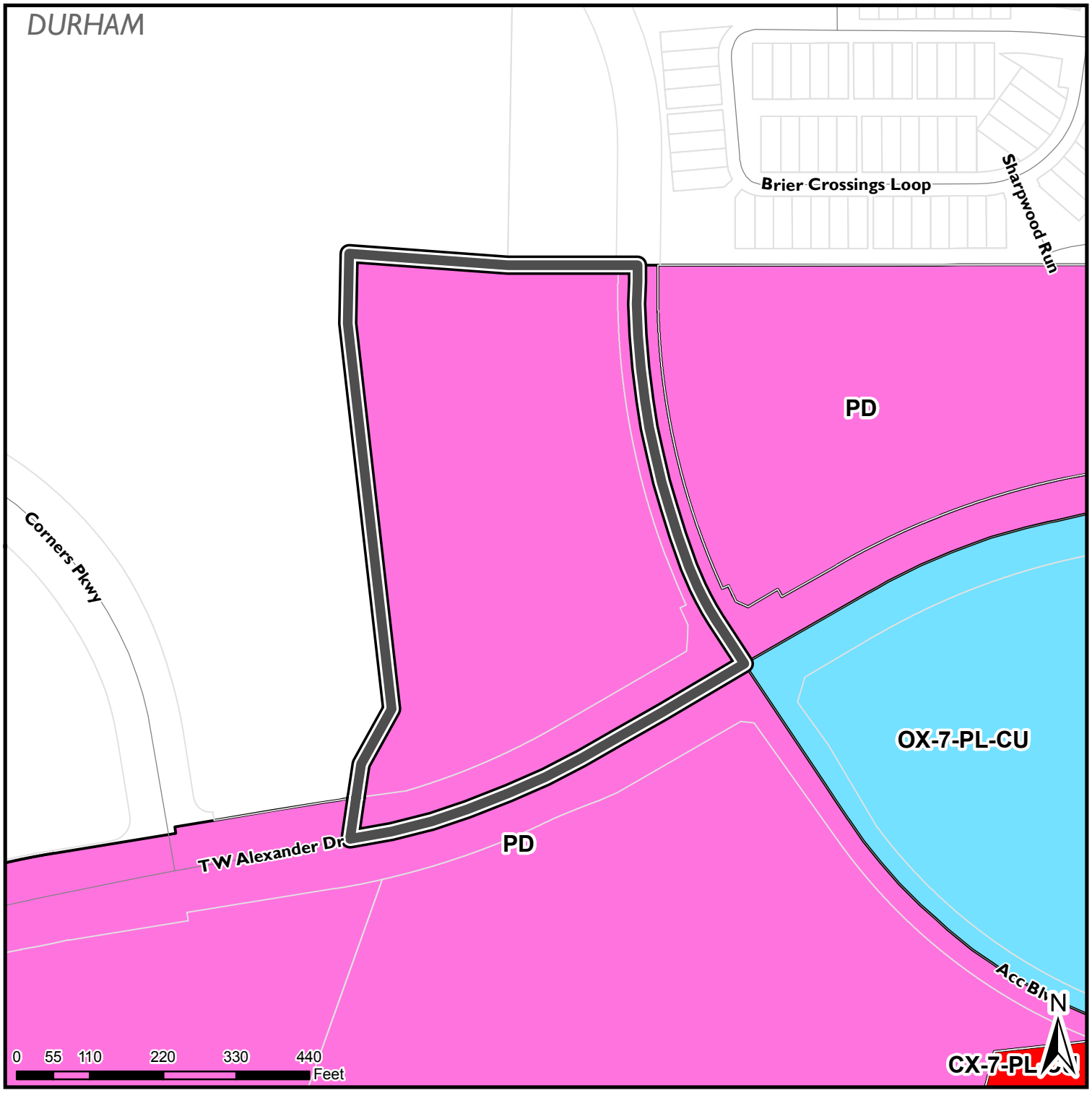
Existing Zoning Map Z-37-2016



Submittal Date

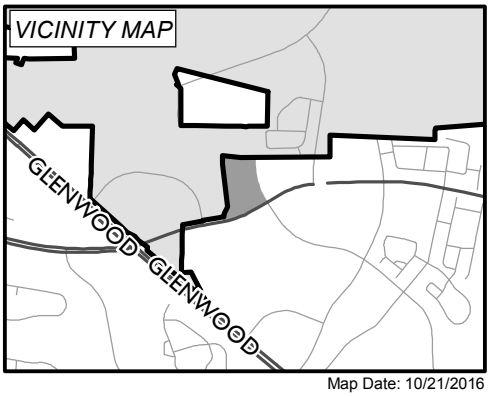
10/19/2016

Request:

6.99 acres from

PD

to **CX-7-PL**



Map Date: 10/21/2016

Certified Recommendation

Raleigh Planning Commission

CR#

Case Information: Z-37-16 – ACC Blvd

Location	West side, at its intersection with T W Alexander Dr. Address: 8001 ACC Blvd PIN: 0768398793
Request	Rezone property from PD to CX-7-CU
Area of Request	6.99 acres
Property Owner	SLF Ruby Jones LLC Ryan LLC PO Box 56607 Atlanta, GA 30343
Applicant	Jon Lowry Lowry Engineering 1111 Westrac Dr., Suite 108 Fargo, ND 58103
Citizens Advisory Council (CAC)	Northwest Jay Gudeman, Chairperson jay@kilpatrickgudeman.com
PC Recommendation Deadline	90 days from public hearing referral

Comprehensive Plan Consistency

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

Future Land Use Map Consistency

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

Comprehensive Plan Guidance

FUTURE LAND USE	Office & Residential Mixed Use
URBAN FORM	City Growth Center
CONSISTENT Policies	Policy LU 2.2—Compact Development Policy LU 2.5—Healthy Communities Policy LU 2.6—Zoning and Infrastructure Impacts Policy LU 6.4—Bus Stop Dedication Policy LU 7.6—Pedestrian-Friendly Development Policy T 2.6—Preserving the Grid Policy T 2.9—Curb Cuts Policy T 4.4 R.O.W. Reservation for Transit Policy T 4.8—Bus Waiting Areas Policy T 5.2—Incorporating Bicycle and Pedestrian Improvements Policy EP 2.5—Protection of Water Features Policy EP 3.12—Mitigating Stormwater Impacts

	Policy UD 1.10—Frontage Policy UD 2.3—Activating the Street
INCONSISTENT Policies	Policy LU 1.2—Future Land Use Map and Zoning Consistency Policy LU 5.4—Density Transitions Policy LU 5.6—Buffering Requirements Policy LU 7.4—Scale and Design of New Commercial Uses Policy T 4.15 Enhanced Rider Amenities

Summary of Proposed Conditions

1. Limit uses to hotel and office and reduce development intensity to match existing zoning.
2. Provide a transit easement.

3-6. Mimic a parking limited frontage on ACC Blvd.

Public Meetings

Neighborhood Meeting	***CAC***	***Planning Commission***	***City Council***
August 23, 2016	November 8, 2016	January 24, 2016	

Attachments

1. Staff report

Planning Commission Recommendation

Recommendation	
Findings & Reasons	
Motion and Vote	

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.

_____ _____

Planning Director Date Planning Commission Chairperson Date

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

Zoning Staff Report – Case Z-37-16

Conditional Use District

Case Summary

Overview

The site at 8001 ACC Blvd is currently vacant, almost entirely wooded, and contains extensive riparian areas draining to the Neuse River. Riparian buffers provide natural barriers to development on the western and southern boundaries. The topography of the parcel descends moderately from ACC Blvd toward the west.

The site is part of the Alexander Place Planned Development (PD), which lies north of US 70 before it crosses from Wake County into Durham County. The parcel is bordered to the north and west by City of Durham jurisdiction and to the south and west by the interior of the Alexander Place PD. The only existing developments directly adjacent to the site are the WakeMed facility south of T.W. Alexander Dr and a stormwater facility to the north. The street network, including pedestrian infrastructure, has been completed for the entire PD with the exception of the segment of ACC Blvd accessing the rezoning site. The site is served by transit on its southern border, though no physical improvements have been made to the transit stop at this time.

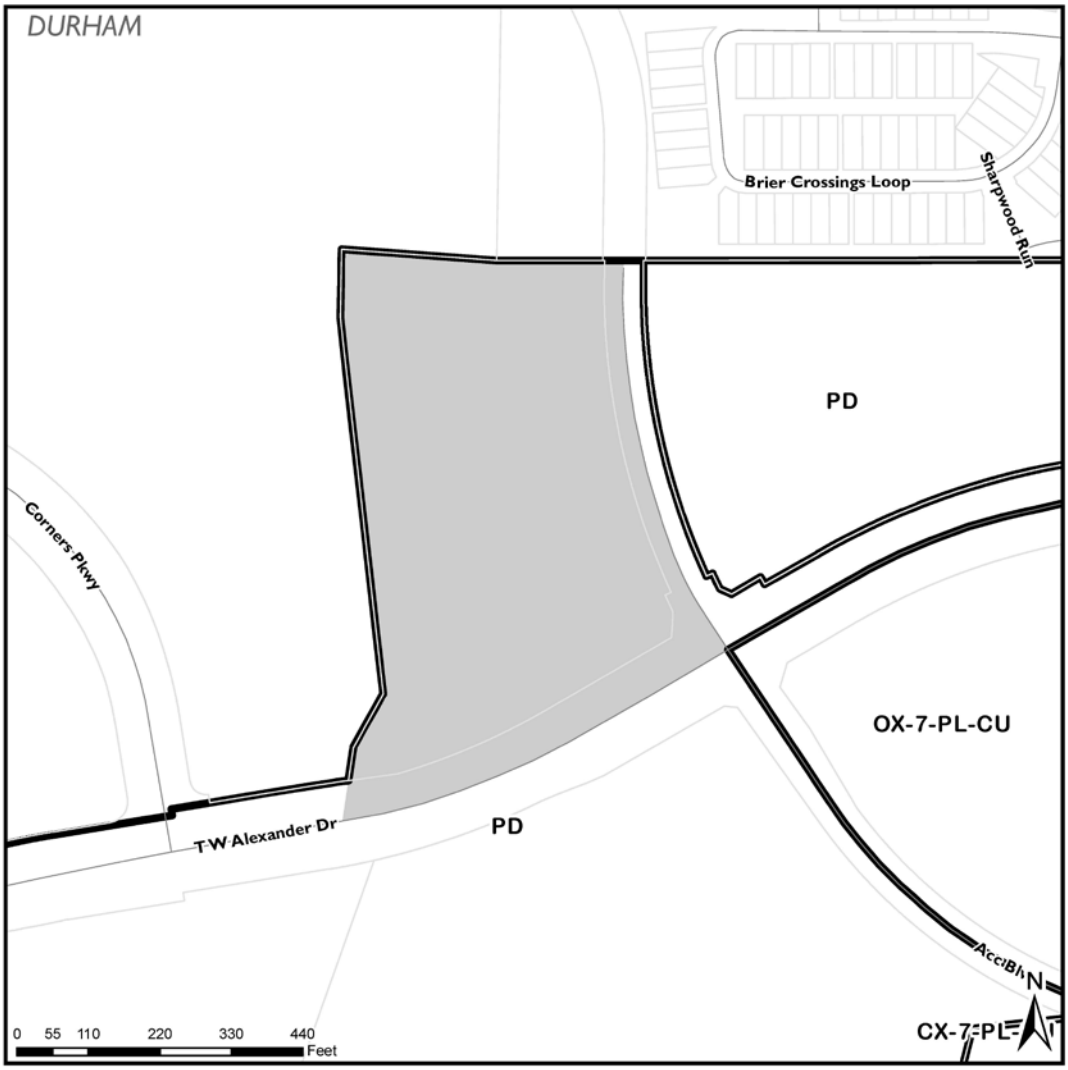
The Alexander Place PD calls for office or hotel use on the parcel with a maximum entitlement of 50,820 sf or 165 rooms respectively. The PD also sets minimum development intensities of 41,580 sf of office or 135 hotel rooms. The proposed zoning is limited to these same uses. It reduces the office entitlement to 46,200 sf while keeping the maximum hotel room allowance the same. There is no minimum development requirement in the proposed zoning. The site is located in a City Growth Center, which triggers the Urban Design Guidelines in the review of this case.

Conditions on the case serve three purposes. As mentioned above, use and intensity are limited such that the development potential is nearly identical to that allowed under existing zoning. Other conditions are intended to create a frontage similar to Parking Limited on ACC Blvd. These conditions, combined with the proposed zoning district, decrease setbacks and introduce a build-to. Parking between the building and ACC Blvd is also limited by the proposed conditions. A final condition dedicates a transit easement to the City.

Outstanding Issues

Outstanding Issues	1. Frontage conditions preempt the use of administrative alternates should the case be approved. Administrative alternates may be called for due to site conditions. 2. The proposed zoning is inconsistent with the future land use map due to potential adverse impacts on nearby residential use.	*Suggested Mitigation*	1. Apply Parking Limited frontage to the zoning request with expectation of requesting administrative alternates or a variance upon approval. 2. Add a condition requiring neighborhood transition and/or building height stepbacks for parcel boundary closest to residential area; or reduce requested height.

Existing Zoning Map Z-37-2016



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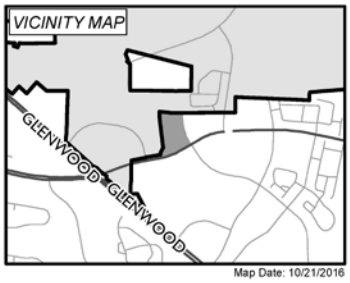


Map Date: 10/21/2016

Rezoning Case Evaluation

1. Compatibility Analysis

1.1 Surrounding Area Land Use/ Zoning Summary

	Subject Property	***North***	***South***	***East***	***West***
Existing Zoning	Planned Development	Commercial General, Planned Development Residential (City of Durham/Wake County)	Planned Development	Planned Development, OX-7-PL-CU	Commercial General (City of Durham/Wake County)
Additional Overlay	n/a	n/a	n/a	n/a	n/a
Future Land Use	Office & Residential Mixed Use	n/a (City of Durham/Wake County)	Office & Residential Mixed Use	Office & Residential Mixed Use	n/a (City of Durham/Wake County)
Current Land Use	Vacant	Vacant/Stormwater feature	Medical	Vacant	Vacant
Urban Form (if applicable)	City Growth Center	n/a (City of Durham/Wake County)	City Growth Center	City Growth Center	n/a (City of Durham/Wake County)

1.2 Current vs. Proposed Zoning Summary

	Existing Zoning	***Proposed Zoning***
Residential Density:	(not permitted)	(not permitted)
Setbacks:		
Front:	15’	*Per Conditions:* 50% of bldg. w/n 0' to 100'
Side Street:	10’	5’
Side:	10’[1]	0’ or 6’
Rear:	10’[1]	0’ or 6’
Retail Intensity Permitted:	(not permitted)	(not permitted)
Office Intensity Permitted:	50,820 sf	46,200 sf

1. Type-D transitional protective yard required (Part 10 Code).

1.3 Estimated Development Intensities

	Existing Zoning	***Proposed Zoning****
Total Acreage	6.99	6.99
Zoning	PD	CX-7-CU
Max. Gross Building SF (if applicable)	77,500	77,500

Min. Gross Building SF	41,580	-
Max. # of Residential Units	-	-
Max. Gross Office SF	50,820	46,200
Min. Gross Office SF	41,580	-
Max. Gross Retail SF	-	-
Max. Gross Industrial SF	-	-
Potential F.A.R	0.25	0.25

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

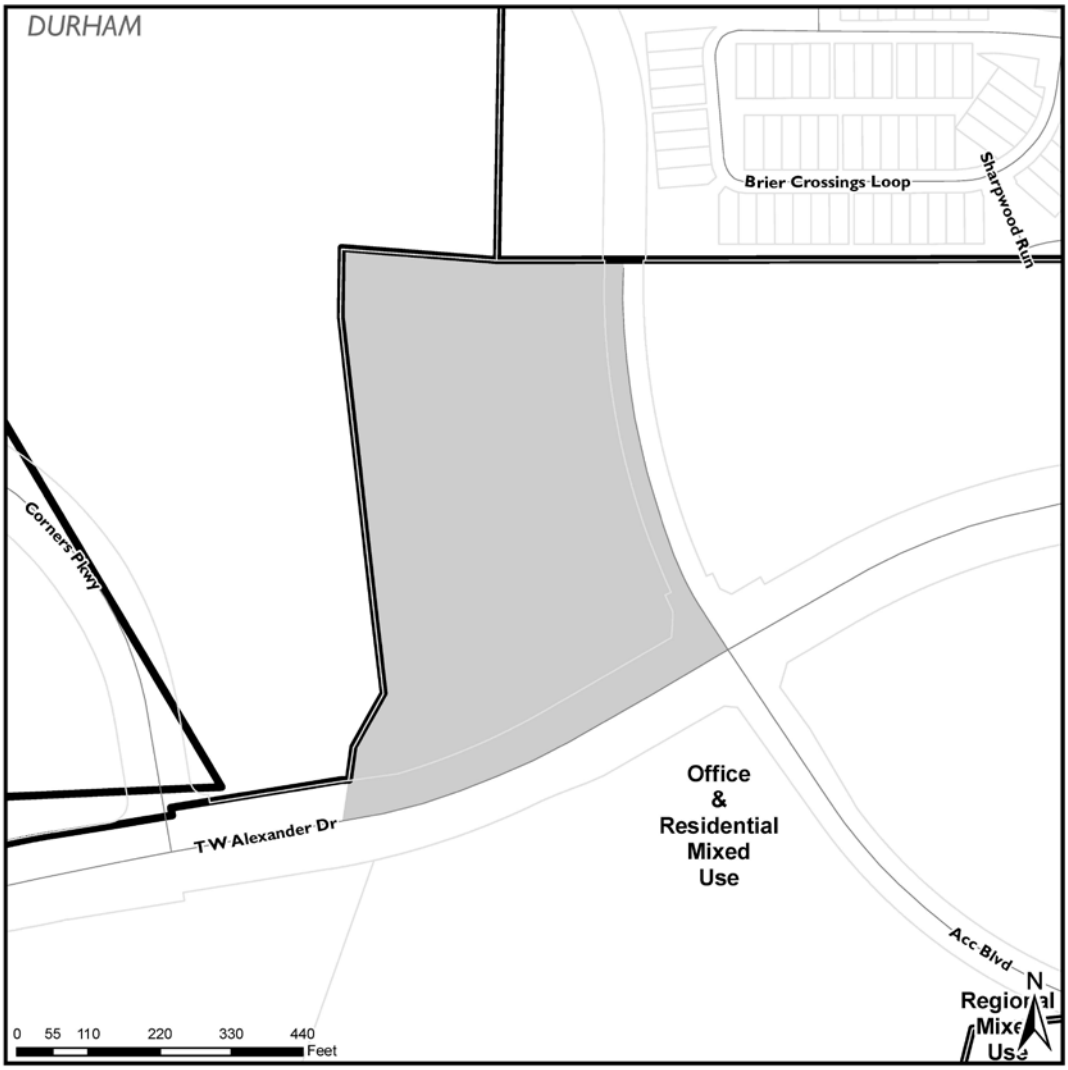
The proposed rezoning is:

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

☒ **Incompatible.**
Analysis of Incompatibility:

The proposed zoning allows uses that are largely compatible with the uses proposed in the nearby tracts of the Planned Development. The surrounding zoning is for office, hotel, and commercial uses with similar height allowances. The proposed height is not compatible with nearby residential use. Though the site does not abut any parcels containing dwellings, the nearest residential units are within 200 feet of buildable area.

Future Land Use Map Z-37-2016



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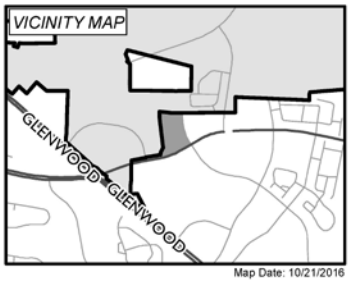
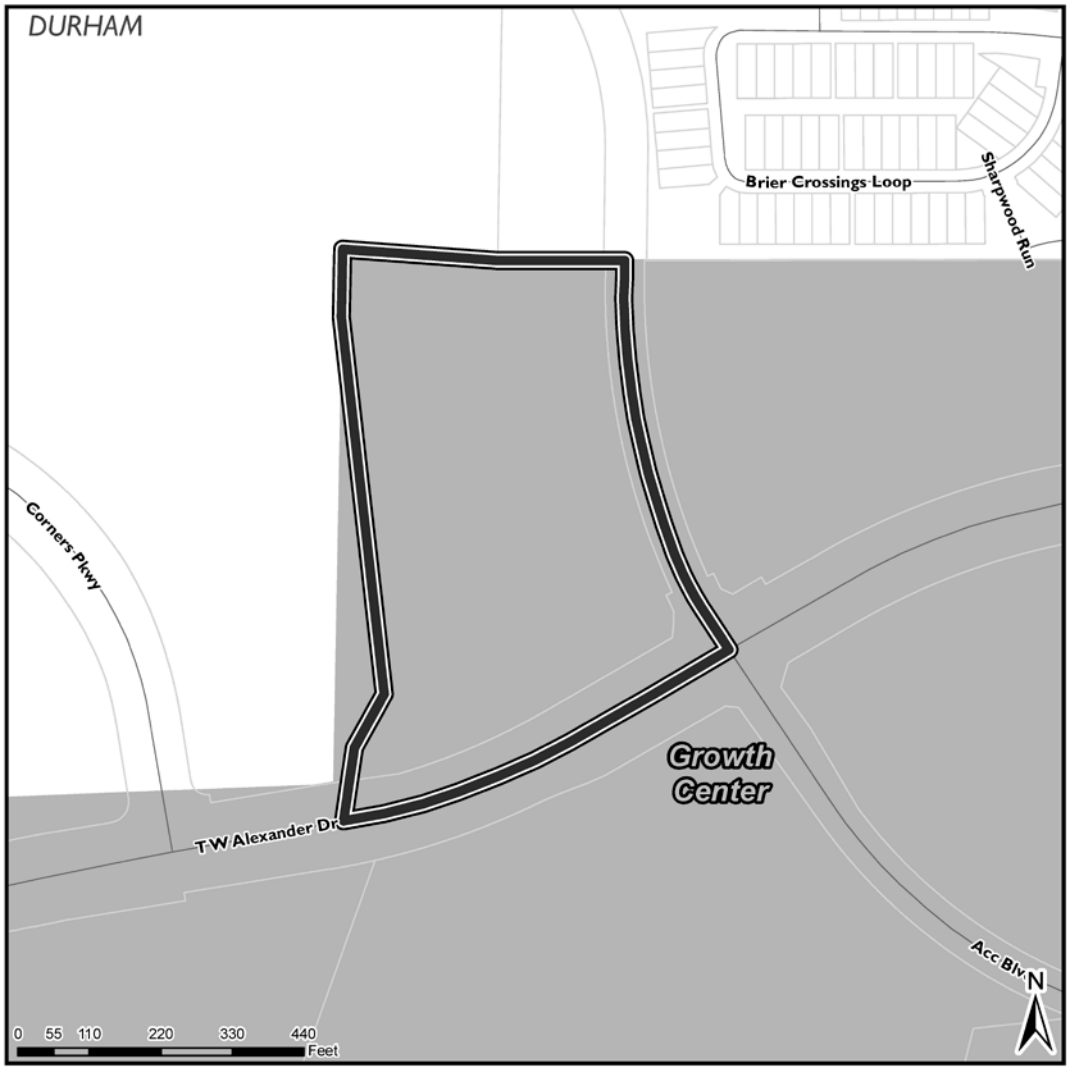


Map Date: 10/21/2016

Urban Form Map Z-37-2016



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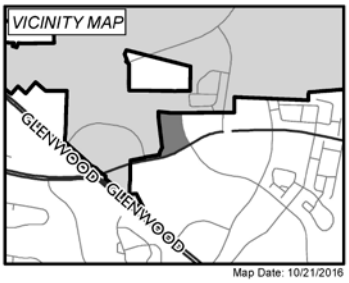


2. Comprehensive Plan Consistency Analysis

2.1 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?
B. Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?
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?
D. Will community facilities and streets be available at City standards to serve the use proposed for the property?

A. Overall, the proposal is consistent with the vision themes and policies of the Comprehensive Plan. The proposed density is consistent with "Managing Our Growth" as well as "Coordinating Land Use and Transportation" as it makes use of the existing utility, transit, and street systems. It is supportive of "Growing Successful Neighborhoods and Communities" by providing potential employment opportunities for nearby residents. It serves "Economic Prosperity and Equity" by fostering regional amenities in the area, drawing economic activity from a large range. The equity implications may be positive due to the proximity of transit stops and multi-family housing which may enable low- and middle-income employees residing nearby to reduce their transportation costs. There are no conditions to protect natural features on the site. Environmental protection will rely on the UDO and state statutes.
B. The proposed zoning allows office and hotel only. Hotel at the proposed height is inconsistent with the Future Land Use Map in the site area.
C. There is no area plan for this area. The intended character of the area is a mixed-use center. The proposed zoning allows for uses that would maintain this intended character and serve nearby planned uses.
D. Uses allowed under the proposed zoning would be served by community facilities and streets. Conditions limiting development intensity improve the likelihood that existing facilities will be sufficient as the proposed zoning does not increase allowed development intensity on the site.

2.2 Future Land Use

Future Land Use designation: Office & Residential Mixed Use

The rezoning request is:

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

☒ **Inconsistent**
Analysis of Inconsistency:

The conditions reduce the allowed uses to office and hotel. Hotel is only recommended in this Future Land Use designation in appropriate locations. Office and Residential Mixed Use offers height guidance that indicates the proposed combination of use and height is not appropriate so close to a neighborhood.

2.3 Urban Form

Urban Form designation: City Growth Center

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

The rezoning request is:

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

☐ **Inconsistent**
Analysis of Inconsistency:

The proposed zoning does not include a frontage. The presence of a riparian buffer on the southern edge of the site inhibits a frontage on T.W. Alexander Dr. The applicant has submitted conditions that mimic a Parking Limited frontage on ACC Blvd. The proposed zoning and conditions serve the Urban Design Guidelines to a significant extent considering the nature and location of the site.

2.4 Policy Guidance

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

Policy LU 1.2—Future Land Use Map and Zoning Consistency

Policy LU 5.4—Density Transitions
As neighborhood transition yards are not required for sites adjacent to Durham zoning, this zoning may allow for very little density transition between the site and the townhouse community to the northeast.

Policy LU 5.6—Buffering Requirements
No buffering has been offered by the applicant for site boundaries shared with the neighboring residential development.

Policy LU 7.4—Scale and Design of New Commercial Uses
The height, mass, and scale allowed by the proposed zoning would contrast sharply with the residential neighborhood to the northeast.

Policy T 4.15—Enhanced Rider Amenities
There is no indication at this time that the applicant intends to construct transit stop improvements.

The low density residential near the rezoning parcel is not protected by Neighborhood Transition requirements because it is in Durham's jurisdiction. The proposed zoning would allow for a significant differential in height and scale in close proximity to low density residential without buffering or setbacks.

2.5 Area Plan Policy Guidance

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

[Area Plan Policy Number and Title] [All conditions proposed as part of a conditional use district (CUD) should be consistent with the Comprehensive Plan]

[Staff response to policy guidance. Include any applicable policies, and discuss relevancy and consistency.]

3. Public Benefit and Reasonableness Analysis

3.1 Public Benefits of the Proposed Rezoning

- Makes use of currently unused public infrastructure.
- May create additional employment for community and region.
- Provides transit improvements in the form of a pad and landing zone for a transit stop.

3.2 Detriments of the Proposed Rezoning

- Nearby residents may experience negative visual impacts if the site is developed to the maximum height proposed.

4. Impact Analysis

4.1 Transportation

The Z-37-2016 site is located in the northwest quadrant of T W Alexander Drive and ACC Boulevard. T W Alexander Drive is maintained by the City of Raleigh; it is fully built out with curbs and sidewalks on both sides. ACC Boulevard currently terminates at TW Alexander, but will be extended at some future date. T W Alexander Drive is classified as a major street in the UDO Street Plan Map (Avenue, 4-Lane, Divided). ACC Boulevard is a mixed-use street (Avenue, 2-Lane, Divided).

Glenwood Avenue (US-70) lies approximately 1,800 feet west of the Z-37-2016 site. The NCDOT's Strategic Transportation Investment program is proposing to upgrade Glenwood Avenue from an arterial street to a freeway. The existing at-grade intersection of Glenwood Avenue and T W Alexander drive will be reconfigured as a grade-separated interchange.

Offers of cross access to adjacent parcels shall be made in accordance with the Raleigh UDO section 8.3.5.D. There are no public street stubs abutting the eastern boundary of the Z-37-2016 parcels.

Site access will be provided via T W Alexander Drive and ACC Boulevard (when ACC Boulevard is constructed). Due to the existing median, access onto T W Alexander Drive will be limited to a right-in, right-out driveway. The access onto ACC Boulevard may be a full movement driveway depending upon its ultimate cross section.

In accordance with UDO section 8.3.2, the maximum block perimeter for CX-7 zoning is 2,500 feet. Due to ongoing patterns of development, the street system for this area of the City

is incomplete. There are many planned street connections that will only be constructed as vacant parcels are developed. The block perimeter for Z-37-2016 cannot be computed.

The existing land is vacant and generates no traffic. Conditions have been submitted that effectively limit development to the maximum intensity allowed under current zoning. Approval of case Z-37-2016 would not increase average peak hour trip volumes or the average daily trip volume. A traffic impact analysis report is not required for rezoning case Z-37-2016.

Impact Identified: Block perimeter cannot be computed

4.2 Transit

1. Please provide a 15x20' transit easement along TW Alexander Dr which will advance Policies LU 47 and LU 6.4
2. Per the City Attorney change this to: "…location of the easement shall be agreed to by the ***Transportation*** Department ~~and then Property Owner~~…)

Impact Identified: Increased development will increase demand for transit but it is not expected to exceed the capacity of the current system. The offer of a transit easement will help mitigate this impact.

4.3 Hydrology

Floodplain	City of Raleigh Flood Study #348
Drainage Basin	Little Briar
Stormwater Management	Subject to Article 9.2 of the UDO
Overlay District	none

Impact Identified: Site is subject to Stormwater Regulations under Article 9.2 of the UDO. There is City of Raleigh Floodplain and Neuse Buffers located on the site. No impacts identified associated with rezoning.

4.4 Public Utilities- Brian.Casey@raleighnc.gov

The proposed rezoning would add 19,800 to the wastewater collection and water distribution systems of the City. There are no sewer mains adjacent to the site. Sewer easements are recorded BM2010 pg. 552. The developer will be responsible for the extension of the sewer to the site. Any required improvements would need permitting and to be constructed prior to release of a Certificate of Occupancy. Verification of water fire flow is required as part of the building permit process. Any water system improvements required to meet fire flow requirements will also be required of the developer.

	Maximum Demand (current)	***Maximum Demand (proposed)***
Water	0	19,800
Waste Water	0	19,800

Impact Identified:

4.5 Parks and Recreation

1. There are no greenway trails, connectors, or corridors within or adjacent to this site. Nearest trail access is Hare Snipe Creek, 7.0 miles. The Brier Creek Greenway Corridor is approximately .6 miles to the east and bike and pedestrian access from this parcel to the corridor is expected via TW Alexander. This corridor does not have a schedule for implementation.

2. Recreation services are provided by Brier Creek Community Center, 2.5 miles.

Impact Identified:

4.6 Urban Forestry

1. The subject property is 6.99 acres in size, is completely wooded, and when developed, will be required to provide tree conservation areas as required by UDO Article 9.1.—Tree Conservation.
2. T. W. Alexander is classified as an avenue 4-lane divided—it is a thoroughfare as defined in UDO Article 12.2—Defined Terms.
3. UDO 9.1.4.A.8. requires an average 50'-wide primary tree conservation area along T W. Alexander Rd.
4. The proposed CX rezoning allows a 10'- 30' wide build-to for certain building types which would eliminate the required primary tree conservation area along T. W. Alexander.

Impact Identified: Potential required primary tree conservation area along T W Alexander Dr may be eliminated by this rezoning.

4.7 Designated Historic Resources

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

Impact Identified: None

4.8 Community Development

n/a

Impact Identified:

4.9 Impacts Summary

Transit demand is expected to increase. The proposed zoning results in an increase in water and waste water capacity demand. It is unclear at this time if the block perimeter standard will be met as the street network is incomplete.

4.10 Mitigation of Impacts

A transit pad easement dedication has been offered as a zoning condition. The applicant has offered conditions limiting development intensity to mitigate infrastructure demand impacts. Sewer and fire flow requirements will have to be determined at the site plan stage of development. Block perimeter will need to be assessed during site planning of this and surrounding sites.

5. Conclusions

The proposed zoning is inconsistent with the Future Land Use map because it allows a combination of height and use that may adversely affect a nearby neighborhood. The case is consistent with a majority of relevant Comprehensive Plan policies. Inconsistencies arise primarily from the site's proximity to residential uses which, being in City of Durham jurisdiction, are not subject to the neighborhood transition requirements in Raleigh's UDO. Water and waste water demand would increase if the proposed zoning is approved.

A primary tree conservation area would be subject to removal if a frontage was included in the zoning petition. The presence of the primary TCA and a riparian buffer along the southern portion of the site conflicts with policy guidance related to urban form. A frontage would be appropriate for the site, but site conditions make it virtually impossible to meet the requirements of any of the six available frontages. The frontage created by conditions helps to align the proposed zoning with the Urban Design Guidelines to the extent practicable.

Rezoning Application

RCP RALEIGH DEPARTMENT OF CITY PLANNING

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

REZONING REQUEST

☑ General Use ☐ Conditional Use ☐ Master Plan

Existing Zoning Classification PDD

Proposed Zoning Classification Base District CX Height 7 Frontage PL

OFFICE USE ONLY

Transaction # 472276

If the property has been previously rezoned, provide the rezoning case number:

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

484171	472276 Pre App	

GENERAL INFORMATION

Property Address 8001 ACC Boulevard		Date 9-26-16
Property PIN 0768398793	Deed Reference (book/page) Book of Maps 2013/pg 1285-1287	
Nearest Intersection ACC Boulevard & T W Alexander Drive		Property Size (acres) 6.99
Property Owner/Address Stratford Land 3400 Peachtree Rd, Suite 650 Atlanta, GA 30326	Phone	Fax
	Email	
Project Contact Person/Address Lowry Engineering Attn: Jon Lowry 1111 Westrac Drive Suite 108 Fargo, ND 58103	Phone 701-235-0199	Fax
	Email jlowry@lowryeng.com & lori@dakotalg.com	
Owner/Agent Signature	Email pwiggins@stratfordland.com	

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

Conditional Use District Zoning Conditions	
Zoning Case Number	**OFFICE USE ONLY** **Transaction #**
Date Submitted October ___, 2016	
Existing Zoning PDD Proposed Zoning CX-7-PL	

NARRATIVE OF ZONING CONDITIONS OFFERED

1.	A revised Traffic Impact Analysis will be required if the proposed use under CX-7 increases traffic demand above the currently permitted use of a 165 unit hotel or 50,820 sf office building.
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

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

Owner/Agent Signature _____ Print Name Phillip F. Wiggins

REZONING APPLICATION ADDENDUM	
Comprehensive Plan Analysis The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.	**OFFICE USE ONLY** **Transaction #** **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 rezoning request is consistent with the master plan for the planned development district Glenwood Avenue - T.W. Alexander Drive. The current zoning allows an office or 135-165 unit hotel. We are requesting the rezoning in order to provide a 106 unit hotel.
2.
3.
4.

PUBLIC BENEFITS
Provide brief statements regarding the public benefits derived as a result of the rezoning request.
1. The rezoning request provides a public benefit by allowing for the property's economic development in an area where development is desired and by increasing the tax base.
2.
3.
4.

URBAN DESIGN GUIDELINES	
If the property to be rezoned is shown as a "mixed use center" or located along a Main Street or Transit Emphasis Corridor as shown on the Urban Form Map in the Comprehensive Plan, the applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan.	
1.	*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.* There are a number of office, retail, and residential establishments within walking distance on nearby parcels. The proposed hotel is consistent with the existing master plan providing mixed use development.
2.	*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.* N/A - there are no low density developments adjacent to this property.
3.	*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.* The development's street layout and design has already been established and approved. This rezone request will not change any street layout.
4.	*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.* No new public streets are anticipated with this property's rezone.
5.	*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.* The rezone of this property will not affect existing blocks.
6.	*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.* Loading areas will be located in the rear of the property.
7.	*Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.* The lot fronts ACC Boulevard without on-street parking therefore the parking lot layout will be consistent with the UDO Parking Limited Frontage
8.	*If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.* Due to the platted tree conservation area, the building will not be able to be located at the intersection.
9.	*To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.* Outdoor amenity areas will be provided in compliance the UDO which satisfies this guideline
10.	*New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.* Outdoor amenity areas will be provided in compliance the UDO which satisfies this guideline
11.	*The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.* Outdoor amenity areas will be provided in compliance the UDO which satisfies this guideline
12.	*A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.* Outdoor amenity areas will be provided in compliance the UDO which satisfies this guideline
13.	*New public spaces should provide seating opportunities.* Outdoor amenity areas will be provided in compliance the UDO which satisfies this guideline
14.	*Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.* Parking lot layout will be consistent with the UDO Parking Limited Frontage.
15.	*Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.* Parking lot layout will be consistent with the UDO Parking Limited Frontage.

16.	*Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements cane make a significant improvement.* No parking structure is anticipated with the development of the property.
17.	*Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.* Pedestrian access to nearby transit stops are anticipated, and are consistent with the current transit plan.
18.	*Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.* Sidewalks will be provided from the building to the public sidewalk which will lead to transit stops.
19.	*All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.* Development will not disturb platted tree conservation area and 100 yr flood plain.
20.	*It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.* No new public streets are anticipated.
21.	*Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.* Sidewalks will be provided in compliance with the UDO which satisfies this guideline.
22.	*Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.* Street trees will be provided in compliance with the UDO which satisfies this guideline.
23.	*Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.* Proposed uses will be consistent with the existing development plan.
24.	*The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.* The primary entrance will on any building will face ACC Boulevard.
25.	*The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.* Pedestrian interest will be created along sidewalks as required by the UDO which satisfies this guideline
26.	*The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.* Pedestrian interest will be created along sidewalks as required by the UDO which satisfies this guideline

SUMMARY OF ISSUES

A neighborhood meeting was held on August 23, 2016 to discuss a potential rezoning located at 8001 ACC Boulevard in Raleigh. The neighborhood meeting was held at the Staybridge Suites, located at 1012 Airport Blvd, Morrisville, NC 27560. There were no neighbors in attendance. The general issues discussed were:

Summary of Issues:

None.

The realtor of the property being discussed, Karl Hudson, was in attendance. He had no questions or concerns on the potential rezoning.

Developer representatives waited 45 minutes and no neighboring property owner attended.

Exhibit A
Neighborhood Meeting Notice

August 12, 2016

RE: Rezoning of 8001 ACC Boulevard

Neighboring Property Owners,

You are invited to attend a neighborhood meeting on August 23rd 2016. The meeting will be held at Staybridge Suites (1012 Airport Blvd, Morrisville, NC 27560) and will begin at 5 pm.

The purpose of this meeting is to discuss a potential rezoning of the property located at 8001 ACC Boulevard, Raleigh, NC 27617. The site is currently zoned as a planned development district and is proposed to be rezoned to CX-7. The current zoning allowed use includes office and a 135-165 unit hotel. We are requesting the zone change in order to potential build a +/- 105 unit hotel.

The City of Raleigh requires that prior to the submittal of any rezoning application, a neighborhood meeting involving the property owners within 100 feet of the area requested for rezoning. Please feel free to attend this meeting and voice any questions, comments, or concerns. If you are unable to attend, written comments can be submitted to the John Anagnost with the Planning and Development Office at 919-996-2638 or john.anagnost@raleighnc.gov.

More specific information can be found with the Planning and Development Department. The City's website can be found at www.raleighnc.gov.

Feel free to contact us with any questions or concerns.

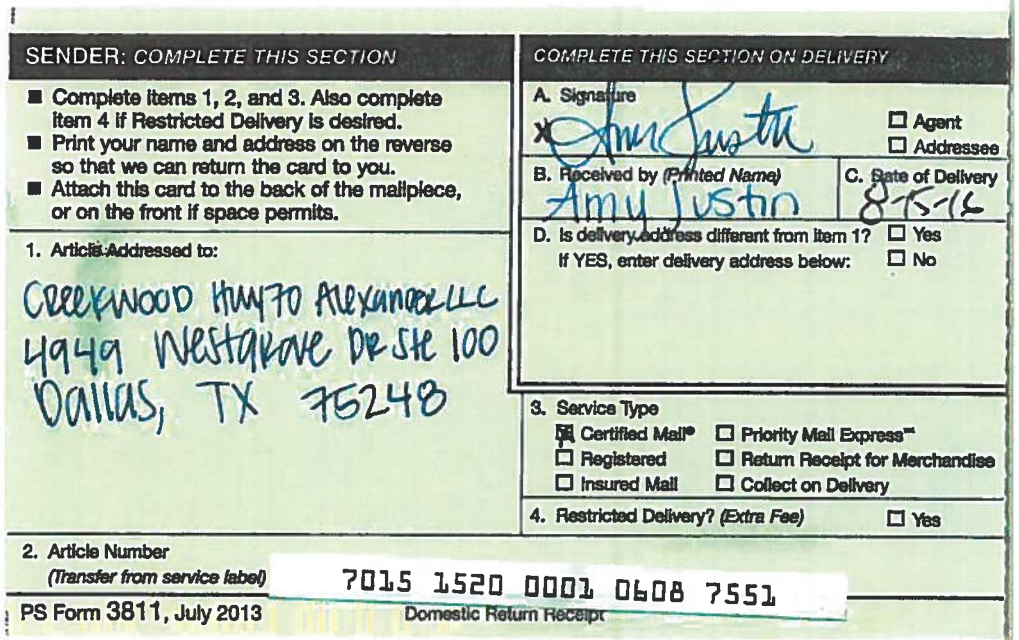
Sincerely,

Jon Lowry, P.E.
Lowry Engineering
jlowry@lowryeng.com
701-235-0199

Exhibit B
List of Property Owners to Whom Notices Were Sent

name	address	city	state	zip code
Brier Creek Arbors Drive Retail LLC	701 Crestdale Rd	Matthews	NC	28105-1700
Pulte Home Corporation	1225 Crescent Grn Ste 250	Cary	NC	27518-8119
Creekwood HWY 70 Alexander LLC	4949 Westgrove Dr Ste 100	Dallas	TX	75248-1949
SLF Ruby Jones LLC	PO Box 56607	Atlanta	GA	30343-0607
Wakemed Property Services	3000 New Bern Ave	Raleigh	NC	27610-1231
Brier Creek Independent Living LLC	6736 Falls of the Neuse RD STE 220	Raleigh	NC	27615

Exhibit C
Return Receipts



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Creekwood Hwy 70 Alexander LLC
4949 Westgate Dr Ste 100
Dallas, TX 75248

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) Amy Justin
C. Date of Delivery 8-15-16

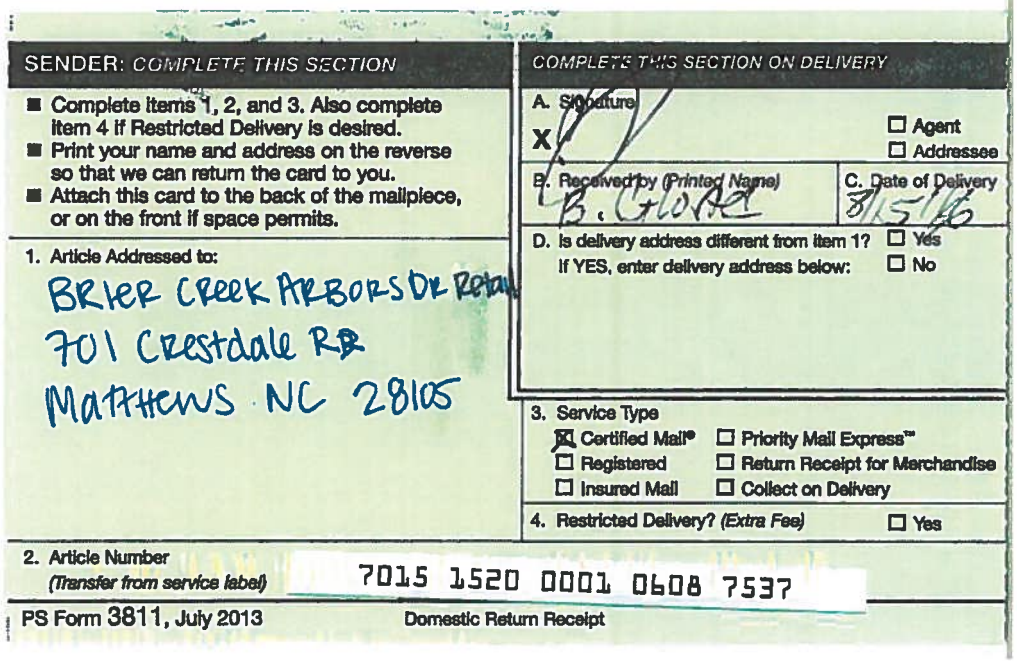
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7015 1520 0001 0608 7551

PS Form 3811, July 2013 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Brier Creek Arbors Dr Retail
701 Crestdale Rd
Matthews NC 28105

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) B. Glore
C. Date of Delivery 8/15/16

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7015 1520 0001 0608 7537

PS Form 3811, July 2013 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SIF RUBY Jones LLC
PO BOX 506007
Atlanta GA 30343

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) T. Cash-Ivy C. Date of Delivery 8-18-16

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail® ☐ Priority Mail Express™
☒ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service la) 7015 1520 0001 0608 7568

PS Form 3811, July 2013 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Pulte Home Corporation
1225 Crescent Green Ste 250
Cary, NC 27518

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

AUG 16 2016

3. Service Type
☒ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7015 1520 0001 0608 7544

PS Form 3811, July 2013 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Wakemed Property Services
3000 New Bern Ave
Raleigh, NC 27610

9590 9402 1282 5246 4541 19

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) Nathan Reece C. Date of Delivery 8/16/16

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

HILLSBOROUGH POST OFFICE RALEIGH, NC 27626
AUG 16 2016
USPS

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

2. Article Number (Transfer from service label) 15 1520 0001 0608 7575

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Brier Creek Independent Living
9730 Falls of Neuse RD Ste 220
Raleigh NC 27615

9590 9402 1282 5246 4541 26

2. Article Number *(Transfer from service label)*

15 1520 0001 0608 7582

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Debbie Gaynor ☑ Agent ☐ Addressee

B. Received by *(Printed Name)* Debbie Gaynor

C. Date of Delivery 9-16-16

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☑ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

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Tracking Number: 70151520000106087582

Product & Tracking Information

Postal Product:

Features:
Certified Mail™

DATE & TIME	STATUS OF ITEM	LOCATION
September 16, 2016 , 12:16 pm	Delivered, Front Desk/Reception	**RALEIGH, NC 27617**
Your item was delivered to the front desk or reception area at 12:16 pm on September 15, 2016 in RALEIGH, NC 27617		
September 15, 2016 , 9:24 am	Arrived at Unit	RALEIGH, NC 27613
September 14, 2016 , 3:58 pm	Departed USPS Facility	RALEIGH, NC 27676
August 18, 2016 , 11:15 am	Forwarded	RALEIGH, NC
August 18, 2016 , 11:14 am	Undeliverable as Addressed	RALEIGH, NC 27615
August 18, 2016 , 3:06 am	Arrived at Unit	RALEIGH, NC 27615
August 17, 2016 , 9:00 am	Out for Delivery	RALEIGH, NC 27615
August 17, 2016 , 8:50 am	Sorting Complete	RALEIGH, NC 27615
August 15, 2016 , 8:28 am	Arrived at USPS Facility	RALEIGH, NC 27676
August 12, 2016 , 10:29 pm	Departed USPS Facility	FARGO, ND 58102
August 12, 2016 , 9:55 pm	Arrived at USPS Facility	FARGO, ND 58102

Available Actions

Text Updates

Email Updates

Track Another Package

Tracking (or receipt) number

Track It

Manage Incoming Packages

Track all your packages from a dashboard
No tracking numbers necessary

Sign up for My USPS ›

ATTENDANCE ROSTER	
NAME	ADDRESS
KARL HUDSON IV	2701 SUGAR DUSH RD, RALEIGH, NC