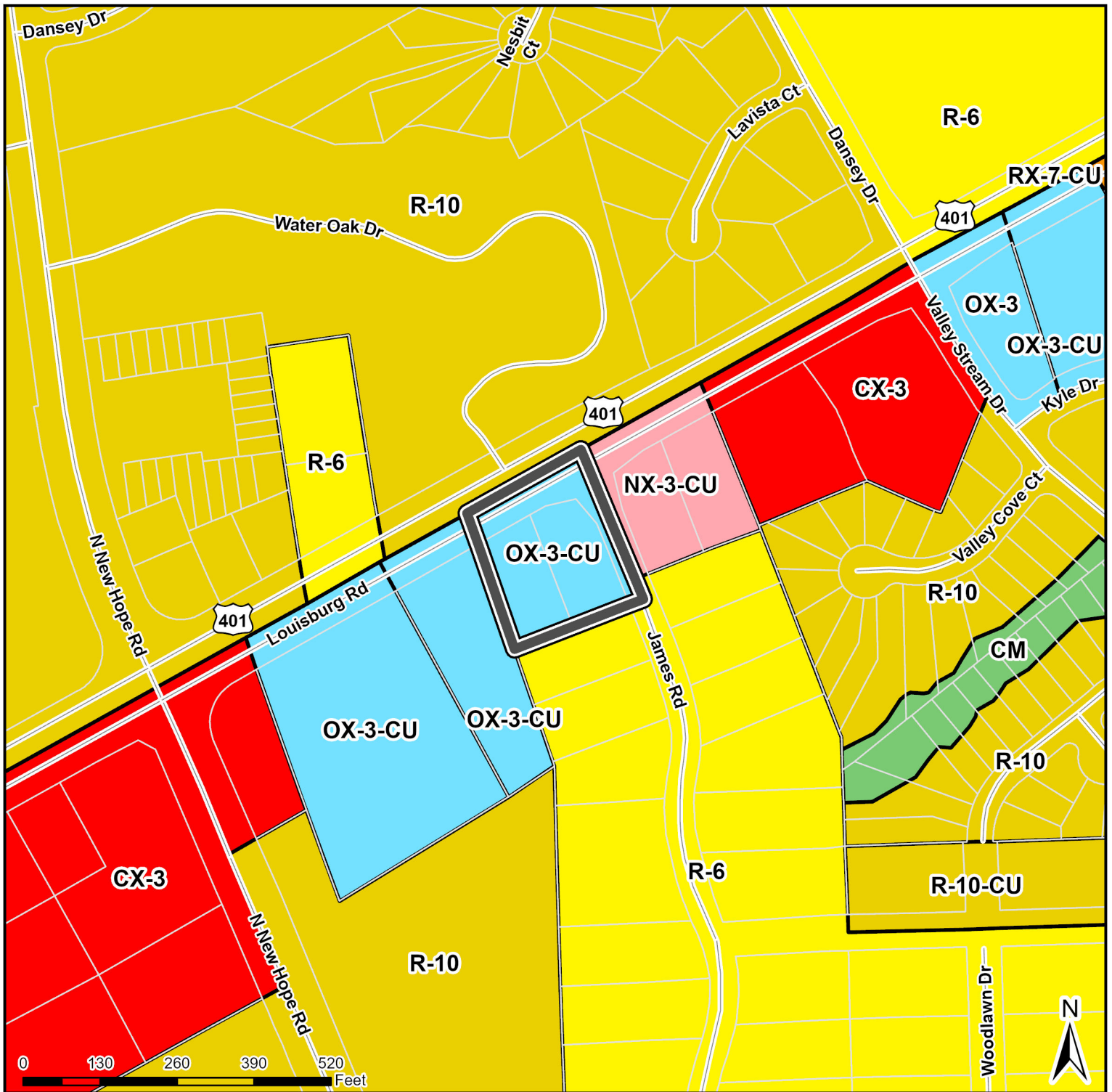
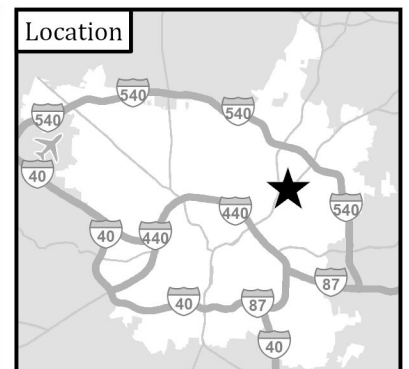


Existing Zoning

Z-44-2023



Property	4430 Louisburg Rd & 4429 James Rd
Size	0.92 acres
Existing Zoning	OX-3-CU
Requested Zoning	NX-3-CU



Rezoning Application and Checklist

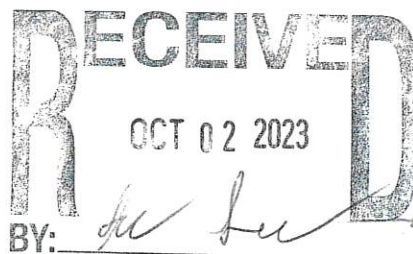
Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



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

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
			OFFICE USE ONLY Rezoning case # _____
Existing zoning base district:	OX	Height: 3	Frontage: None
Proposed zoning base district:	NX	Height: 3	Frontage: None
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number: Z-26-01			

General Information		
Date:	8/28/2023	Date amended (1):
Date amended (2):		
Property address: 4430 Louisburg Rd and 4429 Jame Rd		
Property PIN: 1726629179 and 1726720196		
Deed reference (book/page): Book 18048, Page 451		
Nearest intersection: Louisburg and James		Property size (acres): 0.92 (combined)
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Cuenca Investing LLC		
Property owner email: ggunter3@gmail.com		
Property owner phone: 919.609.0654		
Applicant name and address: Ben Kuhn, Ragsdale Liggett PLLC, 2840 Plaza Pl., Ste 400, Raleigh, NC 27612		
Applicant email: bkuhn@rl-law.com		
Applicant phone: 919.280.8139		
Applicant signature(s):		
Additional email(s):		




Conditional Use District Zoning Conditions


Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning:	Proposed zoning:	

Narrative of Zoning Conditions Offered

1. Limit residential development to 10 dwelling units.
2. The following uses will not be allowed under rezoning: cemetery, telecommunication towers (all types), commercial parking lot, remote parking lot, animal care (all types). Detention center, jail, prison, bar, nightclub, tavern, lounge, vehicle sales.
3. Zone "A" of the Neighborhood Transitions Requirements as defined in UDO Section 3.5 will be met by requiring a Type "2" Protective Yard [20 feet] for the shared property line with the property described in Deed Book 18430, Page 1735 of the Wake County Registry.

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

Property Owner(s) Signature: 
Printed Name: Gaffney Gunter, Jr., Managing Member, Cuenca Investing LLC

RECEIVED
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BY: 

Rezoning Application Addendum #1

Comprehensive Plan Analysis

OFFICE USE ONLY
Rezoning case #

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

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.

The Neighborhood Mixed Use zoning district allows a set of uses that is designed to be compatible with residential uses. That use profile, combined with the roughly one-acre size of the rezoning site, enables future development that is generally compatible with the single family residences to the south and east. The requested height of three stories also increases assurance of compatibility of scale with neighboring uses. Neighborhood Transition requirements would apply if the zoning request is approved.

The requested zoning is consistent with the Future Land Use Map and would enable denser development in an area that is served by existing infrastructure. The Future Land Use Map designation of Neighborhood Mixed Use recommends the Neighborhood Mixed Use zoning district. The site is served by existing parks, utility, and transportation facilities. A future park site and greenway corridor is located approximately one-quarter mile to the east.

The site is an appropriate size for neighborhood-scale retail. The requested height of three-stories is in keeping with the Future Land Use Map recommendation for sites in proximity to low density residential uses.

The rezoning request is consistent with the following Comprehensive Plan policies: Policy LU 1.2—Future Land Use Map and Zoning Consistency; Policy LU 2.2—Compact Development; Policy LU 7.4—Scale and Design of New Commercial Uses.

Public Benefits

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

The proposal would enable additional employment opportunities as well as new outlets for goods and services. The proposal would also allow a wider range of housing options and greater expansion of the housing supply than the existing zoning. If and when the site is annexed pursuant to rezoning, it would improve the efficiency of the public utility network by adding development in an area served by existing utility infrastructure.

Rezoning Application Addendum #2

Impact on Historic Resources

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.

OFFICE USE ONLY
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.

None.

Proposed Mitigation

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

Not applicable

Urban Design Guidelines

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

- a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", OR;
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Urban form designation: None

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

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.

Response:

The rezoning site is not in a "City Growth Center" or a "Mixed Use Center", and is not located along a "Main Street" or "Transit Emphasis Corridor", and thus no response is required.

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.

Response:

The rezoning site is not in a "City Growth Center" or a "Mixed Use Center", and is not located along a "Main Street" or "Transit Emphasis Corridor", and thus no response is required.

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.

Response:

The rezoning site is not in a "City Growth Center" or a "Mixed Use Center", and is not located along a "Main Street" or "Transit Emphasis Corridor", and thus no response is required.

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.

Response:

The rezoning site is not in a "City Growth Center" or a "Mixed Use Center", and is not located along a "Main Street" or "Transit Emphasis Corridor", and thus no response is required.

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.

Response:

The rezoning site is not in a "City Growth Center" or a "Mixed Use Center", and is not located along a "Main Street" or "Transit Emphasis Corridor", and thus no response is required.

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.

Response:

The rezoning site is not in a "City Growth Center" or a "Mixed Use Center", and is not located along a "Main Street" or "Transit Emphasis Corridor", and thus no response is required.

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>Response: The rezoning site is not in a "City Growth Center" or a "Mixed Use Center", and is not located along a "Main Street" or "Transit Emphasis Corridor", and thus no response is required.</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>Response: The rezoning site is not in a "City Growth Center" or a "Mixed Use Center", and is not located along a "Main Street" or "Transit Emphasis Corridor", and thus no response is required.</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>Response: The rezoning site is not in a "City Growth Center" or a "Mixed Use Center", and is not located along a "Main Street" or "Transit Emphasis Corridor", and thus no response is required.</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>Response: The rezoning site is not in a "City Growth Center" or a "Mixed Use Center", and is not located along a "Main Street" or "Transit Emphasis Corridor", and thus no response is required.</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>Response: The rezoning site is not in a "City Growth Center" or a "Mixed Use Center", and is not located along a "Main Street" or "Transit Emphasis Corridor", and thus no response is required.</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>Response: The rezoning site is not in a "City Growth Center" or a "Mixed Use Center", and is not located along a "Main Street" or "Transit Emphasis Corridor", and thus no response is required.</p>
13	<p>New public spaces should provide seating opportunities.</p> <p>Response: The rezoning site is not in a "City Growth Center" or a "Mixed Use Center", and is not located along a "Main Street" or "Transit Emphasis Corridor", and thus no response is required.</p>

14	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p>Response: The rezoning site is not in a "City Growth Center" or a "Mixed Use Center", and is not located along a "Main Street" or "Transit Emphasis Corridor", and thus no response is required.</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>Response: The rezoning site is not in a "City Growth Center" or a "Mixed Use Center", and is not located along a "Main Street" or "Transit Emphasis Corridor", and thus no response is required.</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>Response: The rezoning site is not in a "City Growth Center" or a "Mixed Use Center", and is not located along a "Main Street" or "Transit Emphasis Corridor", and thus no response is required.</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>Response: The rezoning site is not in a "City Growth Center" or a "Mixed Use Center", and is not located along a "Main Street" or "Transit Emphasis Corridor", and thus no response is required.</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> <p>Response: The rezoning site is not in a "City Growth Center" or a "Mixed Use Center", and is not located along a "Main Street" or "Transit Emphasis Corridor", and thus no response is required.</p>
19	<p>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.</p> <p>Response: The rezoning site is not in a "City Growth Center" or a "Mixed Use Center", and is not located along a "Main Street" or "Transit Emphasis Corridor", and thus no response is required.</p>
20	<p>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.</p> <p>Response: The rezoning site is not in a "City Growth Center" or a "Mixed Use Center", and is not located along a "Main Street" or "Transit Emphasis Corridor", and thus no response is required.</p>

21	<p>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.</p> <p>Response: The rezoning site is not in a "City Growth Center" or a "Mixed Use Center", and is not located along a "Main Street" or "Transit Emphasis Corridor", and thus no response is required.</p>
22	<p>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.</p> <p>Response: The rezoning site is not in a "City Growth Center" or a "Mixed Use Center", and is not located along a "Main Street" or "Transit Emphasis Corridor", and thus no response is required.</p>
23	<p>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.</p> <p>Response: The rezoning site is not in a "City Growth Center" or a "Mixed Use Center", and is not located along a "Main Street" or "Transit Emphasis Corridor", and thus no response is required.</p>
24	<p>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.</p> <p>Response: The rezoning site is not in a "City Growth Center" or a "Mixed Use Center", and is not located along a "Main Street" or "Transit Emphasis Corridor", and thus no response is required.</p>
25	<p>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.</p> <p>Response: The rezoning site is not in a "City Growth Center" or a "Mixed Use Center", and is not located along a "Main Street" or "Transit Emphasis Corridor", and thus no response is required.</p>
26	<p>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</p> <p>Response: The rezoning site is not in a "City Growth Center" or a "Mixed Use Center", and is not located along a "Main Street" or "Transit Emphasis Corridor", and thus no response is required.</p>

Rezoning Checklist (Submittal Requirements)

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

Master Plan (Submittal Requirements)

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

Who Can Initiate a Zoning Request?

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

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

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

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

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

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

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



RAGSDALE LIGGETT^{PLLC}
LAWYERS

Benjamin R. Kuhn | D 919.881.2201 | bkuhn@rl-law.com

August 3, 2023

Re: Notice of Neighborhood Meeting to discuss proposed rezoning of properties located at 4430 Louisburg Road and 4429 James Road

Dear Neighbors:

We are writing to invite you to attend a neighborhood meeting to discuss a proposed rezoning of the two parcels located at 4430 Louisburg Road (PIN #: 1726629179) and 4429 James Road (PIN#: 1726720196). A map showing the location of the two properties is attached.

The neighborhood meeting will be held on August 22, 2023, at the Green Road Community Center – Meeting Rm. 5, which is located at 4201 Green Road, Raleigh, NC 27604 and will begin at 6:30 pm.

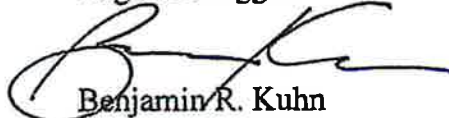
The purpose of this meeting is to discuss a potential rezoning of two (2) properties located at 4430 Louisburg Road and 4429 James Road at and near the intersection of Louisburg Road and James Road. This site is currently zoned OX-3-CU. The owner of the properties proposes to change the zoning of said properties to NX-3-CU in a manner that would permit neighborhood scale commercial uses thereon.

The City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 500 feet of the property which is subject of the proposed application for text change to zoning conditions. Information about the text change/zoning process is available online; visit www.raleighnc.gov and search for “Rezoning Process”.

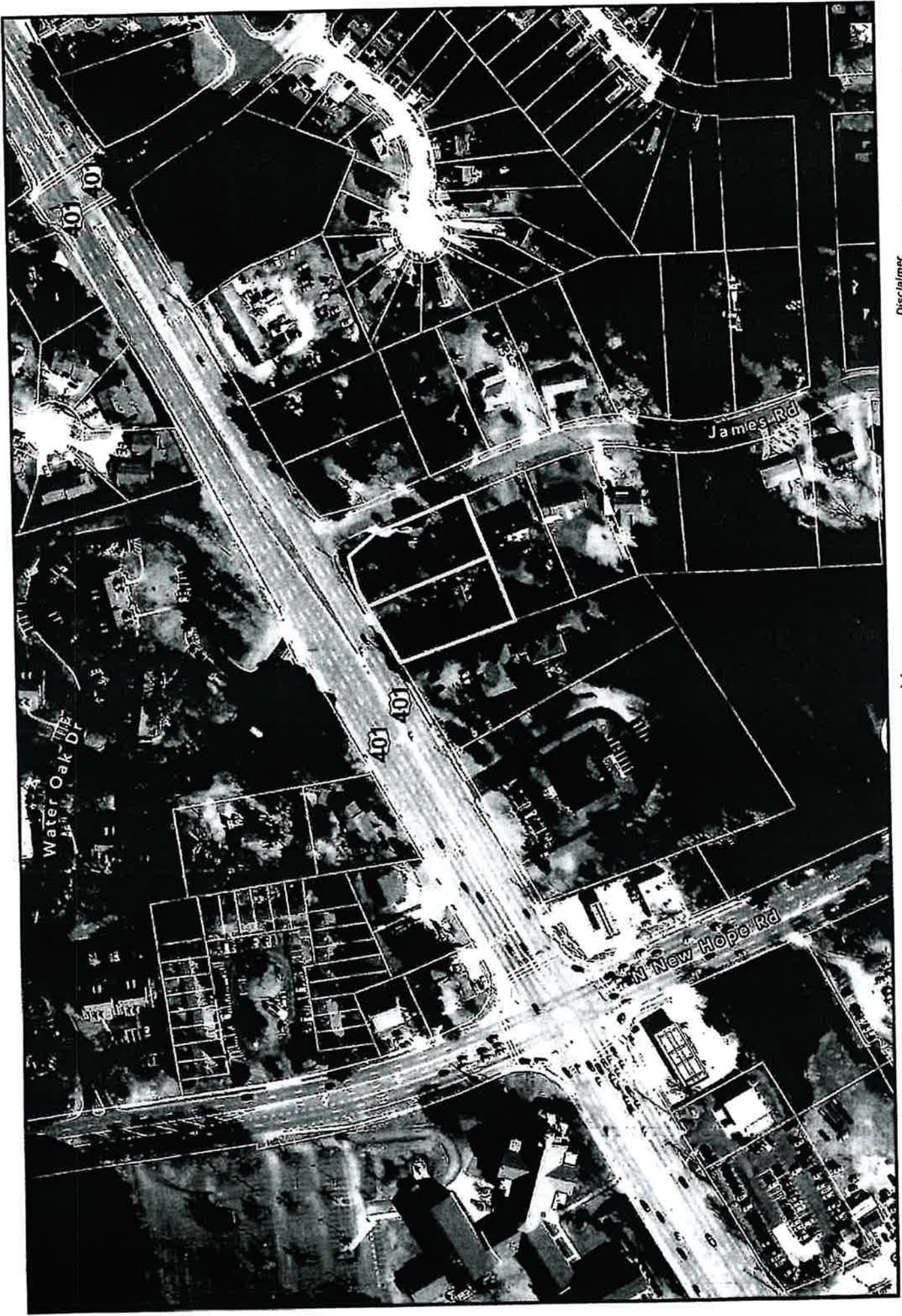
If you have further questions about the rezoning process, please contact Raleigh Planning & Development at 919-996-2682 or rezoning@raleighnc.gov. If you have any concerns or questions about this rezoning application, I can be reached at: bkuhn@rl-law.com or 919-280-8139.

Sincerely,

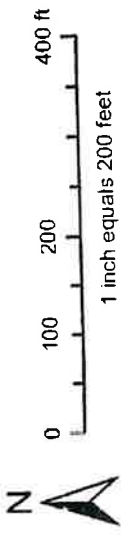
Ragsdale Liggett PLLC



Benjamin R. Kuhn



Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for informational purposes and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



4430 Louisburg Rd and 4429 James Rd

ATTESTATION TEMPLATE

Attestation Statement

I, the undersigned, do hereby attest that the electronic verification document submitted herewith accurately reflects notification letters, enclosures, envelopes and mailing list for mailing the neighborhood meeting notification letters as required by Chapter 10 of the City of Raleigh UDO, and I do hereby further attest that that I did in fact deposit all of the required neighborhood meeting notification letters with the US. Postal Service on the 11th, day of August, 2023. I do hereby attest that this information is true, accurate and complete to the best of my knowledge and I understand that any falsification, omission, or concealment of material fact may be a violation of the UDO subjecting me to administrative, civil, and/or, criminal liability, including, but not limited to, invalidation of the application to which such required neighborhood meeting relates.



Signature of Applicant/Applicant Representative

8/23/2023

Date

SUMMARY OF ISSUES

A neighborhood meeting was held on August 22, 2023 (date) to discuss a potential rezoning located at 4201 Green Rd, Raleigh (property address). The neighborhood meeting was held at Green Rd Park Community Center (location). There were approximately 8 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Rezoning Process - No questions.
Discussion about different mix of uses permitted under proposed "NX" zoning as compared to "Ox" zoning.
Explain/outline what NX-3 signifies as to permitted height.
Discussion re potential transitional protective yard as to residential properties to south.

ATTENDANCE ROSTER

NAME	ADDRESS
Clelia Cuenca Pérez	4421 James Rd, Raleigh NC 27616
Jorge Aguilar Cox	4413 James rd, Raleigh, NC 27616
Gaffney Gunter	4429 James Rd, Raleigh, NC 27616
Denisse Gunter	4430 Louisburg Rd Raleigh, NC 27616
Kelly Cuenca	4429 James Rd, Raleigh, NC 27616
Victor Barckona	4417 James Rd Raleigh 27616
Viviana Niño	4417 James Rd. Raleigh. 27616
Gabriela Cuenca Perez	4421 James Rd, Raleigh NC 27616
Charles Patton	4000 Mangrove Dr., Raleigh NC
Bronwyn Redus	City of Raleigh