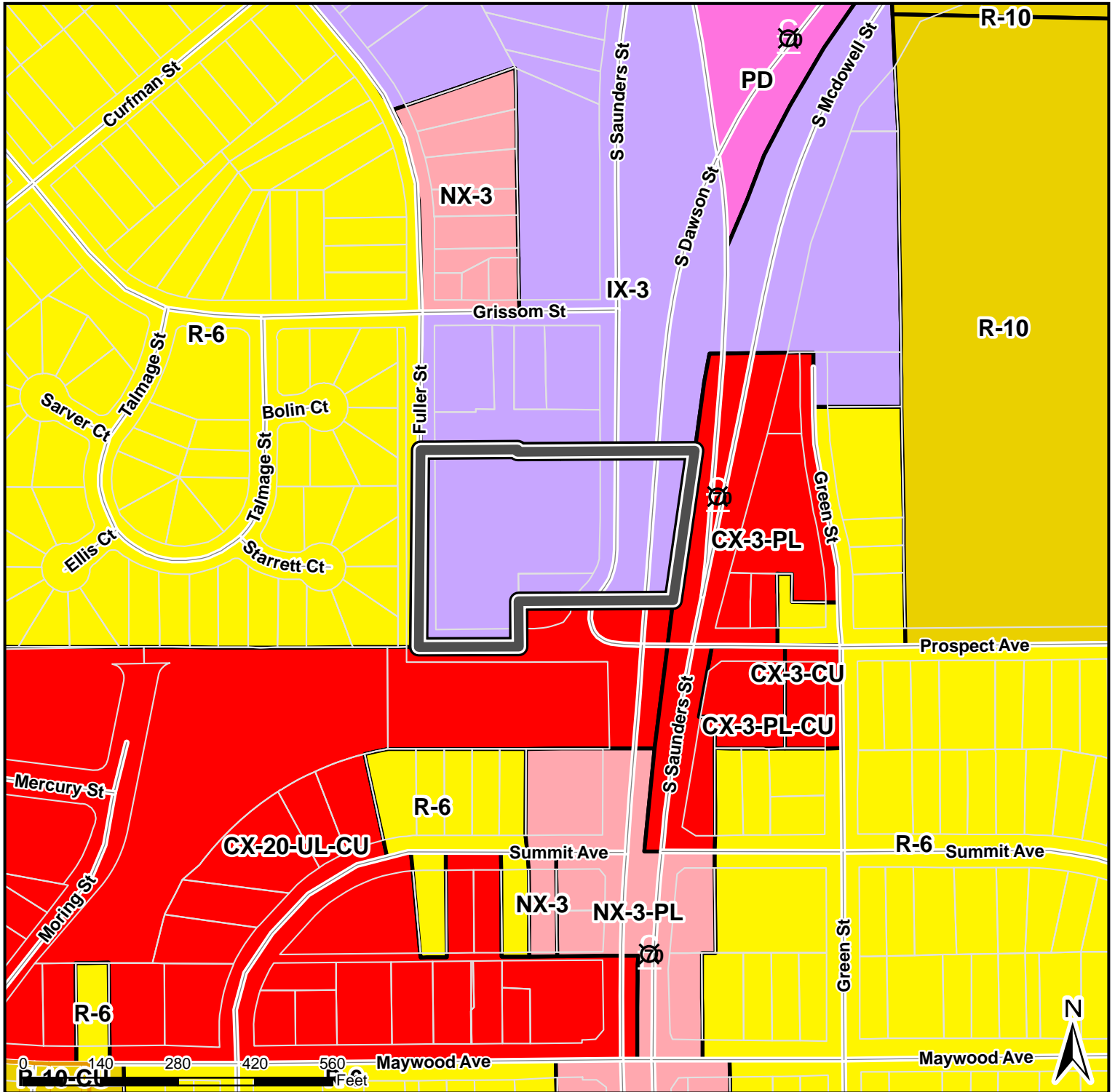
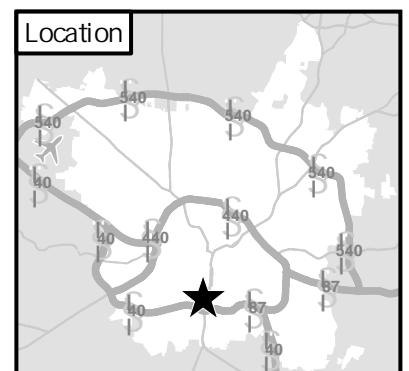


# Existing Zoning

# Z-36-2023



Property	1230 & 1234 S Saunders St
Size	2.01 acres
Existing Zoning	IX-3
Requested Zoning	CX-20-CU





# Rezoning Application and Checklist

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

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

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
			<b>OFFICE USE ONLY</b> Rezoning case #
Existing zoning base district: IX	Height: 3	Frontage:	Overlay(s):
Proposed zoning base district: CX	Height: 20	Frontage:	Overlay(s):
<b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> to 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:			

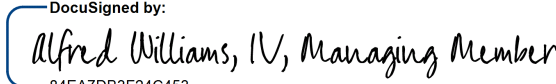
General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 1230 S Saunders Street & 1234 S Saunders Street		
Property PIN: 1703338024 & 1703329817		
Deed reference (book/page): 17499/1747		
Nearest intersection: S Saunders Street & Grissom Street		Property size (acres): 2.01
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Williams Family Properties, LLC		
Property owner email: aw4awp@gmail.com		
Property owner phone: (919) 424-8154		
Applicant name and address: Samuel Morris, Longleaf Law Partners		
Applicant email: smorris@longleaflp.com		
Applicant phone: (919) 780-5438	DocuSigned by: <i>Alfred Williams, IV, Managing Member</i>	
Applicant signature(s):	84FA7DB3E24C453	
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: IX-3	Proposed zoning: CX-20-CU	

**Narrative of Zoning Conditions Offered**

1. The following Principal Uses as listed in UDO Section 6.1.4 that are permitted, limited, or special uses in the CX- district shall be prohibited: (i) cemetery.

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

Property Owner(s) Signature:  DocuSigned by:  
84EA7DB3F24C453...

Printed Name: Alfred Williams, IV , Managing Member

### Rezoning Application Addendum #1

#### Comprehensive Plan Analysis

The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.

**OFFICE USE ONLY**  
Rezoning case #

---

#### Statement of Consistency

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

1. The property is designated as Regional Mixed Use on the Future Land Use Map, which recognizes the CX zoning district as being the primary corresponding zoning district. Additionally, the property is located within a Frequent Transit Area and Mixed Use Center on the Urban Form Map. The Recommended Height Designations for the property, as shown on Table LU-2 of the Comprehensive Plan, provides that building heights up to twenty (20) stories are appropriate for property designated Regional Mixed Use on the Future Land Use Map, and located within a core/transit area. The applicant is proposing to rezone the property as CX-20-CU. Therefore, the proposed rezoning is consistent with the future land use designation and Table LU-2.
2. The property is subject to the recently adopted the Dix Edge (DE) Area-Specific Guidance. Policy DE X Dix Edge Height says that the Future Land Use Map combined with Table LU-2 Recommended Building Heights provides appropriate building height guidance for the Dix Edge area. Rezoning requests that pursue taller heights should include offers of substantial public benefits. The proposed rezoning stays within the recommended heights of LU-2 and development of the property offers major public benefits, including roadway extensions and improvements, as well as promoting efficient use of the property by providing more businesses, housing units, and amenities in a limited area currently zoned for industrial uses, consistent with Policy DE X Dix Edge Connectivity, Action DE X Transit Improvements, and Policy DE X Environmental Sustainability. The request will serve the Dix Edge Area Study's overarching goals by attracting investment, stimulating economic growth, and generating tax revenues in this area. Providing an increased mix of commercial and residential spaces will foster vibrant neighborhoods, enhance walkability, and promote a sense of community in the Dix Edge area.
4. The rezoning request is consistent with, among others, Comprehensive Plan policies: LU 1.2 "Future Land Use Map and Zoning Consistency"; LU 2.2 "Compact Development"; LU 3.2 "Location of Growth"; LU 4.4 "Reducing Vehicle Miles Travelled through Mixed Use"; LU 4.5 "Connectivity"; LU 5.1 "Reinforcing the Urban Pattern"; LU 6.1 "Composition of Mixed-Use Centers" and LU 6.2 "Complementary Land Uses and Urban Vitality"; LU 6.3 "Mixed-Use and Multimodal Transportation"; LU 7.6 "Pedestrian-Friendly Development"; LU 10.4 "Siting of Regional Retail"; EP 3.12 "Mitigating Stormwater Impacts."

#### Public Benefits

Provide brief statements explaining how the rezoning request is reasonable and in the public interest.

1. The rezoning request is reasonable and in the public interest because it facilitates the efficient redevelopment of underutilized property located in close proximity to the City's major transit hubs, retail, and office spaces. This will lead to improved access to services and job opportunities for the local community.
2. The rezoning request increases the area's housing variety and housing supply.
3. Increased vertical development maximizes the city's limited land resources, reducing urban sprawl. Allowing for a vertical mix commercial and residential spaces will help create vibrant neighborhoods, enhance walkability, and promote a sense of community.

<b>Rezoning Application Addendum #2</b>	
<b>Impact on Historic Resources</b>	<b>OFFICE USE ONLY</b> 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.	
<b>Inventory of Historic Resources</b>	
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.	
NA	
<b>Proposed Mitigation</b>	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
NA	

## Downtown Urban Design Guidelines

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

- a) The property to be rezoned is within "Downtown" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Policy DT 7.18:

The design guidelines in Table DT-1 shall be used to review rezoning, alternative means of compliance, special use permits, and planned development master plan applications in downtown.

Click [here](#) to view the Urban Form map

1	<p>Fayetteville Street should be free of service elements, including loading docks, mechanical equipment, and driveways.</p> <p><b>Response:</b> The proposed rezoning does not front along Fayetteville Street.</p>
2	<p>Loading or service entrances should be embedded within the block where possible. If embedding the loading dock is not possible, the loading dock should be located to the side or rear of a building. The width should be minimized and doors or gates should shield the loading docks from view. Roll-down gates should be decorative if facing the public realm.</p> <p><b>Response:</b> The proposed rezoning anticipates compliance with this guidance.</p>
3	<p>Surface and structured parking should be landscaped, emphasizing interior tree canopies in surface lots, formal borders, and street trees to reinforce the streetwall.</p> <p><b>Response:</b> The proposed rezoning anticipates compliance with this guidance.</p>
4	<p>Mechanical equipment, satellite or microwave dishes, elevator penthouses, and other utilitarian equipment should be screened from view by a structure that complements the design of the building through the use of similar materials, colors, finishes, and architectural details. Views from buildings above should also be considered when designing rooftop mechanical equipment.</p> <p><b>Response:</b> The proposed rezoning anticipates compliance with this guidance.</p>
5	<p>The widths of all curb cuts at parking deck entrances should be minimized. Design techniques should be used (such as lane splits within the deck to encourage consolidated single exit or entrance lanes at the street side, and/or columns between lanes to reduce the perceived size of the openings), while maintaining adequate ingress and egress capacity to provide efficient operations and meet air quality conformity.</p> <p><b>Response:</b> The proposed rezoning anticipates compliance with this guidance.</p>
6	<p>Building entries should be emphasized with architectural features, changes in roofline, different massing, or unique materials.</p> <p><b>Response:</b> The proposed rezoning anticipates compliance with this guidance.</p>

7	<p>The primary pedestrian building entrances should be located along the store front. For buildings that front on three streets, the primary pedestrian entrances should be located on the axial street or the corner if the building is located at an intersection.</p> <p><b>Response:</b> The proposed rezoning anticipates compliance with this guidance.</p>
8	<p>Building entries should be at grade.</p> <p><b>Response:</b> The proposed rezoning anticipates compliance with this guidance.</p>
9	<p>The level of architectural detail should be most intense at street level, within view of pedestrians on the sidewalk.</p> <p><b>Response:</b> The proposed rezoning anticipates compliance with this guidance.</p>
10	<p>The use of solid roll-down security gates is discouraged.</p> <p><b>Response:</b> The proposed rezoning anticipates compliance with this guidance.</p>
11	<p>Façades should be broken into distinct 20-30 foot modules or bays from side to side to prevent a monolithic edge to the street.</p> <p><b>Response:</b> The proposed rezoning anticipates compliance with this guidance.</p>
12	<p>Large unarticulated walls are discouraged and should have a window or functional public access at least every 10 feet.</p> <p><b>Response:</b> The proposed rezoning anticipates compliance with this guidance.</p>
13	<p>The articulation of the façade should be designed to appear more vertical than horizontal.</p> <p><b>Response:</b> The proposed rezoning anticipates compliance with this guidance.</p>
14	<p>Entries that provide access to a building's upper floors should be located along a street to promote street life. They should be designed as separate entries and distinguished from ground level spaces with different architectural details, materials, colors, lighting, signage, and/or paving so that it is clear which entries are public and which are private.</p> <p><b>Response:</b> The proposed rezoning anticipates compliance with this guidance.</p>
15	<p>Recessed entries are encouraged. They should be no wider than one-third of the width of the storefront or 20 feet, whichever is less. Recessed entries should be a minimum of 4 feet deep, except where necessary to meet fire code.</p> <p><b>Response:</b> The proposed rezoning anticipates compliance with this guidance.</p>

16	<p>A minimum of 2/3 of the first story façade should be windows. Of the total amount of glass on the first-floor façade, a minimum of 85 percent must be transparent. Tinted or reflective glass is discouraged. First-story windows should be located a maximum of three (3) feet above the adjacent sidewalk.</p> <p><b>Response:</b> The proposed rezoning anticipates compliance with this guidance.</p>
17	<p>Windows should be used to display products and services and maximize visibility into storefronts. Windows should not be obscured with elements that prevent pedestrians from seeing inside.</p> <p><b>Response:</b> The proposed rezoning anticipates compliance with this guidance.</p>
18	<p>The first-story, floor-to-floor height of any new building on Fayetteville Street should be a minimum of twenty (20) feet.</p> <p><b>Response:</b> The proposed development does not front along Fayetteville Street.</p>
19	<p>If ceilings must be lowered below the height of ground level windows, provide an interior, full-height, three (3) foot minimum deep space immediately adjacent to the window before the drop in the ceiling.</p> <p><b>Response:</b> The proposed rezoning anticipates compliance with this guidance.</p>
20	<p>The use of deep awnings and canopies on the first story is recommended to help mitigate wind, reduce glare, and shade ground level spaces.</p> <p><b>Response:</b> The proposed rezoning anticipates compliance with this guidance.</p>
21	<p>Arcades, colonnades, and galleries are discouraged within the public right-of-way.</p> <p><b>Response:</b> The proposed rezoning anticipates compliance with this guidance.</p>
22	<p>Stairs and stoops in the public right-of-way are discouraged along Fayetteville Street in order to make entries more accessible.</p> <p><b>Response:</b> The proposed rezoning anticipates compliance with this guidance.</p>
23	<p>An outdoor ground plane that abuts or is adjacent to the public right-of-way should be paved with terrazzo, concrete pavers, concrete, stone, brick, tile, or another high-quality hardscape material. Asphalt and loose paving materials such as gravel are discouraged. The paving design and materials should complement the building or storefront architecture.</p> <p><b>Response:</b> The proposed rezoning anticipates compliance with this guidance.</p>



24	<p>In larger courtyard style spaces visible from the public right-of-way, use groundcovers, shrubs, and flowers to accent and fill blank areas with interest. Minimize the use of bare mulch and rocks. Areas of bare earth are discouraged.</p> <p><b>Response:</b> The proposed rezoning anticipates compliance with this guidance.</p>
25	<p>Walls of buildings should parallel the orientation of the street grid.</p> <p><b>Response:</b> The proposed rezoning anticipates compliance with this guidance.</p>
26	<p>Towers or high-rise buildings should have three zones: a streetwall or base zone, a tower transition zone, and a tower top zone. Cornices should be considered to separate base zone from tower transition zone.</p> <p><b>Response:</b> The proposed rezoning anticipates compliance with this guidance.</p>
27	<p>Distance between towers on different blocks should be a minimum of 100 feet to ensure access to light and air.</p> <p><b>Response:</b> The proposed rezoning anticipates compliance with this guidance.</p>
28	<p>Public art, performance facilities, and/or civic monuments should be an integral part of any building plan.</p> <p><b>Response:</b> The proposed rezoning anticipates compliance with this guidance.</p>
29	<p>Fences, railings, and walls are discouraged except to screen surface parking lots and unimproved lots, to protect pedestrians from grade changes, and to delineate a private courtyard. Fences are preferred over walls except where designed to hold grade.</p> <p><b>Response:</b> The proposed rezoning anticipates compliance with this guidance.</p>
30	<p>Fences should be a minimum of 36 inches and a maximum of 42 inches tall and a minimum of 70 percent open. Railings should be 42 inches tall. Solid walls should be a minimum of 18 inches and a maximum of 32 inches tall.</p> <p><b>Response:</b> The proposed rezoning anticipates compliance with this guidance.</p>
31	<p>Fences, railings, and walls should be designed to complement the adjacent architecture through the use of similar materials, colors, finishes, and architectural details.</p> <p><b>Response:</b> The proposed rezoning anticipates compliance with this guidance.</p>

32	<p>Designs should be contextual to adjacent buildings, including their cornice lines and horizontal banding.</p> <p><b>Response:</b> The proposed rezoning anticipates compliance with this guidance.</p>
33	<p>Innovative design and unusual lighting of the exterior of the building is important to emphasize the monumentality of government buildings.</p> <p><b>Response:</b> The proposed rezoning anticipates compliance with this guidance.</p>
34	<p>The principal building entrance should be easily identified by building features and landscape elements; additional public entrances should be provided at every street face.</p> <p><b>Response:</b> The proposed rezoning anticipates compliance with this guidance.</p>
35	<p>Building materials should be of stone, brick, or similar durable, high quality materials. Building form, articulation, and materials should respect and be sympathetic to the major governmental and institutional buildings in the area.</p> <p><b>Response:</b> The proposed rezoning anticipates compliance with this guidance.</p>
36	<p>Preferred materials (other than glass) include metal, brick, stone, concrete, plaster, and wood trim; discouraged materials include vinyl siding, pressed wood siding, and exterior insulated finishing systems (EIFS).</p> <p><b>Response:</b> The proposed rezoning anticipates compliance with this guidance.</p>
37	<p>Materials covering original architectural features of historic or architecturally significant buildings are discouraged.</p> <p><b>Response:</b> The proposed rezoning does not concern historic or architecturally significant buildings.</p>
38	<p>A minimum of 35 percent of each upper story should be windows.</p> <p><b>Response:</b> The proposed rezoning anticipates compliance with this guidance.</p>
39	<p>Building corners that face an intersection should strive for a distinctive form and high level of articulation.</p> <p><b>Response:</b> The proposed rezoning anticipates compliance with this guidance.</p>
40	<p>Buildings may step back further at intersections in order to articulate the corners.</p> <p><b>Response:</b> Noted.</p>

41	Buildings downtown and in Pedestrian Business Overlays should have stepbacks and articulated facades to mitigate wind effects and increase light and air. Buildings should step back 10 to 15 feet at the 60-foot point above the ground on a wide street and 15 feet on a narrow street. A wide street is 75 feet in width or more.
	<p><b>Response:</b></p> <p>The proposed rezoning anticipates compliance with this guidance.</p>
42	Flat roof buildings should have decorative parapets with elements, such as detailed cornices, corbeling, applied medallions, or other similar architectural treatments.
	<p><b>Response:</b></p> <p>The proposed rezoning anticipates compliance with this guidance.</p>
43	Signage should be compatible in scale, style, and composition with the building or storefront design as a whole.
	<p><b>Response:</b></p> <p>The proposed rezoning anticipates compliance with this guidance.</p>
44	Diverse graphic solutions are encouraged to help create the sense of uniqueness and discovery found in an urban, mixed-use environment.
	<p><b>Response:</b></p> <p>The proposed rezoning anticipates compliance with this guidance.</p>
45	All mechanical and electrical mechanisms should be concealed.
	<p><b>Response:</b></p> <p>The proposed rezoning anticipates compliance with this guidance.</p>
46	Signs should not obscure a building's important architectural features, particularly in the case of historic buildings.
	<p><b>Response:</b></p> <p>The proposed rezoning anticipates compliance with this guidance.</p>
47	Signs should be constructed with durable materials and quality manufacturing.
	<p><b>Response:</b></p> <p>The proposed rezoning anticipates compliance with this guidance.</p>
48	Sign bands above transom and on awnings are preferred signage locations.
	<p><b>Response:</b></p> <p>The proposed rezoning anticipates compliance with this guidance.</p>
49	Only the business name, street address, building name, and logo should be on an awning or canopy. The lettering should not exceed 40 percent of the awning area.
	<p><b>Response:</b></p> <p>The proposed rezoning anticipates compliance with this guidance.</p>

50	<p>Illuminated signs should avoid the colors red, yellow, and green when adjacent to a signal controlled vehicular intersection.</p> <p><b>Response:</b> <b>The proposed rezoning anticipates compliance with this guidance.</b></p>
51	<p>Allowed sign types: channel letter signs, silhouette signs (reverse channel), individualized letter signs, projecting signs, canopy/marquee signs, logo signs, awning signs, and interior window signs.</p> <p><b>Response:</b> <b>Noted.</b></p>
52	<p>Discouraged sign types: signs constructed of paper, cardboard, styrofoam-type materials, formed plastic, injected molded plastic, or other such materials that do not provide a sense of permanence or quality; signs attached with suction cups or tape; signs constructed of luminous vacuum-formed plastic letters; signs with smoke-emitting components. Changeable copy signs are prohibited.</p> <p><b>Response:</b> <b>Noted.</b></p>

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

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

REZONING OF PROPERTY CONSISTING OF +/- 2.01 ACRES,  
LOCATED AT 1230 & 1234 S SAUNDERS STREET, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS AND TENANTS ON  
JUNE 21, 2023

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent neighbors on Wednesday, June 21, 2023, at 7:00 p.m. The property considered for this potential rezoning totals approximately 2.01 acres and is located along S. Saunders Street, in the City of Raleigh, having the Wake County Parcel Identification Numbers 1703338024 & 1703329817. This meeting was held in-person at Chavis Community Center, John Chavis CC MP Room 1, 505 Martin Luther King Jr Blvd, Raleigh, NC 27601. All owners and tenants 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



To: Neighboring Property Owner and Tenants  
From: Samuel Morris  
Date: June 9, 2023  
Re: Neighborhood Meeting for Rezoning of 1230 & 1234 S Saunders Street

You are invited to attend an informational meeting to discuss the proposed rezoning of 1230 & 1234 S Saunders Street (with Property Identification Numbers (PINs) 1703338024 & 1703329817). The meeting will be held on **June 21, 2023, from 7:00 PM until 8:00 PM**, at the following location:

**Chavis Community Center  
John Chavis CC MP Room 1  
505 Martin Luther King Jr Blvd,  
Raleigh, NC 27601**

The property totals approximately 2.01 acres in size and is located along S. Saunders Street between Grissom Street and Prospect Avenue. The property is currently zoned Industrial Mixed Use, 3 Stories (IX-3). The proposed zoning is Commercial Mixed Use, 20 Stories, Conditional Use (CX-20-CU). The purpose of the rezoning is to allow for future mixed use development.

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

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919-780-5438 and [smorris@longleaflp.com](mailto:smorris@longleaflp.com). Also, for more information about the rezoning, you may visit [www.raleighnc.gov](http://www.raleighnc.gov) or contact the Raleigh City Planner Robert Tate at 919-996-2235 or [Robert.tate@raleighnc.gov](mailto:Robert.tate@raleighnc.gov). If you would like to submit written comments or questions after the neighborhood meeting, please participate in the applicable rezoning case at [www.publicinput.com/rezoning](http://www.publicinput.com/rezoning).

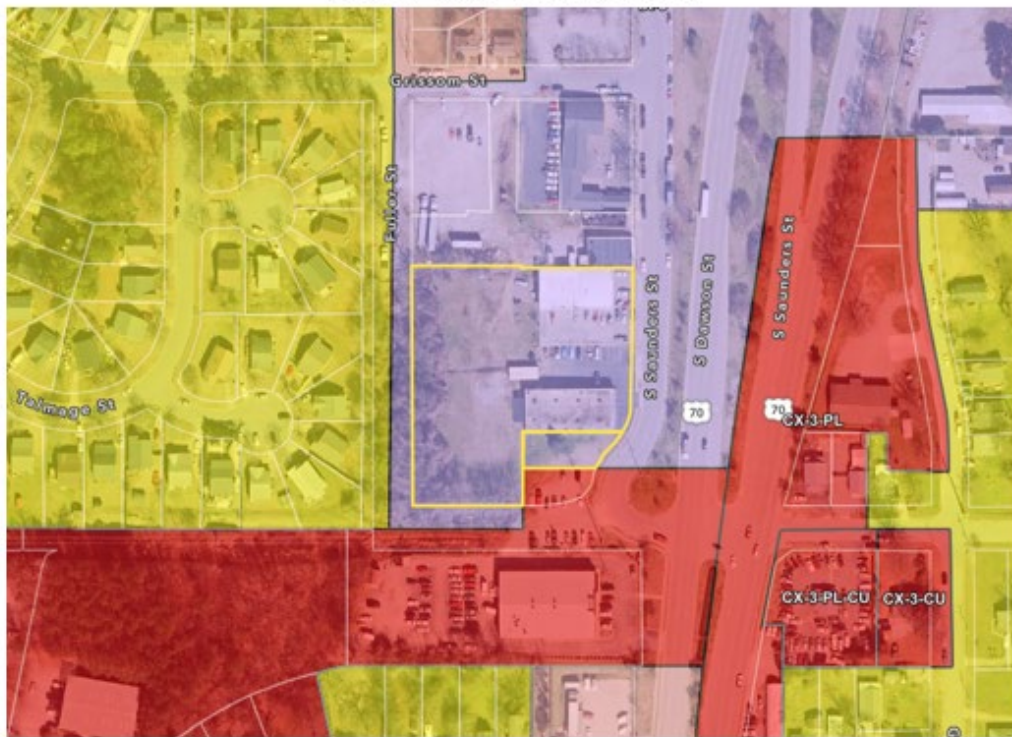
Attached to this invitation are the following materials:  
1. Subject Property Current Aerial Exhibit  
2. Subject Property Current Zoning Exhibit



CURRENT PROPERTY MAP



CURRENT ZONING MAP



## **EXHIBIT C – MEETING ATTENDEES**

1. Samuel Morris (Longleaf Law Partners)
2. Brittany Lewis (City of Raleigh Community Connectors)
3. Veronica Wilder
4. Frank Quinn
5. Portia Richardson

## **EXHIBIT D – ITEMS DISCUSSED**

- 1.** Introduction of all meeting attendees.
- 2.** Overview of the Raleigh rezoning process and purpose of neighborhood meeting.
- 3.** Description of the subject property.
- 4.** Current zoning of the property.
- 5.** Overview of the role of Future Land Use Map, Comprehensive Plan, and Urban Form policy guidance.
- 6.** Summarize the Future Land Use Map, Comprehensive Plan, and Urban Form designations and guidance for the subject property.
- 7.** Proposed rezoning and basis of request.
- 8.** Discussion regarding potential development plans/timeline for this property.
- 9.** Discussion regarding City of Raleigh Street Plan, and roadway improvements that are commonly required with redevelopment.
- 10.** Discussion regarding the connection of Fuller Street to S Saunders Street.
- 11.** Participant expressed desire for the City of Raleigh to provide more transit infrastructure to support the growth and redevelopment in the city.
- 12.** Discussion regarding recently approved Baker Roofing rezoning.
- 13.** Discussion regarding this development's relationship to Downtown South and other rezonings in the area.
- 14.** Discussion regarding pace of growth and development in the area leading to higher property taxes.
- 15.** Expected timeline for filing of application and future meeting.