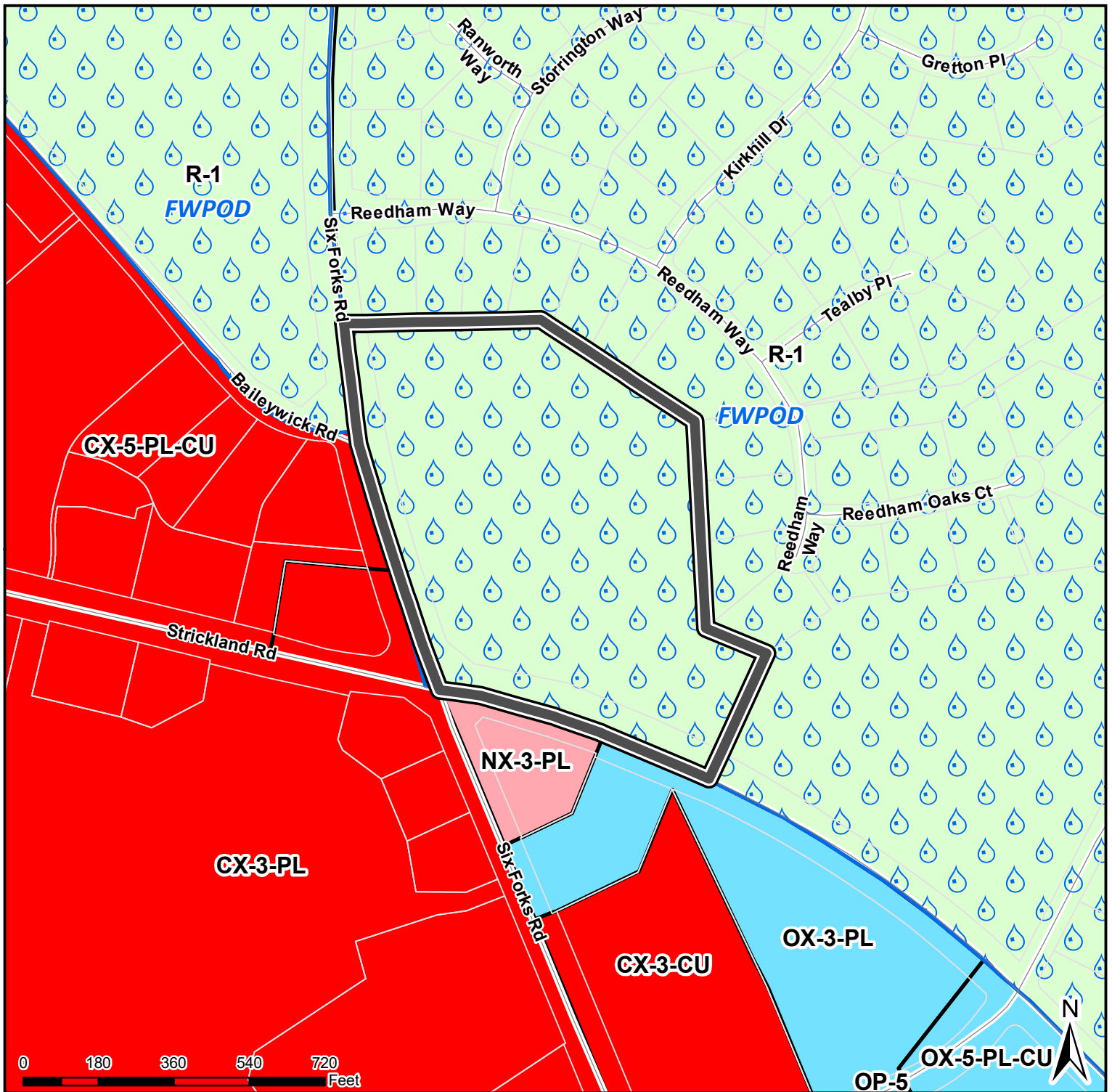
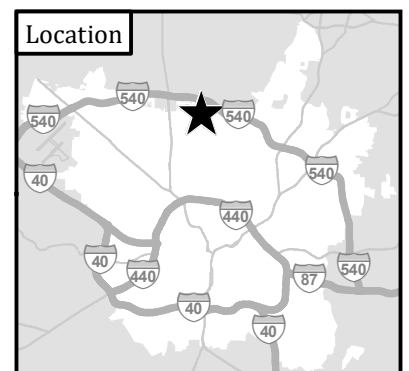


Existing Zoning

Z-37-2017



Property	8916 Six Forks Rd
Size	13.84 acres
Existing Zoning	R-1 w/FWPOD
Requested Zoning	CX-3-CU w/FWPOD



Rezoning Application



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

REZONING REQUEST

General Use Conditional Use Master Plan

Existing Zoning Base District **R-1** Height Frontage Overlay(s) FWPOD
 Proposed Zoning Base District **CX** Height **3** Frontage Overlay(s) FWPOD

Click [here](#) to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.

OFFICE USE ONLY
Transaction #
Rezoning Case #

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:

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GENERAL INFORMATION

Date **11/9/17** Date Amended (1) **8/30/19** Date Amended (2)

Property Address **8916 Six Forks Road**

Property PIN **170833316** Deed Reference (book/page) **Book 16407, Page 2101**

Nearest Intersection **Strickland Road and Six Forks Road**

Property Size (acres) 13.84	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings

Property Owner/Address LG 8916 Six Forks Road, LLC 3500 Maple Ave., Suite 1600 Dallas, TX 75219	Phone (214) 935-2546	Fax
	Email smcguirk@leoncapitalgroup.com	

Project Contact Person/Address Jamie S. Schwedler, Esq. Parker Poe Adams & Bernstein LLP 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601	Phone (919) 835-4529	Fax (919) 834-4564
	Email jamieschwedler@parkerpoe.com	

Owner/Registered Agent Signature	Email wtolliver@leoncaptialgroup.com
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A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

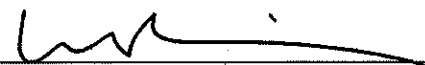
CONDITIONAL USE DISTRICT ZONING CONDITIONS

Zoning Case Number Z-37-17	OFFICE USE ONLY Transaction # Rezoning Case #
Date Submitted	
Existing Zoning R-1 Proposed Zoning CX-3-CU	

Narrative of Zoning Conditions Offered

1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited:
boardinghouse; dormitory, fraternity, sorority; college, community college, university;
- 1
ctd. adult establishment; detention center, jail, prison; animal care (indoor); bar, nightclub, tavern, lounge;
vehicle fuel sales; vehicle sales/rental; grocery retail sales; light manufacturing; and self-service storage.
2. Maximum building square footage shall not exceed ten thousand square feet (10,000 SF) gross floor area.
3. A minimum of 57% of the overall site shall be preserved as open space.
4. Buffers between the developed area on the Property and the adjacent lots developed with single-family detached dwellings shall be no less than one hundred feet (100') in width.
- 4
ctd. No site improvements other than new landscaping, fences, walls, utilities, and stormwater facilities and cross access improvements may be located in this buffer area.
5. Permitted building types shall be limited to general building, mixed use building, civic building, and open lot.
6. Maximum principal building(s) height shall not exceed thirty feet (30') as measured by code. This condition shall not apply to accessory structures.
7. A maximum of 2 bays of on-site parking with a single drive aisle is permitted between the building and the street.
8. Principal building(s) shall include a primary street-facing entrance.

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

Owner/Registered Agent Signature  Print Name WIK TOLLIVER


CONDITIONAL USE DISTRICT ZONING CONDITIONS

Zoning Case Number Z-37-17	OFFICE USE ONLY Transaction # Rezoning Case #
Date Submitted	
Existing Zoning R-1 Proposed Zoning CX-3-CU	

Narrative of Zoning Conditions Offered

- 9. Direct pedestrian access is required from the public sidewalk to the primary street-facing entrance of principal building(s).
- 10. Exterior lighting shall be aimed and/or shielded so as to prevent direct view of the light sources from adjacent residentially zoned lots.
- 11. Any freestanding light poles shall not exceed twenty-five feet (25') in height.
- 12.
- 13.
- 14.
- 15.
- 16.
- 17.
- 18.

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

Owner/Registered Agent Signature  Print Name Wm Tolliver

REZONING OF PROPERTY CONSISTING OF +/- 13.84 ACRES
LOCATED IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF
STRICKLAND ROAD AND SIX FORKS ROAD, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
JUNE 28, 2017

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Wednesday, June 28, 2017 at 6:30 p.m. The property considered for this potential rezoning totals approximately 13.84 acres, and is located in the northeast quadrant of the intersection of Strickland Road and Six Forks Road, in the City of Raleigh, having Wake County Parcel Identification Number 1708-33-3316. This meeting was held at the Millbrook Exchange Park Community Center, located at 1905 Spring Forest Road, Raleigh, NC 27615. All owners of property within 100 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



Michael Birch | Partner
421 Fayetteville Street, Suite 530
Raleigh, NC 27601
919-590-0388
mbirch@morningstarlawgroup.com
www.morningstarlawgroup.com

To: Neighboring Property Owner

From: Michael Birch

Date: June 12, 2017

Re: Meeting to discuss potential rezoning of land located in the northeast quadrant of the intersection of Six Forks Road and Strickland Road, containing approximately 13.84 acres, with an address of 8916 Six Forks Road, and having Wake County Parcel Identification Number 1708-33-3316 (the "Property").

We are counsel for Leon Capital Group and LG 8916 Six Forks Road, LLC, the owner of the Property. The owner is considering a number of options for developing the Property, some of which may require a rezoning. Currently, the Property is zoned R-1 with the Falls Watershed Protection Overlay District. Some of the development options being considered by the owner would require a rezoning to the OX or CX zoning districts.

You are cordially invited to attend a meeting to discuss the development options and potential rezoning. We have scheduled a meeting with adjacent property owners on Wednesday, June 28, 2017 at 6:30 p.m. This meeting will be held at the Millbrook Exchange Park Community Center located at 1905 Spring Forest Road, Raleigh, NC 27615.

The City of Raleigh requires a neighborhood meeting involving the owners of property within 100 feet of the site prior to filing a rezoning application. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly should you have any questions or wish to discuss any issues. I can be reached at 919.590.0388 or mbirch@morningstarlawgroup.com. Also, for more information about rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at (919) 996-2626 or rezoning@raleighnc.gov.

EXHIBIT B – NOTICE LIST

1708333316
LG 8916 SIX FORKS ROAD LLC
3500 MAPLE AVE STE 1600
DALLAS TX 75219-3936

1708248060
BK2 LLC
100 REEDHAM WAY
RALEIGH NC 27615-3153

1708249092
GANGJEE, TOWFIQ GANGJEE, SHEHNAZ
104 REEDHAM WAY
RALEIGH NC 27615-3153

1708333956
ADELSON, PAUL S TRUSTEES, ANITA S
204 REEDHAM WAY
RALEIGH NC 27615-3155

1708334971
LAWRENCE, JAMES RUFFIN JR
LAWRENCE, TONNIE
300 REEDHAM WAY
RALEIGH NC 27615-3157

1708336736
MCMAHON, JOSEPH II MCMAHON,
MICHELLE
304 REEDHAM WAY
RALEIGH NC 27615-3157

1708337301
SCARANO, STANISLAUS SCARANO,
NANCY
500 REEDHAM WAY
RALEIGH NC 27615-3176

1708337415
SNOTHERLY, JOSHUA G SNOTHERLY,
SARAH B
408 REEDHAM WAY
RALEIGH NC 27615-3174

1708337620
WILSON, OLIN JR WILSON, JULIE B
404 REEDHAM WAY
RALEIGH NC 27615-3174

1708338212
SCHNEIDER, JOSEF S SCHNEIDER,
MONIKA J
504 REEDHAM WAY
RALEIGH NC 27615-3176

1708341012
CARROLL, RAYMOND C JR
108 REEDHAM WAY
RALEIGH NC 27615-3153

1708342040
CONROY, NORMAN J
200 REEDHAM WAY
RALEIGH NC 27615-3155

1708423937
IMAGO DEI CHURCH
9200 STRICKLAND RD
RALEIGH NC 27615-2022

EXHIBIT C – ITEMS DISCUSSED

1. Impact of flood lights and car headlights coming into site
2. Stormwater management and drainage issues for adjacent properties
3. Elevation changes from front to back of subject property
4. Location of stormwater ponds on site
5. Height and location of privacy fence
6. Location of development in relation to properties along Reedham Way
7. Retaining wall for proposed road off Strickland Road
8. Location and type of site driveways from Six Forks Road and Strickland Road
9. Potential tenants and hours of operation
10. Proposed building height of residential and commercial buildings
11. Rent range for the age-restricted residential development
12. Number of units in residential development
13. Percentage of forestation for site
14. Bus routes along Six Forks Road and Strickland Road
15. Current percentage of trees covering the site
16. Description of potential charter school development

EXHIBIT D – MEETING ATTENDEES

1. Gayle Gertsch
2. Wendy Rainer
3. Bob Barkhau
4. Stan Scarano
5. Nancy Scarano
6. Norman Conroy
7. Ray Carroll
8. Bill Conley
9. Peter Goldenberg
10. Joe Schneider
11. Monika Schneider
12. Paul Adelson
13. Suzy Allaire
14. Laura Graham
15. Josh Snotherly