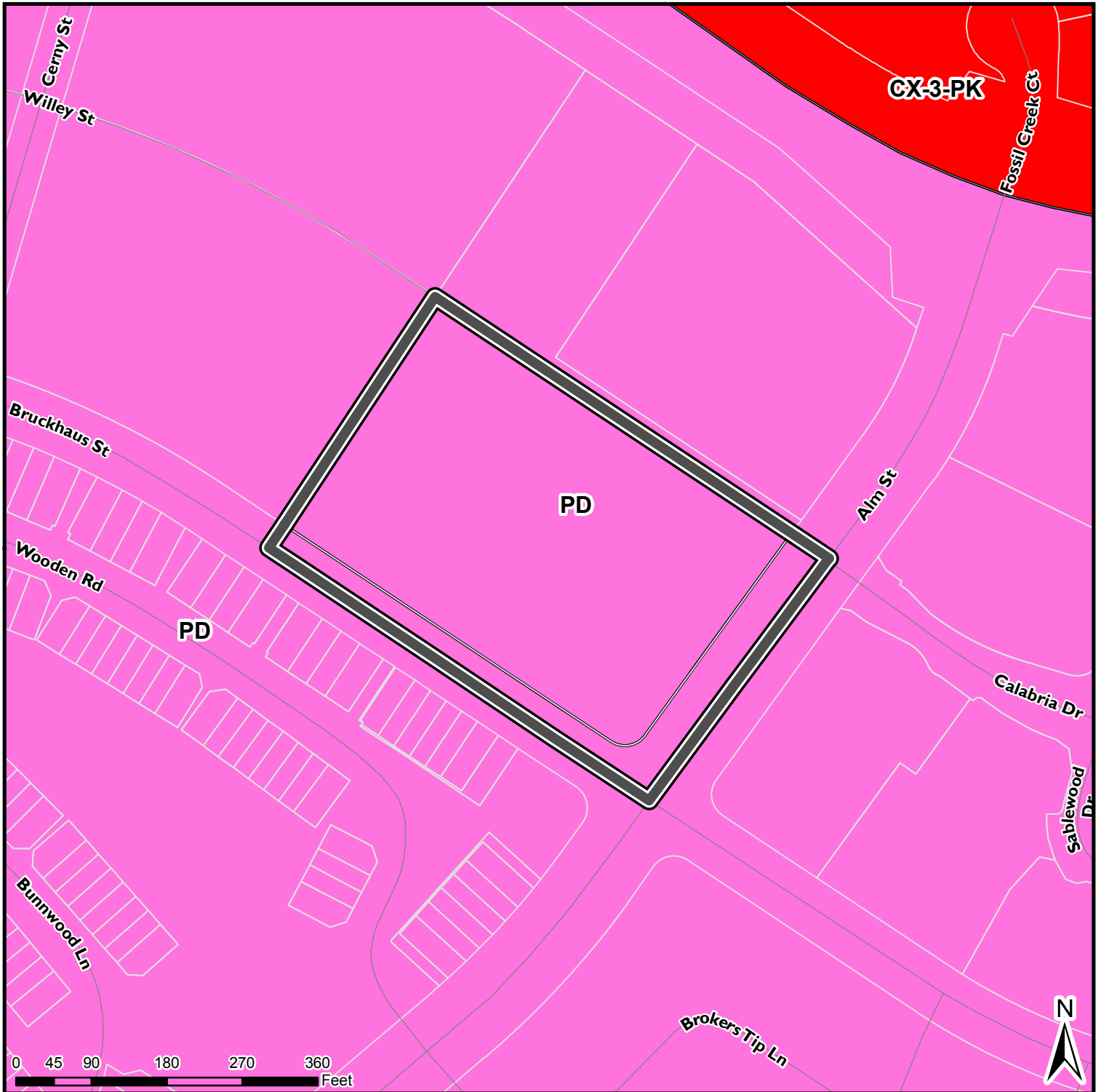


Existing Zoning Map

Z-44-2016

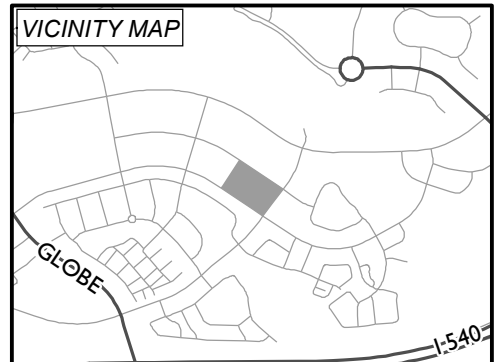


Submittal Date

12/9/2016

Request:

**3.77 acres from
PD
to CX-5-UL-CU**





Certified Recommendation

Raleigh Planning Commission

CR#

Case Information: Z-44-16 – Bruckhaus Street

<i>Location</i>	Bruckhaus Street, north side, at its intersection with Alm Street Address: 9200 Bruckhaus PIN: 0758925523
<i>Request</i>	Rezone property from Planned Development (PD) to Commercial Mixed Use-5 stories-Urban Limited-Conditional Use (CX-5-UL-CU)
<i>Area of Request</i>	3.77 acres
<i>Property Owner</i>	CIP Brier Creek LLC Cherokee Advisors LLC 111 E. Hargett Street, Suite 300 Raleigh, NC 27601
<i>Applicant</i>	Michael Birch Morningstar Law Group 1330 St. Mary's Steet, Suite 400 Raleigh, NC 27605
<i>Citizens Advisory Council (CAC)</i>	Northwest-- Jay Gudeman, Chair: (919) 789-9884; jay@kilpatrickguteman.com
<i>PC Recommendation Deadline</i>	May 15, 2017

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

<i>FUTURE LAND USE</i>	Regional Mixed Use
<i>URBAN FORM</i>	Center: City Growth Corridor: Main Street (Bruckhaus Street) Within ½-Mile Transit Buffer: No
<i>CONSISTENT Policies</i>	Policy LU 1.2 – Future Land Use Map and Zoning Consistency Policy LU 1.3 – Conditional Use District Consistency Policy LU 2.6 – Zoning and Infrastructure Impacts Policy LU 6.1 – Composition of Mixed Use Centers Policy LU 7.4 – Scale and Design of New Commercial Uses Policy T 5.10 – Building Orientation Policy UD 1.10 – Frontage Policy UD 2.1 – Building Orientation Policy UD 2.3 – Activating the Street Policy UD 3.7 – Parking Lot Placement Policy UD 6.2 – Ensuring Pedestrian Comfort and Convenience

	Policy UD 7.3 – Design Guidelines Policy AP-BC 1 – Bruckhaus Street Design Policy AP-BC 4 – Bruckhaus Street Public Realm Policy AP-BC 5 – Alm Street Design Policy AP-BC 7 – Pedestrian-Friendly Design
INCONSISTENT Policies	Policy UD 6.1 – Encouraging Pedestrian-Oriented Uses Policy AP-BC 2 – Bruckhaus Street Promenade Policy AP-BC 6 – Alm Street Driveways

Summary of Proposed Conditions

- | |
|-----------------------------|
| 1. Certain uses prohibited. |
|-----------------------------|

Public Meetings

<i>Neighbor Meeting</i>	<i>CAC</i>	<i>Planning Commission</i>	<i>City Council</i>	<i>Public Hearing</i>
10/4/16	1/10/17; <i>vote pending:</i> 2/14/17	2/14/17		

Attachments

1. Staff report
2. Traffic Study Worksheet
3. CR & Staff Report for current zoning: Z-24-08/ MP-1-08

Planning Commission Recommendation

<i>Recommendation</i>	
<i>Findings & Reasons</i>	
<i>Motion and Vote</i>	

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:

Doug Hill: (919) 996-2622; Doug.Hill@raleighnc.gov



Zoning Staff Report – Z-44-16

Conditional Use District

Case Summary

Overview

The proposal seeks to rezone the property to permit greater flexibility of site redevelopment, particularly for residential uses, which are prohibited under the current zoning. The existing Planned Development (PD) district encompasses the subject parcel alone, per zoning case [Z-24-08/ MP-1-08](#). A mix of retail, office, and institutional uses are permitted, as well as self-service storage. The requested rezoning to Commercial Mixed Use-5 stories-Urban Limited-Conditional Use (CX-5-UL-CU), would permit residential development and built form commensurate with those of nearby properties.

This is an infill proposal; all adjoining lots are built out. While the surrounding properties are likewise zoned PD, their zoning stems from a separate case, [Z-55-04/ MP-2-04](#) (Brier Creek Village Center), which encompasses more than 180 acres between Brier Creek Parkway and Globe Road. Permitted and constructed development within the PD areas surrounding the subject site is as follows:

- Properties to the north and west are part of the adjoining PD's 'Tract A', originally a 30-acre area earmarked for up to 1,200 residential units, 250,000 square feet of office construction, and 300,000 square feet of retail development. Actual construction has resulted in 274 apartment units, 150,000 square feet of offices, and 15,000 square feet of retail (with non-residential uses constructed only on the north part of the Tract, along Brier Creek Parkway). The single retail establishment is one story. Office buildings range from 2 to 3 stories, and the apartment buildings are 4 stories (with some 5-story features).
- Properties on south are part of 'Tract B,' consisting of some 51 acres, allotted up to 1,000 dwelling units, 50,000 square feet of offices, and 50,000 square feet of retail. Built-out has been solely residential, however, and consists of 3-story townhouses and 2-story attached housing.
- Properties to the east are part of 'Tract C,' comprising approximately 21 acres, and allotted up to 860 dwellings, 50,000 square feet of office uses, and 200,000 square feet of retail. Construction to date has consisted only of 2- and 3-story attached residences; several parcels on the northeast remain undeveloped.

On all three Tracts, building height is capped at 75 feet, with a minimum setback from the street of 10 feet. The rezoning request permits similar form. The petition limits height to 5 stories/ 75 feet, with a minimum setback of 5 feet (for Apartment or Mixed Use buildings), and at least 50% of the building within 20 feet of the street (per the proposed Urban Limited Frontage). Properties adjacent to the west locate parking behind the respective buildings; the proposed Frontage would prohibit parking between building and street. Likewise, the request would allow a mix of uses (including housing, and the currently-permitted Self-Service Storage provided, per UDO Sec. 6.5.5.B, that storage units are within an enclosed building).

The surface of the site has been graded for development since 2006; no trees are present. Topography declines approximately 12 feet from southwest to northeast, a distance of some 460 feet. Sidewalks have been installed on three sides of the property. Utilities are readily available, including connection to the existing stormwater facility north of the site across Willey Street, which serves multiple properties nearby (per approved subdivision S-85-05).

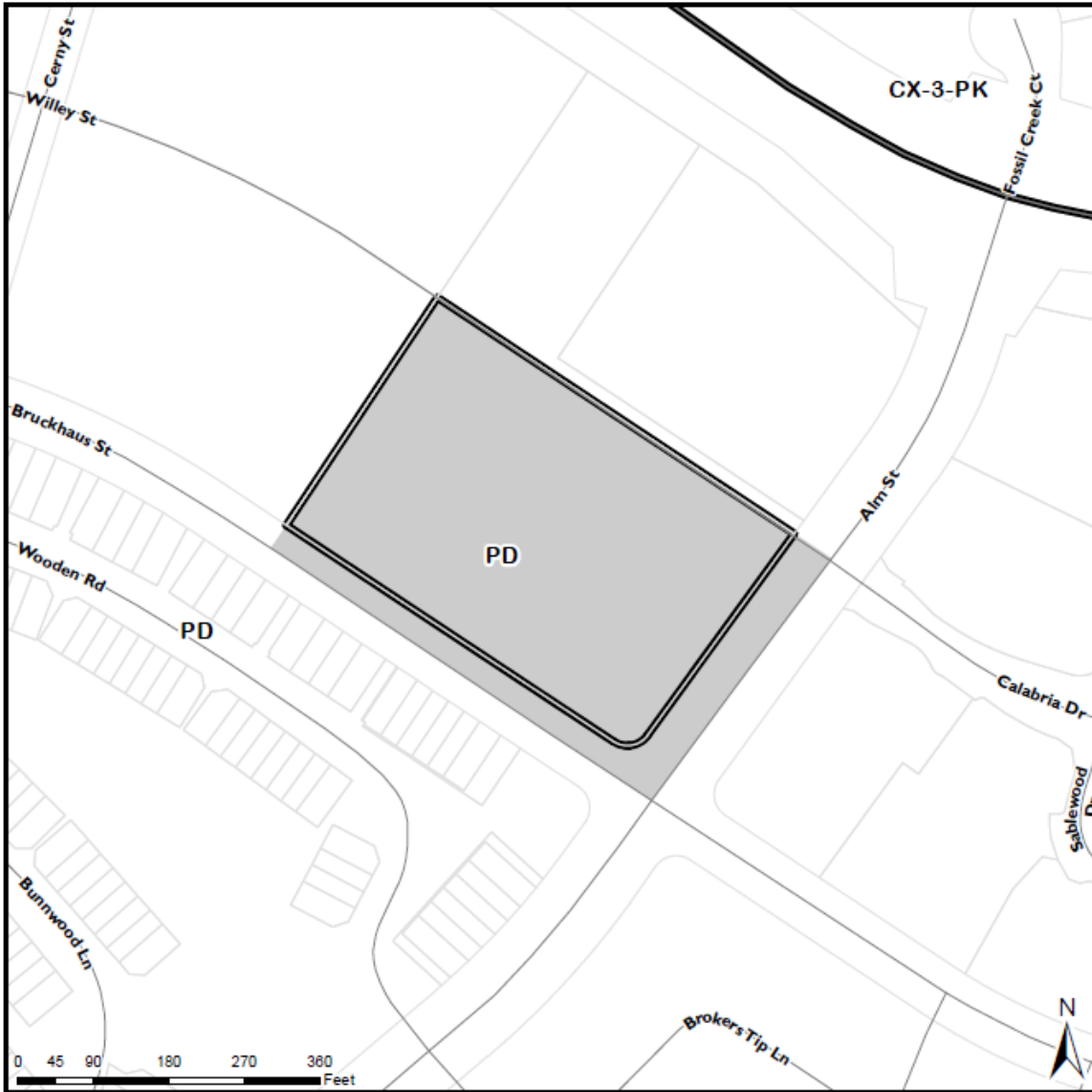
The Brier Creek Village Area Plan identifies the Bruckhaus/ Alm intersection as an 'Activity Node,' described as "a commercial center and transportation network connection," including a Transit Stop. However, no transit service currently exists at the intersection, and none is planned for the foreseeable future. The other three corners are already built out, but with only neighborhood entryway features; buildings do not directly address the intersection. The southwest corner consists of a 0.4-acre landscaped pocket park; on the southeast, the building faces the corner at an angle, rather being brought up to it, creating another corner landscaped area and distancing the building some 60 feet from the intersection. The northeast corner likewise is landscaped; residential buildings address either street but not the corner. Aside from the pharmacy building a third of a mile west of the site, the closest retail uses are concentrated in the Brierdale Shopping Center, a little more than one third mile to the east.

Outstanding Issues

<i>Outstanding Issues</i>	1. Sewer and fire flow capacities may need to be addressed upon site development.	<i>Suggested Mitigation</i>	1. Address sewer and fire flow capacities at the site plan stage.
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Existing Zoning Map

Z-44-2016



Submittal
Date

12/9/2016

Request:

3.77 acres from
PD
to **CX-5-UL-CU**

VICINITY MAP



Map Date: 12/13/2016

Rezoning Case Evaluation

1. Compatibility Analysis

1.1 Surrounding Area Land Use/ Zoning Summary

	Subject Property	North	South	East	West
<i>Existing Zoning</i>	Planned Development	Planned Development	Planned Development	Planned Development	Planned Development
<i>Additional Overlay</i>	N/A	N/A	N/A	N/A	N/A
<i>Future Land Use</i>	Regional Mixed Use	Regional Mixed Use	Medium Density Residential	Medium Density Residential	Regional Mixed Use
<i>Current Land Use</i>	Vacant	Offices	Multi-Unit Living	Multi-Unit Living	Multi-Unit Living
<i>Urban Form (if applicable)</i>	City Growth Center; Main Street Corridor	City Growth Center; Parkway Corridor	City Growth Center; Main Street Corridor	City Growth Center; Main Street Corridor	City Growth Center; Main Street Corridor

1.2 Current vs. Proposed Zoning Summary

	Existing Zoning	Proposed Zoning
<i>Residential Density:</i>	-0- (Residences not permitted)	60.06 DUs/ acre (Max. 206 DUs)
<i>Min. Setbacks:</i>	<i>Per PD Master Plan:</i>	<i>Per UL Frontage:</i>
<i>Front:</i>	10'	50% of bldg. width w/n 20'
<i>Side:</i>	0'	25% of bldg. width w/n 20'
<i>Rear:</i>	0'	<i>Per Mixed Use Building:</i> 0' or 6'
<i>Retail Intensity Permitted:</i>	40,000	85,000
<i>Office Intensity Permitted:</i>	50,000	151,700

1.3 Estimated Development Intensities

	Existing Zoning	Proposed Zoning*
<i>Total Acreage</i>	3.77	3.77
<i>Zoning</i>	PD	CX-5-UL-CU
<i>Max. Gross Building SF</i>	265,000	377,000 ^{**}
<i>Max. # of Residential Units</i>	(not permitted)	206
<i>Max. Gross Office SF</i>	50,000	151,700
<i>Max. Gross Retail SF</i>	40,000	85,000
<i>Max. Gross Industrial SF</i>	215,000 ^{**}	377,000 ^{**}
<i>Max. Potential F.A.R.</i>	1.78	2.27

^{**}Self-Service Storage

*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 proposal could allow infill development of similar form and uses as those around it.

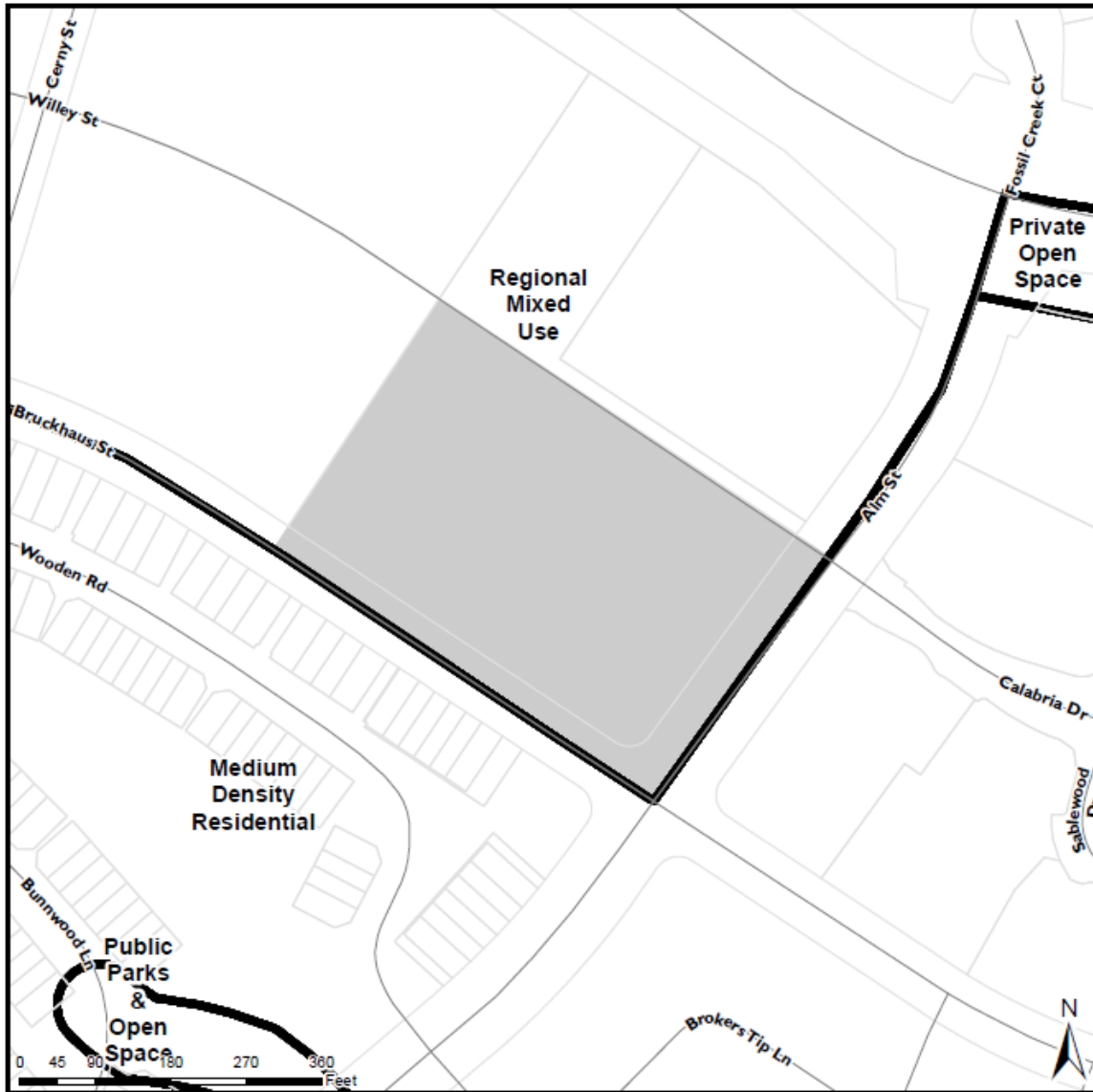
Building form and scale could echo that of the existing development immediately to west of the property. The proposal limits height to 5 stories/ 75 feet; the UDO provides a minimum setback of 5 feet for Apartment or Mixed Use building types, with the requested Urban Limited frontage requiring at least 50% of the front façade within 20 feet of the street right-of-way. Parking would be confined to the side or rear of a building. Such design is consistent with the 'Main Street' design approach promoted by the Urban Form Map and Brier Creek Village Area Plan, and exhibited by existing, adjacent development.

The Exchange at Brier Creek apartments feature buildings capped at 75 feet in height, close to and pedestrian-accessible from Bruckhaus Street. Three-story residential construction lines Bruckhaus and Alm streets on the sides opposite the subject site: the [Lennox at Brier Creek](#) townhouses to the south, the Cottages at Brier Creek condos on the east, and Providence at Brier Creek diagonally across the Bruckhaus/ Alm intersection. A two-story medical office building is situated north of the site, across Willey Street.

The proposal would allow development complementary to an area largely built out and functionally active—adding the possibility of new housing, which is not permitted on site under the present zoning.

Future Land Use Map

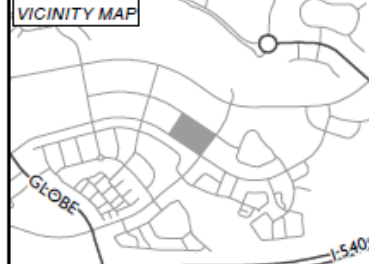
Z-44-2016



Submittal Date

12/9/2016

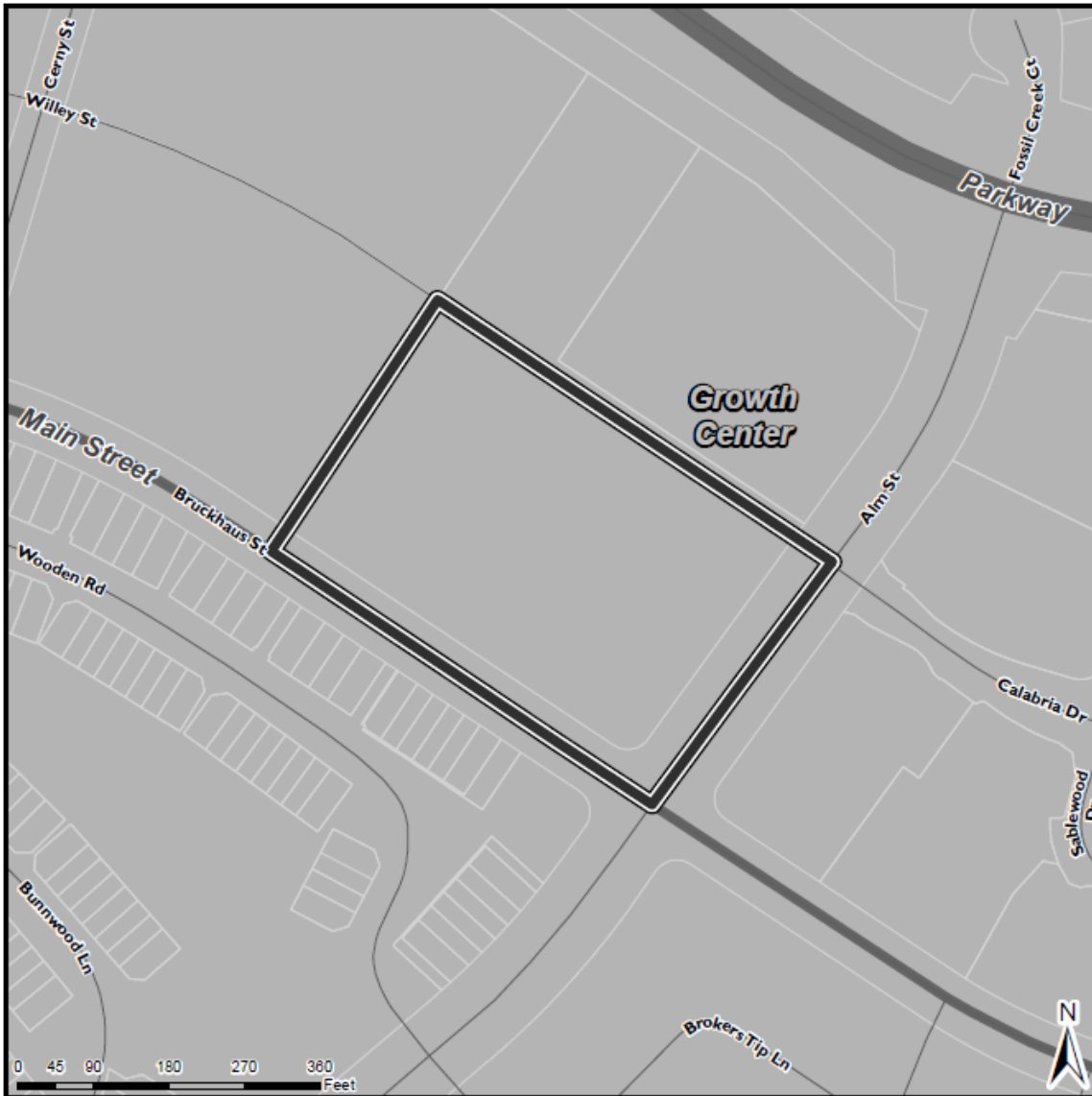
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Map Date: 12/13/2016

Urban Form Map

Z-44-2016

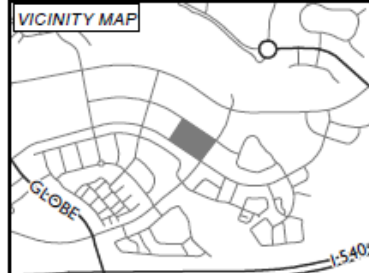


**Submittal
Date**

12/9/2016

Request:

**3.77 acres from
PD
to CX-5-UL-CU**



Map Date: 12/13/2016

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. The proposal is consistent with the Future Land Use Map and essentially consistent with the Urban Form Map and most pertinent polices of the Comprehensive Plan. The Future Land Use Map designates the site for Regional Mixed Use, suitable for diverse, intensive development. The Urban Form Map places it within the 3,100-acre Brier Creek City Growth Center; the requested Urban Limited Frontage is consistent with the Map's designation of Bruckhaus Street as a Main Street corridor, promoting buildings proximate to the street. Policies do caution against automobile-oriented uses in Main Street areas, however; the case could be strengthened by restricting such uses (e.g., vehicle fuel sales, vehicle sales/ rental, any uses with drive-throughs).
- B. The Future Land Use Map supports the requested CX-5-UL-CU zoning.
- C. The Map supports development possible under the rezoning.
- D. Existing community facilities and streets appear to be sufficient to serve the uses likely under the proposed zoning. The site is located within a quarter mile of the Brier Creek Community Center, park, and elementary school. Existing streets and sidewalks provide connectivity throughout the immediate area.

2.2 Future Land Use

Future Land Use designation: Regional Mixed Use

The rezoning request is:

Consistent with the Future Land Use Map.

Inconsistent

Analysis of Inconsistency:

(N/A)

2.3 Urban Form

Urban Form designation: City Growth Center; Main Street Corridor (Bruckhaus Street)

Not applicable (no Urban Form designation)

The rezoning request is:

Consistent with the Urban Form Map.

Inconsistent

Analysis of Inconsistency:

(N/A)

2.4 Policy Guidance

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

Policy LU 1.2 - Future Land Use Map and Zoning Consistency

The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.

Policy LU 1.3 - Conditional Use District Consistency

All conditions proposed as part of a conditional use district (CUD) should be consistent with the Comprehensive Plan.

The Future Land Use Map designates the site for Regional Mixed Use, of which the Comprehensive Plan states: “These areas may include high-density housing, office development, hotels, and region-serving retail uses such as department stores and specialty stores. These areas would typically be zoned CX.” The proposal is for CX zoning.

Policy LU 2.6 - Zoning and Infrastructure Impacts

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

The proposal would allow more diverse uses of the property than are currently permitted, including the option of residential development. Existing City facilities appear to be able to accommodate such change.

Policy LU 6.1 - Composition of Mixed-Use Centers

Mixed-use centers should be comprised of well-mixed and integrated developments that avoid segregated uses and have well planned public spaces that bring people together and provide opportunities for active living and interaction.

Policy LU 7.4 - Scale and Design of New Commercial Uses

New uses within commercial districts should be developed at a height, mass, scale, and design that is appropriate and compatible with surrounding areas.

The proposed rezoning would reintroduce residential uses into the range of future site development. The current zoning permits only “recreation, institution/civic/services, office and commercial land uses,” and “mini warehouse storage” on the property. Per the UDO, 10% of the

site will required to be an Outdoor Amenity Area if built-out as a Townhouse, Apartment, General Building, or Mixed Use Building development. The proposal supports construction of height and massing like that of the neighboring properties.

Policy T 5.10 - Building Orientation

All primary building entrances should front onto a publicly accessible, and easily discernible, and ADA-compliant walkway that leads directly from the street to the front door to improve pedestrian access.

Policy UD 1.10 - Frontage

Coordinate frontage across multiple sites to create cohesive places. Encourage consistency with the designations on the Urban Form Map. Development in centers and along corridors targeted for public investment in transit and walkability should use a compatible urban form.

Policy UD 2.1 - Building Orientation

Buildings in mixed-use developments should be oriented along streets, plazas, and pedestrian ways. Their facades should create an active and engaging public realm.

Policy UD 3.7 - Parking Lot Placement

New parking lots on designated Main Street and Transit Emphasis corridors on the Growth Framework Map should be located at the side or rear of buildings when on-street parking is available, with only limited front door parking provided elsewhere. Where feasible, parking lots abutting these corridors should be landscaped to create a pedestrian-friendly streetscape with business visibility.

The requested Urban Limited frontage will require a primary street-facing entrance every 75 feet. At least 50% of any building façade would be within 20 feet of the street right of way, a similar relationship as the existing apartments just west of the site, on the same side of the street. No parking would be allowed between the building and the street, consistent with the designation of Bruckhaus as a 'Main Street' corridor by the Urban Form Map.

Policy UD 2.3 - Activating the Street

New retail and mixed-use centers should activate the pedestrian environment of the street frontage in addition to internal pedestrian networks and connections, particularly along designated Main Street corridors.

Policy UD 6.2 - Ensuring Pedestrian Comfort and Convenience

Promote a comfortable and convenient pedestrian environment by requiring that buildings face the sidewalk and street area, avoid excessive setbacks, and provide direct pedestrian connections. On-street parking should be provided along pedestrian-oriented streets and surface parking should be to the side or in the rear. This should be applied in new development, wherever feasible, especially on Transit Emphasis and Main Street corridors and in mixed-use centers.

The requested zoning promotes mixed use development. The proposed Urban Limited frontage requires building orientation and proximity to the street, promoting pedestrian access. UDO Building Type requirements promote ground floor transparency.

Policy UD 7.3 - Design Guidelines

The Design Guidelines in Table UD-1 shall be used to review rezoning petitions and development applications for mixed use developments; or rezoning petitions and development applications along Main Street and Transit emphasis corridors or in City Growth, TOD and Mixed-Use centers,

including preliminary site plans and development plans, petitions for the application of the Pedestrian Business or Downtown Overlay Districts, Planned Development Districts, and Conditional Use zoning petitions.

Responses to the Urban Design Guidelines are consistent with the approaches to site land use and development provided by the Comprehensive Plan. Several statements defer to UDO provisions, however, to denote compliance.

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

Policy UD 6.1 - Encouraging Pedestrian-Oriented Uses

New development, streetscape, and building improvements in Downtown, Main Streets, and TOD areas should promote high intensity, pedestrian-oriented use and discourage automobile-oriented uses and drive-through uses.

Bruckhaus Street is designated a Main Street corridor by the Urban Form Map. The requested zoning, Commercial Mixed Use, permits a wide range of Retail and Personal Service uses, some of which could conflict with the walkable urban form fostered by the Area Plan, and already manifested by surrounding development. Consistency could be more readily assured by restricting automobile-oriented and -dependent land uses on rezoning site (e.g., commercial parking lot, remote parking lot, vehicle fuel sales; vehicle sales/rental; vehicle repair—minor or major; vehicle parts/accessories; car wash; any drive-thru or drive-in facilities).

2.5 Area Plan Policy Guidance

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

Policy AP-BC 1 - Bruckhaus Street Design

The Bruckhaus Street cross-section should consist of a 68-foot public right-of-way including 2 travel lanes, parallel parking on each side, and a minimum 12-foot public landscape/sidewalk area on each side.

Policy AP-BC 4 - Bruckhaus Street Public Realm

On both sides of Bruckhaus Street, buildings and landscaping should frame the public space area and orient primary entryways to the sidewalk and street.

Policy AP-BC 7 - Pedestrian-Friendly Design

Pedestrian-oriented building facades and landscaping should define the street edge. Provide private sidewalk connections to the public sidewalk along Bruckhaus and Alm streets to aid pedestrian circulation.

Bruckhaus Street is largely built out to the stated specifications. While parking spaces are not delineated on the north side of the street, adjacent to the subject site, street design appears to be sufficient for adding them. The requested Urban Limited frontage requires future site buildings to have primary street-facing entrances spaced no more than 75 feet apart, with at least 50% of the façade be within 20 feet of the primary street, and 25% within 20 feet of the secondary street. The required streetscape elements will follow either 'Main Street' standards (minimum 10'-wide sidewalk; trees set in 6-foot grates every 40 feet) or 'Mixed Use' design (8' wide sidewalk; trees set in 6-foot wide lawn or grates every 40 feet).

Policy AP-BC 5 - Alm Street Design

Alm Street between Globe Road and Brier Creek Parkway should consist of a 100-foot right-of-way and include two travel lanes and a median reserved for future transit use. Six-foot sidewalks and a six-foot planting zone between the curb and sidewalk on both sides of the roadway should be provided. Parallel parking should be included on the street if adjacent land uses warrant the need.

Alm Street is built out to these specifications. While on-street parking spaces are not delineated adjacent to the subject site, street design and width appear to be sufficient for incorporating them.

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

Policy AP-BC 2 - Bruckhaus Street Promenade

A maximum ten-foot wide private promenade zone should be provided on the commercial or north side of Bruckhaus Street to accommodate business-related activities or green space for housing.

The proposal does not address this policy. The site has 493 feet of frontage on Bruckhaus Street. Installation of either a 'Main Street' or a 'Mixed Use' streetscape design would be required under the proposed Urban Limited frontage; the latter sets *minimum* sidewalk width at 8 feet, the latter, at 10 feet.

Policy AP-BC 6 - Alm Street Driveways

Individual driveways onto Alm Street should be minimized by using internal residential streets to serve housing units.

This policy is not addressed by the proposal. The site has 298 feet of frontage on Alm Street. A 30-foot wide landscaped median runs the length of Alm Street paralleling the property. A condition restricting individual driveways along Alm Street would assure consistency with this guidance.

3. Public Benefit and Reasonableness Analysis

3.1 Public Benefits of the Proposed Rezoning

- The rezoning request will facilitate development of a vacant parcel within a City Growth Center at potential density, scale and urban form consistent with the surrounding uses, densities and buildings.

3.2 Detriments of the Proposed Rezoning

- Some non-residential uses possible under the proposed zoning may conflict with the walkable, pedestrian-oriented development supported by the Area Plan (e.g., vehicle fuel sales; drive-through/ drive-in facilities).

4. Impact Analysis

4.1 Transportation

The site is located at the intersection of Alm Street and Bruckhaus Street, approximately ½-mile southwest of the intersection of Brier Creek Parkway and Lumley Road. Both Alm Street and Bruckhaus Street are maintained by the City of Raleigh. This segment of Alm Street currently has a two-lane, median-divided cross section with curbs and sidewalks on both sides. Both Alm Street and Bruckhaus Street are classified as a mixed use streets in the UDO Street Plan Map (Avenue, 2-Lane, Divided).

There are no City of Raleigh CIP projects or state STIP projects planned for either street in the vicinity of the Z-44-16 site.

The Z-44-16 site is bounded by public streets on the east and south, and by private streets on the west and north. There are no restrictions with cross access to adjacent parcels. There are no public street stubs abutting the boundaries of the Z-44-16 parcel.

Site access will be provided via Alm Street and Bruckhaus Street. The access points on Alm Street will be a right-in, right-out driveway. The access on Bruckhaus Street will be a full movement driveway.

In accordance with UDO Section 8.3.2, the maximum block perimeter for CX-5 zoning is 2,500 feet. The block perimeter for Z-44-26, as defined by public rights-of-way for Alm Street, Brier Creek Parkway, Cerny Street Drive and Bruckhaus Street is 3,350 feet. Note that all streets in this area were approved as a part of a planned development and that a network of private streets is in place to disperse trips and encourage walkability.

The existing land use is vacant and generates no traffic. Approval of case Z-44-16 would increase average peak hour trip volumes by 134 veh/hr in the AM peak and by 110 veh/hr in the PM peak; daily trip volume will increase by less than 1,500 veh/day. These volumes are long-term averages and will vary from day to day. A traffic impact study for Z-44-16 is waived by transportation planning staff.

Impact Identified: None.

4.2 Transit

This area is not currently served by transit. The City of Raleigh Short Range Transit Plan calls for transit to be extended out Brier Creek Parkway, approximately to Alm Street, but the Wake County Transit Plan does not. Current GoDurham or GoTriangle routes are located more than a mile from the site.

Impact Identified: None.

4.3 Hydrology

<i>Floodplain</i>	None
<i>Drainage Basin</i>	Little Briar
<i>Stormwater Management</i>	Article 9.2 UDO
<i>Overlay District</i>	None

Site is subject to Stormwater regulations under Section 9.2 of the UDO and will be held to Stormwater design parameters assumed under S-85-05 for existing shared Stormwater Control Measures. The existing Stormwater Wetland located to the north on adjacent Lot 25 serves this site.

Impact Identified: None.

4.4 Public Utilities

	<i>Maximum Demand (current use)</i>	<i>Maximum Demand (current zoning)</i>	<i>Maximum Demand (proposed zoning)</i>
<i>Water</i>	0 gpd	8,445 gpd	51,500 gpd
<i>Waste Water</i>	0 gpd	8,445 gpd	51,500 gpd

The proposed rezoning would add approximately 51,500 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area.

Impact Identified: At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit and constructed prior to release of a Certificate of Occupancy.

Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developer.

4.5 Parks and Recreation

There are no existing or proposed greenway trails or corridors adjacent to or within the site. The Brier Creek Tributary C greenway corridor is located approximately 0.15 mile north of the site. Bike and pedestrian connectivity along Alm Street north to Brier Creek Parkway should be facilitated to provide a connection to the proposed greenway corridor. There is no funding or design for the Brier Creek greenway corridor. Nearest trail access is 7.0 miles, Hare Snipe Creek Trail.

Recreation services are provided by Brier Creek Community Center, distance is 0.4 mile. Connectivity would be via existing sidewalk on Bruckhaus Street.

Impact Identified: None.

4.6 Urban Forestry

Tree conservation areas were recorded for the larger area, but none are located on this lot (refer to Book of Maps 2005, page 1918).

Impact Identified: None.

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

The site is not located within a designated Redevelopment Plan area.

Impact Identified: None.

4.9 Impacts Summary

- Sewer and fire flow capacities may need to be addressed upon site development.

4.10 Mitigation of Impacts

- Address sewer and fire flow capacities at the site plan stage.

5. Conclusions

The proposal is consistent with the Future Land Use and Urban Form maps, and most applicable policies of the Comprehensive Plan, although two area plan policies remain to be addressed. Site development possible under the rezoning may be considered compatible with surrounding properties, the majority of which are already built out. Existing public facilities appear to be sufficient to accommodate potential site uses

REZONING REQUEST

General Use
 Conditional Use
 Master Plan

**OFFICE
USE ONLY**

Existing Zoning Classification: PD (Z-24-08; MP-1-08/9200 Bruckhaus Street)

Transaction #

Proposed Zoning Classification Base District: CX Height: 5 Frontage: UL

If the property has been previously rezoned, provide the rezoning case number: Z-24-08; Z-55-04 (MP-2-04/Brier Creek Village Center)

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

488313 (Rezoning)

GENERAL INFORMATION

Property Address: 9200 Bruckhaus Street

Date: 12/6/16

Property PIN: 0758-92-5523

Deed Reference (book/page): DB 14291 PG 1088

Nearest Intersection: Bruckhaus Street and Alm Street

Property Size (acres): 3.77

Property Owner/Address:
 CIP Brier Creek LLC
 Cherokee Advisers LLC
 111 Hargett Street, Suite 300
 Raleigh, NC 27601

Phone 336-386-9790

Fax 336-386-9790

Email patc@Crown-companies.com

Project Contact Person/Address:
 Michael Birch, Morningstar Law Group
 1330 St. Mary's Street, Suite 460
 Raleigh, NC 27605

Phone: 919-590-0388

Fax 919-829-7396

Email: mbirch@morningstarlawgroup.com

Owner/Agent Signature 

Email

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

REZONING APPLICATION ADDENDUM

Comprehensive Plan Analysis

OFFICE USE ONLY

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.

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 Future Land Use Map designates the property as Regional Mixed Use, which encourages high-density residential, office, hotel, and retail uses. The Comprehensive Plan notes the most appropriate zoning district for property designated Regional Mixed Use is CX. Based on the foregoing, the rezoning request of CX is consistent with the Future Land Use Map.

2. The property is located within the Brier Creek Village Area Plan, at an activity node that calls for more intense development. The rezoning request for CX is consistent with this area plan guidance.

3. The property is located within a City Growth Center and along a Main Street corridor (Bruckhaus Street). The Comprehensive Plan states that a city growth center is where significant infill development is anticipated, and that property within such a center should consider applying an urban or hybrid frontage depending on built context and area plan guidance. The Main Street corridor designation applies to pedestrian-oriented streets, and supports an urban frontage. The rezoning request for CX and the Urban Limited frontage is consistent with this guidance.

4. The property is designated Regional Mixed Use on the Future Land Use Map, is within a City Growth Center on the Urban Form Map, and fronts along a corridor programmed for transit (see area plan). The Comprehensive Plan height table recommends up to twenty stories of building height. The request for five stories is consistent with this guidance.

5. The rezoning request is consistent with the following Comprehensive Plan policies: LU 1.2, LU 1.3, LU 2.2, LU 2.6, LU 3.2, LU 5.1, AP-BC 4, and AP-BC 7 by permitting a mix of uses with an urban frontage on one of the last remaining undeveloped parcels within the Brier Creek Village Center area.

PUBLIC BENEFITS

Provide brief statements regarding the public benefits derived as a result of the rezoning request.

1. The rezoning request will facilitate development of a vacant parcel within an activity node and city growth center with a density, scale and urban form consistent with the surrounding uses, densities and buildings.

2. The rezoning request benefits the public by zoning land consistent with the Future Land Use Map, Comprehensive Plan, Brier Creek Village Center Area Plan and Urban Form Map.

REZONING APPLICATION ADDENDUM #2

Impact on Historic Resources

OFFICE USE ONLY

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.

Transaction #

Rezoning Case #

INVENTORY OF HISTORIC RESOURCES

List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.

There are no historic resources located on the property to be rezoned.

PROPOSED MITIGATION

Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.

Not applicable.

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.	<p>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.</p> <p>The Brier Creek Village Center includes a mix of uses, consistent with this guideline.</p>
2.	<p>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.</p> <p>The property is not adjacent to lower density neighborhoods, but the requested height is comparable to buildings on the north side of Bruckhaus Street and is an appropriate scale with those buildings on the south side of the street, consistent with this guideline.</p>
3.	<p>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.</p> <p>No new streets are contemplated as part of this development. The existing street network complies with this guideline.</p>
4.	<p>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.</p> <p>No new streets are contemplated as part of this development. The existing street network complies with this guideline.</p>
5.	<p>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.</p> <p>No new streets are contemplated as part of this development. The existing street network complies with this guideline.</p>
6.	<p>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.</p> <p>The requested rezoning includes a Urban Limited frontage, which accomplishes the goals of this guideline.</p>
7.	<p>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.</p> <p>The Urban Limited frontage accomplishes the goals of this guideline.</p>
8.	<p>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.</p> <p>The Urban Limited frontage accomplishes the goal of this guideline.</p>
9.	<p>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.</p> <p>An outdoor amenity area will be provided in accordance with the UDO.</p>
10.	<p>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.</p> <p>An outdoor amenity area will be provided in accordance with the UDO.</p>
11.	<p>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.</p> <p>An outdoor amenity area will be provided in accordance with the UDO.</p>
12.	<p>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</p> <p>An outdoor amenity area will be provided in accordance with the UDO.</p>
13.	<p>New public spaces should provide seating opportunities.</p> <p>An outdoor amenity area will be provided in accordance with the UDO.</p>
14.	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p>The Urban Limited frontage accomplishes the goal of this guideline.</p>
15.	<p>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.</p> <p>The Urban Limited frontage accomplishes the goal of this guideline.</p>
16.	<p>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</p> <p>The Urban Limited frontage accomplishes the goal of this guideline.</p>
17.	<p>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.</p> <p>Transit stops are provided throughout the Brier Creek Village Center area, within walking distance to the property.</p>
18.	<p>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</p>

	The Urban Limited frontage accomplishes the goal of this guideline.
19.	<p><i>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</i></p> <p>There are no known sensitive features on the property.</p>
20.	<p><i>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</i></p> <p>No new streets are contemplated as part of this development.</p>
21.	<p><i>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</i></p> <p>Sidewalks will be provided in accordance with the UDO.</p>
22.	<p><i>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</i></p> <p>No new streets are contemplated as part of this development, but street plantings will be made in accordance with the UDO.</p>
23.	<p><i>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</i></p> <p>The Urban Limited frontage accomplishes the goal of this guideline.</p>
24.	<p><i>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</i></p> <p>The Urban Limited frontage accomplishes the goal of this guideline.</p>
25.	<p><i>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</i></p> <p>The Urban Limited frontage accomplishes the goal of this guideline.</p>
26.	<p><i>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</i></p> <p>The Urban Limited frontage accomplishes the goal of this guideline.</p>

Conditional Use District Zoning Conditions

Zoning Case Number: Z-44-16

OFFICE USE ONLY

Date Submitted: February 16, 2017

Transaction #

Existing Zoning: PD

Proposed Zoning: CX-5-UL-CU

NARRATIVE OF ZONING CONDITIONS OFFERED

1. The following principal uses shall be prohibited on the property: adult establishment; detention center, jail, prison; commercial parking lot; remote parking lot; vehicle fuel sales; vehicle parts and accessories; vehicle sales/rental; vehicle repair – all types; car wash; any principal use with a drive through window. The maximum amount of floor area for a self-service storage use shall be 215,000 square feet.

2. Any principal building constructed on the property shall be a minimum of two (2) stories in height.

3. No driveway cut shall be permitted along the property's frontage on Alm Street.

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 _____

REZONING OF PROPERTY CONSISTING OF +/- 3.77 ACRES
LOCATED ON BRUCKHAUS STREET WEST OF THE INTERSECTION WITH ALM STREET, IN THE
CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS
ON OCTOBER 4, 2016

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Tuesday, October 4, 2016, at 6:00 p.m. The property considered for this potential rezoning totals approximately 3.77 acres, located in the northwest quadrant of the intersection of Bruckhaus Street and Alm Street, having Wake County Parcel Identification Number 0758-92-5523. This meeting was held in the movie theater room in the clubhouse area of The Exchange at Brier Creek, located at 9420 Bruckhaus Street, Raleigh, NC 27617. All owners of property within 100 feet of the subject properties 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
1330 St. Mary's Street | Suite 460
Raleigh, NC 27605
919-590-0388
mbirch@morningstarlawgroup.com
www.morningstarlawgroup.com

To: Neighboring Property Owner

From: Michael Birch

Date: September 20

Re: Notice of meeting to discuss potential rezoning of parcel located in the northwest quadrant of the intersection of Bruckhaus Street and Alm Street, containing approximately 3.77 acres, with the address of 9200 Bruckhaus Street and having Wake County Parcel Identification Number 0758-92-5523 (the "Property"). A map of the property is on the reverse side of this notice.

We are counsel for Woodfield Investments, Inc. ("Woodfield"), a developer considering rezoning the above-referenced Property. The Property is zoned Planned Development (PD) district, and is subject to the 9200 Bruckhaus Street Master Plan. Woodfield is considering rezoning the Property to amend the PD master plan or rezoning the Property to Commercial Mixed Use district with a maximum height of five stories (CX-5). The purpose of the rezoning is to facilitate development of a multi-family apartment project, similar to The Exchange at Brier Creek community next to the Property.

You are cordially invited to attend a meeting to discuss the potential rezoning. We have scheduled a meeting with surrounding property owners on Tuesday, October 4, 2016 at 6:00 PM. The meeting will be held in the movie theater room in the clubhouse area of The Exchange at Brier Creek building, located at 9240 Bruckhaus Street, Raleigh, NC 27617. The clubhouse is accessible from Willey Street, between Vogel Street and Cerny Street.

This meeting is required by the City of Raleigh and is intended to afford neighbors an opportunity to ask questions about the potential rezoning and for the applicant to obtain suggestions and comments you may have about it. You are not required to attend, but are certainly welcome. 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. More specific information is available at Planning and Development which can be reached at 919-996-2626 or planning@raleighnc.gov. You also can visit their website to find out more: www.raleighnc.gov.

PROPERTY MAP



EXHIBIT B

LIST OF PROPERTY OWNERS TO WHOM NOTICES WERE SENT

CIP BRIER CREEK LLC
CHEROKEE ADVISERS LLC
111 E HARGETT ST STE 300
RALEIGH NC 27601-1482

LENNOX AT BRIER CREEK
HOMEOWNERS ASSN INC
C/O CHARLESTON MANAGEMENT
PO BOX 97243
RALEIGH NC 27624-7243

DALY, TRAVIS DALY, BROOKE
1196 STONE KIRK DR
RALEIGH NC 27614-7289

RACHEL L WADE REVOCABLE
TRUST
9146 WOODEN RD
RALEIGH NC 27617-8203

JO, SEAN JO, MYRA
9144 WOODEN RD
RALEIGH NC 27617-8203

DOHERTY, JASON T DOHERTY,
JENNIFER J
9142 WOODEN RD
RALEIGH NC 27617-8203

GRAY PROPERTY 2004 LLC
5004 MONUMENT AVE STE 200
RICHMOND VA 23230-3629

NEWTON, DERRICK NEWTON,
LAUNIECE
9136 WOODEN RD
RALEIGH NC 27617-8203

MOSS, VINCENT ERIC THOMPSON,
MARY JANE
9134 WOODEN RD
RALEIGH NC 27617-8203

MATTEGUNTA, AGNES
9138 WOODEN RD
RALEIGH NC 27617-8203

CHAMBERS, DWIGHT J CORREA,
BLANCA M
9132 WOODEN RD
RALEIGH NC 27617-8203

LENNOX AT BRIER CREEK
HOMEOWNERS ASSN INC
C/O CHARLESTON MANAGEMENT
PO BOX 97243
RALEIGH NC 27624-7243

NUYGEN, ANTHONY H NUYGEN,
ANNETTE T
9128 WOODEN RD
RALEIGH NC 27617-8203

WENDLE, OSCAR WENDLE, GINA
9126 WOODEN RD
RALEIGH NC 27617-8203

WILLIFORD, IRA GAVIN
9124 WOODEN RD
RALEIGH NC 27617-8203

GHOSH, AUBHRO DEBNATH,
SHUKLA
9122 WOODEN RD
RALEIGH NC 27617-8203

KHALID, NAZAR MOHAMED,
LENNAH
9120 WOODEN RD
RALEIGH NC 27617-8203

WALEWSKI, KELLY SANCHEZ,
HERIBERTO
9118 WOODEN RD
RALEIGH NC 27617-8203

STANDARD PACIFIC OF THE
CAROLINAS LLC
1100 PERIMETER PARK DR STE 112
MORRISVILLE NC 27560-9119

BRIER CREEK VILLAGE CENTER
TRACT A OF MP204 ASSN I...
CHARLESTON MANAGEMENT
CORPORATION
PO BOX 97243

CPI ALM STREET LLC
CPI ALM STREET I LLC
SPC ASSOCIATES LLC
235 MOORE ST STE 3
HACKENSACK NJ 07601-7417

MEDICAL PROPERTIES I RALEIGH
LLC
MB REAL ESTATE
181 W MADISON ST STE 4700
CHICAGO IL 60602-4584

EXHIBIT C

SUMMARY OF DISCUSSION ITEMS

On Tuesday, October 4, 2016, at 6:00 p.m., the applicant held a neighborhood meeting for the property owners adjacent to the parcels subject to the proposed rezoning. The following items were discussed:

1. Proposed rezoning district
2. Purpose of proposed rezoning
3. Uses and intensity permitted by current zoning
4. Anticipated density of development
5. Location of building and parking
6. Height of proposed building
7. Setback and streetscape on property
8. Timing and duration of rezoning and development plan approval process
9. Timing and duration of construction

EXHIBIT D

NEIGHBORHOOD MEETING ATTENDEES

1. Vince Moss
2. Gavin Williford
3. Bud Wendle

Pre-Application Conference

(this form must be provided at the time of formal submittal)



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

PROCESS TYPE	
<input type="checkbox"/>	Board of Adjustment
<input type="checkbox"/>	Comprehensive Plan Amendment
<input checked="" type="checkbox"/>	Rezoning
<input type="checkbox"/>	Site Review*
<input type="checkbox"/>	Subdivision
<input type="checkbox"/>	Subdivision (Exempt)
<input type="checkbox"/>	Text Change
* Optional conference	

GENERAL INFORMATION	
Date Submitted	September 6, 2016
Applicant(s) Name	Michael Birch, Morningstar Law Group
Applicant's Mailing Address	1330 St. Mary's Street, Suite 460, Raleigh, NC 27605
Phone	919.590.0388
Email	mbirch@morningstarlawgroup.com
Property PIN #	0758-92-5523
Site Address / Location	9200 Bruckhaus Street
Current Zoning	PD (Z-24-08/MP-1-08)
Additional Information (if needed) :	
Rezoning request to CX-5 or PD (with change to permitted uses), for the purpose of permitting multi-family residential. We would like to discuss both options (CX-5 and PD amendment) in light of the alternates in the existing master plan, the fact that the larger PD (Z-55-04/MP-2-04) is largely built-out, and the new UDO requirements for a PD master plan.	

OFFICE USE ONLY	
Transaction # : 488313	Date of Pre-Application Conference : 9/30/16 • 10AM
Staff Signature	<i>Doug Hill</i>