additional time is intended to allow for a late start in the event of any technical issues related to the virtual meeting, and your flexibility is appreciated. Once the meeting has been successfully completed, the online meeting, including the telephone dial-in option, will remain open until 7pm, and we will be happy to review the proposal or answer additional questions during this time.

The purpose of this meeting is to discuss a potential rezoning of the property located at 2201 Edwards Mill Road, located at the corners of Reedy Creek Road and Edwards Mill Road. This site is currently zoned AP and is proposed to be rezoned to office mixed-use up to seven stories (OX-7). The purpose of the zoning request is to accommodate an office campus. Our goal is to gather comments through your participation in this virtual neighborhood meeting or, alternatively, through your written comments to the City of Raleigh Planning Department. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed.

Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners within 500 feet of the area requested for rezoning.

Information about the rezoning process is available online; visit www.raleighnc.gov and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

JP Mansolf
Raleigh Planning & Development
(919)996-2180
JP.Mansolf@raleighnc.gov

If you have any concerns or questions about this potential rezoning I can be reached at:

Molly M. Stuart
Morningstar Law Group
919-890-3318
mstuart@mstarlaw.com

Sincerely,



Neighborhood Meeting Agenda

- I. Introductions
- II. The rezoning process
- III. The project
- IV. Question and answer period

Aerial Photo



Zoning



How to Participate in the July 23, 2020 Neighborhood Meeting

- To participate by PC, Mac, iPad, iPhone or Android device,
 - Go to bit.ly/mlg07232020mtg to register for the meeting. (*Registration is necessary as we are required by the City of Raleigh to have a record of attendance.*)
 - Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
- To participate by phone,
 - Dial one of the following numbers:
 - +1 301 715 8592
 - +1 312 626 6799
 - +1 929 436 2866
 - +1 253 215 8782
 - +1 346 248 7799
 - +1 669 900 6833
 - Enter Webinar ID: 922 6825 2669
 - Enter password: 394886
 - *For attendance purposes as required by the City of Raleigh, individuals participating via telephone will be unmuted and asked to identify themselves including their name and address.*

If you have difficulty connecting or have technical difficulties during the meeting, you can email us at meetings@mstarlaw.com or call 919-590-0366.

You are encouraged to join the meeting via your computer or smartphone so that you will have access to Zoom Webinar's interactive features including Raise Hand and Chat.

During the meeting, participants will be muted by default. Also, participants' video will be off by default, i.e. only the presenters will be visible.

- If you are participating via your computer, iPhone or Android device, you can submit questions/comments by using the Raise Hand and/or Chat features. If you use Raise Hand, a panelist will either unmute you to allow you to speak or will chat with you to solicit your questions/comments.
- If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at meetings@mstarlaw.com. At the end of the Q&A period of the meeting, all callers will be unmuted to allow for questions/comments.

Rezoning Application



RALEIGH
DEPARTMENT OF
CITY PLANNING



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

REZONING REQUEST			
<input checked="" type="checkbox"/> General Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			OFFICE USE ONLY Rezoning Case #
Existing Zoning Base District AP Height Frontage Overlay(s) _____			
Proposed Zoning Base District OX Height 7 Frontage Overlay(s)			
<i>Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.</i>			
If the property has been previously rezoned, provide the rezoning case number:			
GENERAL INFORMATION			
Date		Date Amended (1)	Date Amended (2)
Property Address 2201 Edwards Mill Road			
Property PIN 0785314636		Deed Reference (book/page) 017183/02086	
Nearest Intersection Edwards Mill Road and Reedy Creek Road			
Property Size (acres) 40.82	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address NORTH CAROLINA STATE OF STATE PROPERTY OFFICE 1321 MAIL SERVICE CTR RALEIGH NC 27699-1321		Phone	Fax
		Email	
Applicant Name/Address Matt Shelton Bandwidth Inc. Venture Center III 900 Main Campus Drive Raleigh, NC 27606		Phone 919.670.2544	Fax
		Email mshelton@bandwidth.com	
Applicant* Signature(s)		Email mpaul@morningstarlawgroup.com	

*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

SUMMARY OF ISSUES

A neighborhood meeting was held on July 23, 2020 (date) to discuss a potential rezoning located at 2201 Edwards Mill Road (property address).
The neighborhood meeting was held at [virtual meeting] (location).
There were approximately 1 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

The development team and rezoning process were introduced.

Occupancy is anticipated in early 2023.

Mount Olivet Baptist Church has been working to reinstate the previous roadway, State Farm Road, along the western boundary of the site.

The attendee is supportive of development as an office campus.

The project team was requested to monitor workers who may visit the adjacent cemetery to ensure trash is not left.

The history of the church's cemetery was described, including use of the former adjoining church site for military training during WWI.

It was clarified that a secondary entrance is contemplated from State Farm Road

Initial conversations with NCDOT indicate potential support for an expanded access point on Edwards Mill Road, including left turns into the site.

ATTENDANCE ROSTER	
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[illegible]

NORTH CAROLINA STATE OF
STATE PROPERTY OFFICE
1321 MAIL SERVICE CTR
RALEIGH NC 27699-1321

TRUSTEES OF MT OLIVET BAPTIST
CHURCH
3500 EDWARDS MILL RD
RALEIGH NC 27612-5363

NORTH CAROLINA STATE OF
STATE PROPERTY OFFICE
1321 MAIL SERVICE CTR
RALEIGH NC 27699-1321



COMPREHENSIVE PLAN AMENDMENT ANALYSIS – CASE Z-36-20

OVERVIEW

The Future Land Use Map (FLUM) requires an amendment to change the designation for 2201 Edwards Mill Road to achieve consistency between the map and the rezoning request for an Office Mixed Use (OX-) base district. The map currently separates the parcel into two designations – Public Parks & Open Space (PPOS) and Public Facilities (PF). Public Facilities applies to large publicly owned non-park properties, including state government facilities. Such sites are identified on the Future Land Use Map if they cover more than about two acres. The PPOS category applies to permanent open space intended for recreational or resource conservation uses, including publicly owned lands that are managed for watershed protection, resource conservation, hazard prevention, and the protection of important visual resources. Land with this designation is intended to remain as open space in perpetuity.

An amendment to the FLUM from PPOS and PF to Office & Residential Mixed Use would more appropriately correspond to the prevalence of non-public land uses in the vicinity, including medical offices and multifamily residential. Office Mixed Use is the closest corresponding zoning district.

LIST OF AMENDMENTS

- | |
|---|
| <ol style="list-style-type: none">1. Amend the Future Land Use Map for 2201 Edwards Mill Road from Public Parks & Open Space/Public Facilities to Office & Residential Mixed Use. |
|---|

AMENDED MAPS

Z-36-2020: Required Amendment to the Future Land Use Map

Existing Designation: Public Parks & Open Space; Public Facilities



Proposed Designation: Office & Residential Mixed Use

