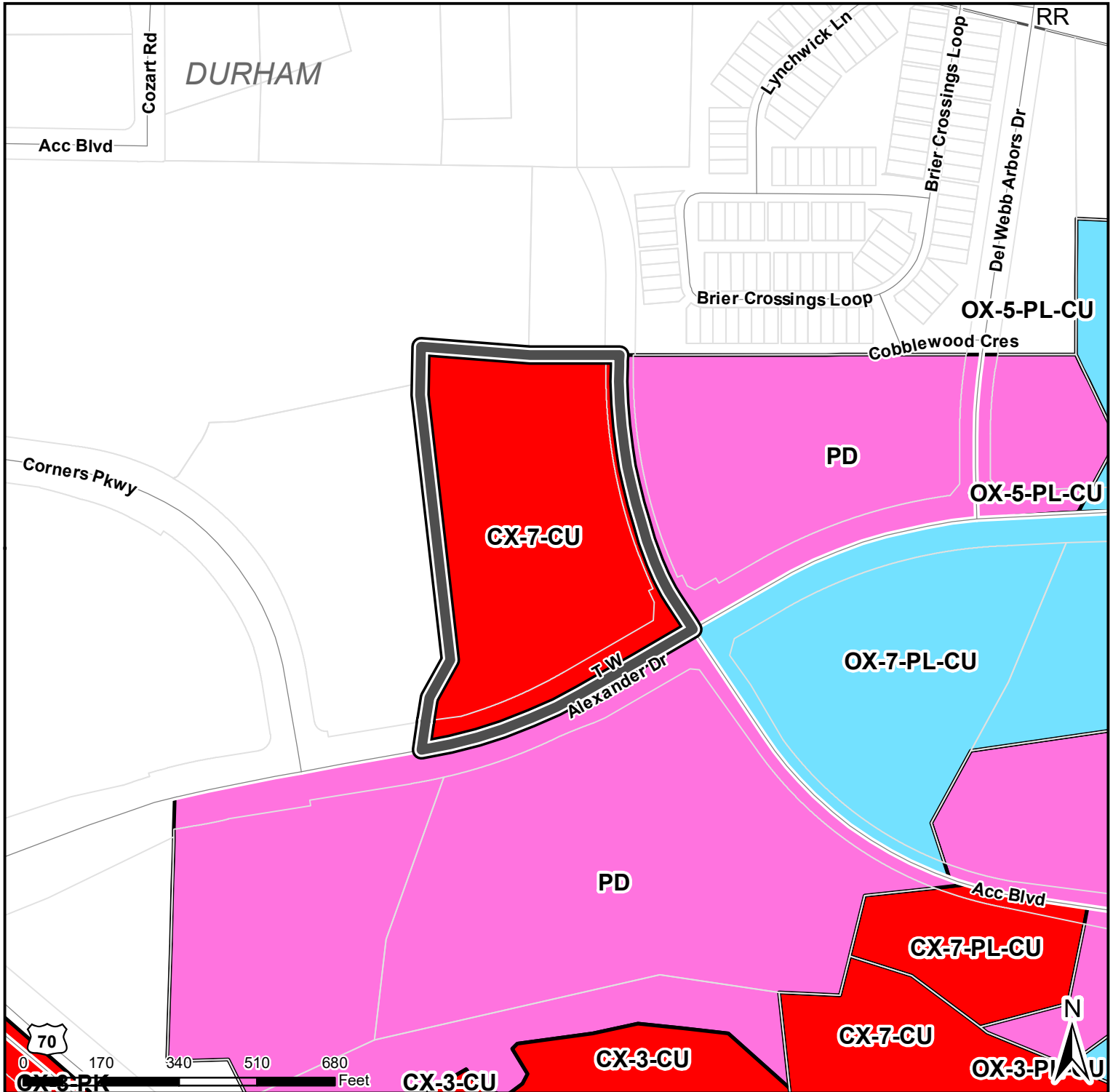
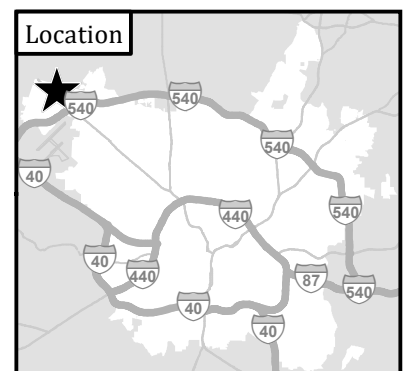


Existing Zoning

TCZ-4-2021



Property	8001 ACC Blvd
Size	6.99 acres
Existing Zoning	CX-7-CU
Requested Zoning	CX-7-CU (Amend Zoning Conditions)



To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	Carmen Kuan, Planner
Department	Planning and Development
Date	November 17, 2021
Subject	City Council agenda item for December 7, 2021 – TCZ-4-21 (Z-47-21) ACC Boulevard

TCZ-4-21 ACC Boulevard, approximately 6.99 acres located at [8001 ACC Boulevard](#).

Signed zoning conditions provided on July 13, 2021 would prohibit the use of adult establishments, add up to 350 dwelling units and 40,000 square feet of Commercial uses to existing permitted developments of a 165-unit hotel or 46,200 square feet of Office uses, and specify a pedestrian entrance requirement facing ACC Boulevard upon development.

Current zoning: Commercial Mixed Use – 7 Stories – Conditional Use (CX-7-CU).

Requested zoning: Commercial Mixed Use – 7 Stories – Conditional Use (CX-7-CU).

The request is **consistent** with the 2030 Comprehensive Plan.

The request is **inconsistent** with the Future Land Use Map.

The request is **consistent** with the Urban Form Map.

The Planning Commission recommends approval/denial of the request (8 - 0).

Attached are the Planning Commission Certified Recommendation (including Staff Report), the Zoning Conditions, the Petition for Rezoning, and the Neighborhood Meeting Report.

Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning: CX-7-CU	Proposed zoning: CX-7-CU	

Narrative of Zoning Conditions Offered

1. The following principal uses shall be prohibited: (i) adult establishment.

2. The maximum development intensities for the property shall be as set forth in this condition. The maximum development intensities are for principal uses, and shall not apply to any accessory uses.
 - A. 46,200 square feet of office; or
 - B. 165 maximum unit hotel; or
 - C. 350 dwelling units and 40,000 square feet of Commercial uses.

2. Prior to the issuance of a building permit for new development a transit easement shall be deed to the City and recorded in the Wake County Registry. Prior to recordation of the transit easement, the dimensions (not to exceed 15 feet in depth and 20 feet in width) and location of the easement shall be agreed to by the Public Works Department and then Property Owner, and the easement deed approved as to form by the City Attorney's Office.

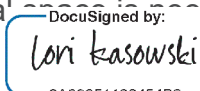
3. ACC Boulevard build-to shall be 0-100 feet.

4. The building width along ACC Boulevard build-to shall be minimum 50%.

5. A maximum of 2 bays of on-site parking with a single drive aisle shall be permitted between the building and ACC Boulevard.

6. A minimum of 1 pedestrian entrance facing ACC Boulevard shall be required.

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 copies are needed.

Property Owner(s) Signature:  _____
DocuSigned by: Lori Kasowski
0A69051130454B2...

Printed Name(s): Lori Kasowski



RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 13078

CASE INFORMATION: Z-47-21 / TCZ-4-21 8001 ACC BLVD

Location	Northwest of the intersection of ACC Boulevard and TW Alexander Drive Address: 8001 ACC Boulevard PINs: 0768398793 iMaps , Google Maps , Directions from City Hall
Current Zoning	CX-7-CU
Requested Zoning	CX-7-CU (amended conditions)
Area of Request	6.99 acres
Corporate Limits	The subject site is inside Raleigh corporate limits.
Property Owner	Heritage Inn of Raleigh LLC
Applicant	Worth Mills, Longleaf Law Partners
Council District	District E
PC Recommendation Deadline	December 23, 2021

SUMMARY OF PROPOSED CONDITIONS

Proposal to amend existing conditions (Z-37-16).

1. The following principal uses ~~excluding hotel and office~~ shall be prohibited: (i) Adult establishment.
2. The maximum development intensities for the property shall be as set forth in this condition. The maximum development intensities are for principal uses, and shall not apply to any accessory uses.
 - A. 46,200 square feet of office; or
 - B. 165 maximum unit hotel or
 - C. 350 dwelling units and 40,000 square feet of Commercial uses.
3. A minimum of 1 pedestrian entrance facing ACC Boulevard shall be required.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Office and Residential Mixed Use
Urban Form	City Growth Center

Consistent Policies	Policy LU 2.6— Zoning and Infrastructure Impacts Policy LU 6.1—Composition of Mixed-use Centers Policy LU 6.2—Complementary Land Uses and Urban Vitality Policy LU 7.6—Pedestrian-friendly Development
Inconsistent Policies	Policy LU 1.2—Future Land Use Map and Zoning Consistency

FUTURE LAND USE MAP CONSISTENCY

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

COMPREHENSIVE PLAN CONSISTENCY

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

PUBLIC MEETINGS

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
June 16, 2021; 1 attendee	September 30, 2021; 2 attendees	October 26, 2021; November 9, 2021	November 16, 2021

REZONING ENGAGEMENT PORTAL RESULTS

Views	Participants	Responses	Comments
0	0	0	0
Summary of Comments: n/a			

PLANNING COMMISSION RECOMMENDATION

The rezoning case is **Inconsistent** with the Future Land Use Map and **Consistent** with the relevant policies in the Comprehensive Plan, furthermore **Approval** is reasonable and in the public interest because:

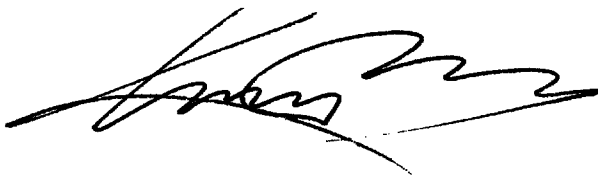
Reasonableness and Public Interest	The proposal is consistent with the 2030 Comprehensive Plan including policies related to integrated residential and commercial uses within existing mixed use areas.
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Change(s) in Circumstances	N/A
Amendments to the Comprehensive Plan	If City Council moves to approve the rezoning request, then the Future Land Use Map designation of the subject property will be amended from Office and Residential Mixed Use to Community Mixed Use.
Recommendation	Approval (8-0)
Motion and Vote	Motion: Rains Second: Mann In Favor: Bennett, Dautel, Elder, Fox, Godinez, Lampman, Mann and Rains
Reason for Opposed Vote(s)	N/A

ATTACHMENTS

1. Staff report
2. Rezoning Application
3. Original conditions
4. Comprehensive Plan Amendment Analysis

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 and Comprehensive Plan Amendment Analysis.



Ken A. Bowers, AICP
Planning and Development Deputy Director

Date: 11/09/2021

Staff Coordinator: Carmen Kuan (919) 996-2235; Carmen.Kuan@raleighnc.gov



ZONING STAFF REPORT – CASE Z-47-21

Conditional Use District

OVERVIEW

The rezoning request is to amend zoning Ordinance (2017) 678 ZC 742 associated with Z-37-16. The amended conditions would the option to develop up to 350 dwelling units and 40,000 square feet of Commercial uses to existing permitted developments of a 165-unit hotel, or 46,200 square feet of office uses. The amended conditions also further specify a requirement for a pedestrian entrance on ACC Boulevard and prohibit adult establishments.

The subject property is located northwest of the intersection of ACC Boulevard and TW Alexander Drive. The property is zoned CX-7-CU. Adjacent parcels along the northern and western boundaries of the subject property are wooded lots with stormwater facilities within the City of Durham corporate limits. An existing townhome development is northeast of the subject property within the City of Durham corporate limits. The parcel directly to the east is currently vacant with a site plan under review by the City of Raleigh for a 223-unit multifamily residential development (ASR-0045-2021 - Brier Creek Multifamily). The property across TW Alexander Drive to the south includes medical offices and an emergency room, zoned PD (Alexander Place). The property to the southeast on the opposite corner of the intersection includes an apartment complex, zoned OX-7-PL-CU.

The streets directly adjacent to the subject property are ACC Boulevard and TW Alexander Drive. These streets, including pedestrian infrastructure, are completed, except for the segment of ACC Boulevard which accesses the subject property. The site is served by GoDurham Route 2 on TW Alexander Drive on the site's frontage, though no physical improvements have been made to the transit stop at this time. An existing zoning condition provides a transit easement to the City at the subject property.

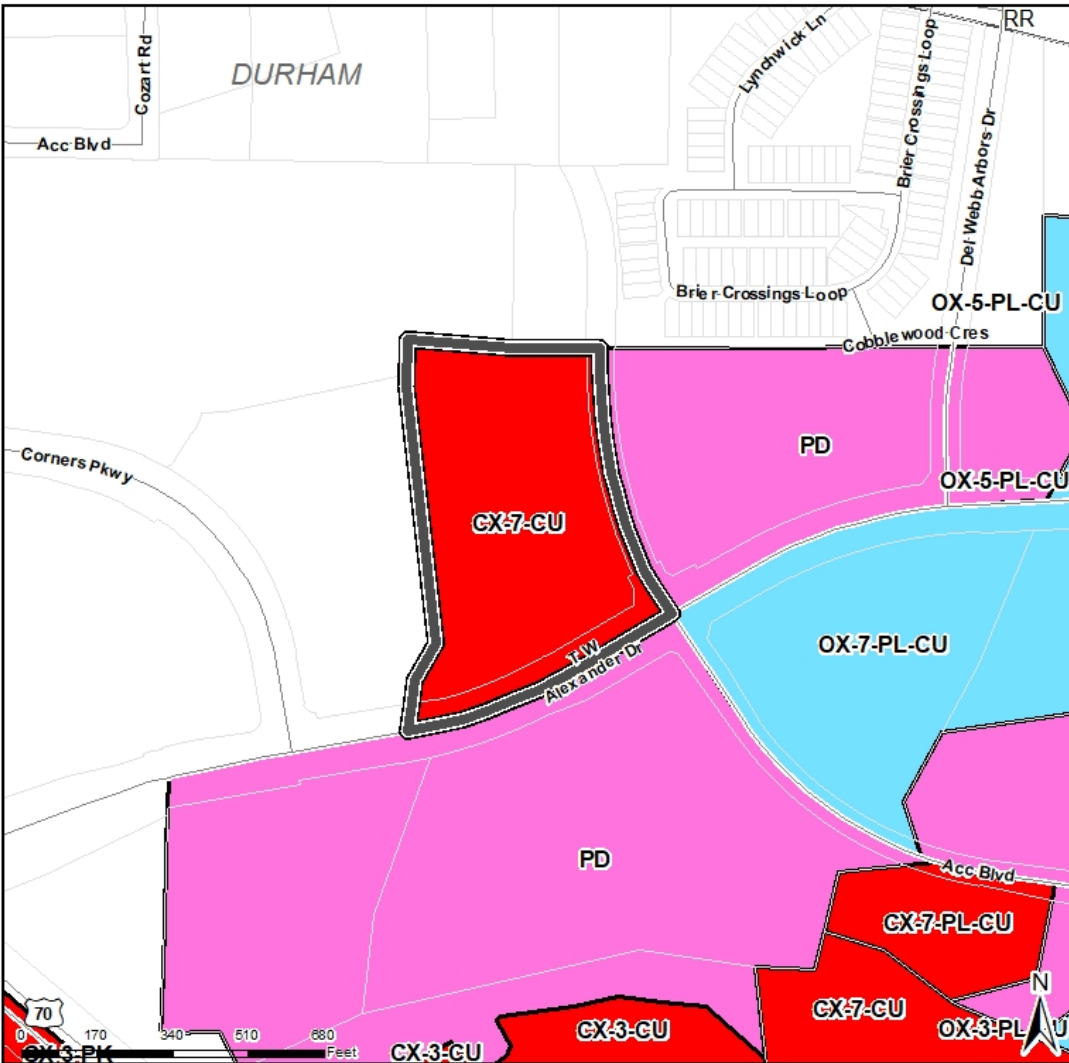
The subject property at 8001 ACC Boulevard is currently vacant. The rezoning site is designated as Community Mixed Use on the Future Land Use Map. Surrounding properties directly to the east and south are designated as Office and Residential Mixed Use in the Future Land Use Map. The site is located on the edge of a City Growth Center as designated in the Urban Form map. Nearby uses to the west and south of the subject property include a mix of residential, office, retail, and commercial services in the Brier Creek area.

OUTSTANDING ISSUES

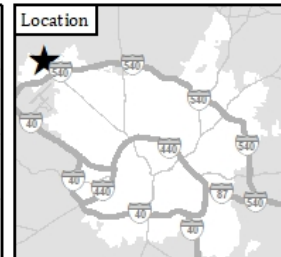
Outstanding Issues	1. None	Suggested Mitigation	1. None
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Existing Zoning	TCZ-4-2021
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Existing Zoning	TCZ-4-2021
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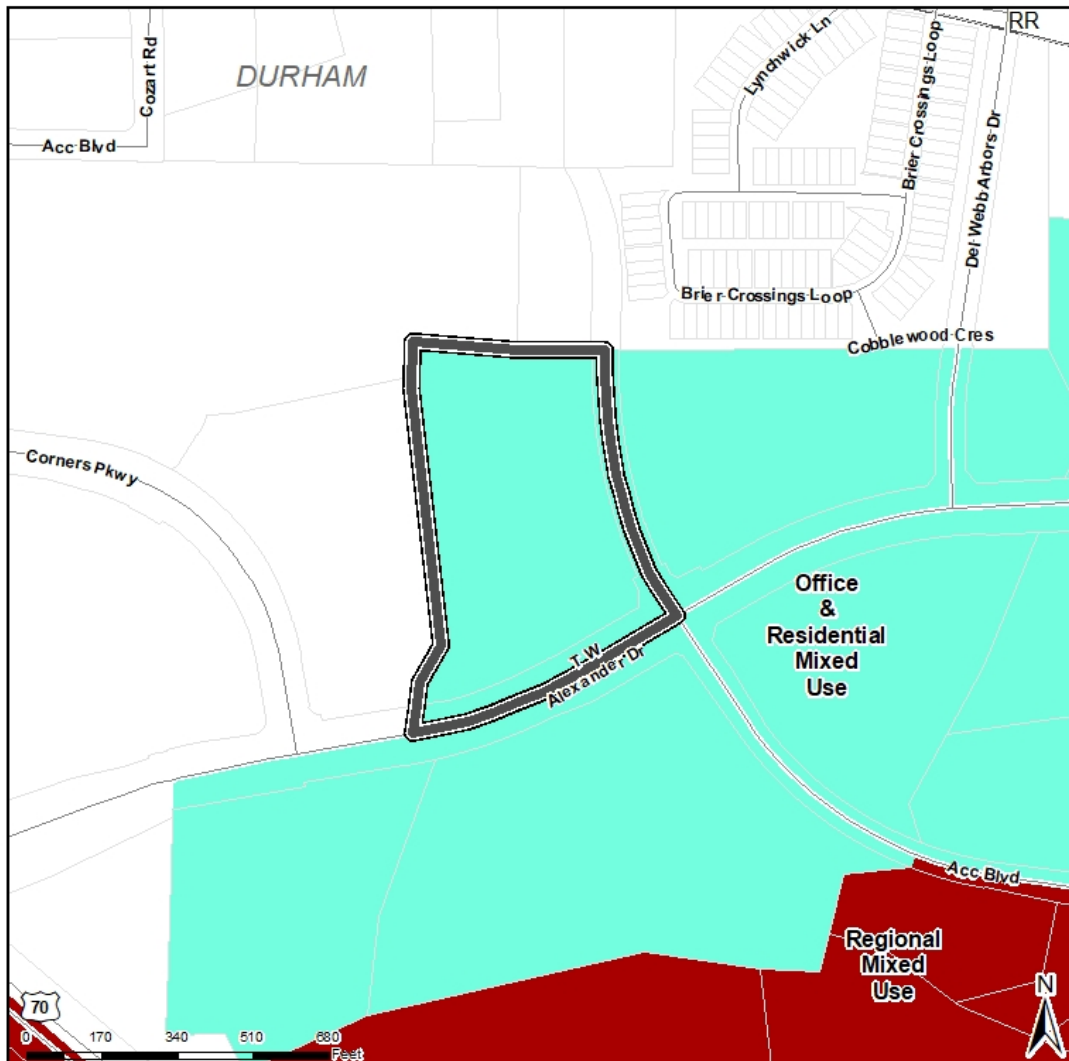
Property	8001 ACC Blvd
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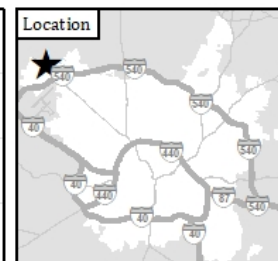
Map by Raleigh Department of Planning and Development (mansolf): 7/16/2021

Future Land Use

TCZ-4-2021



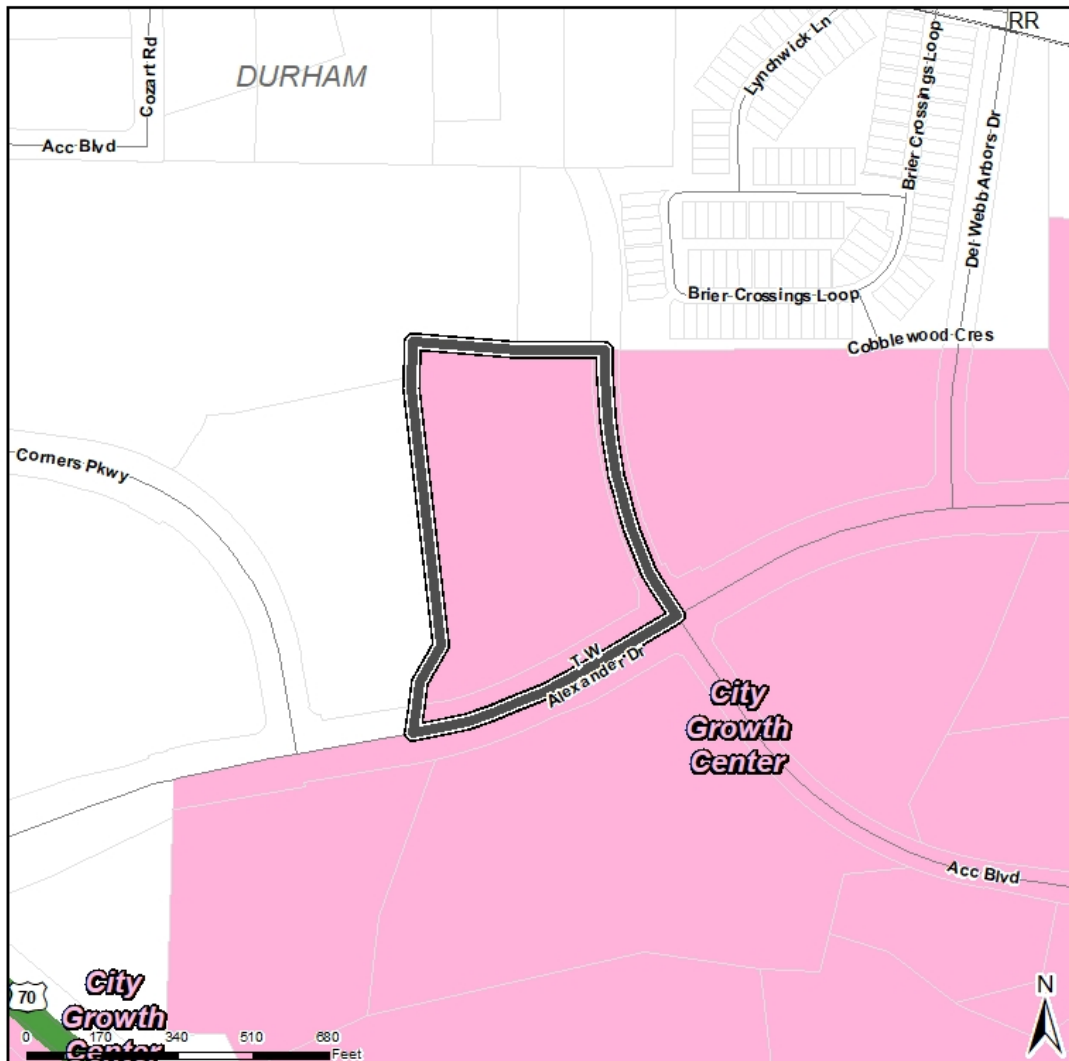
Property	8001 ACC Blvd
Size	6.99 acres
Existing Zoning	CX-7-CU
Requested Zoning	CX-7-CU (Amend Zoning Conditions)



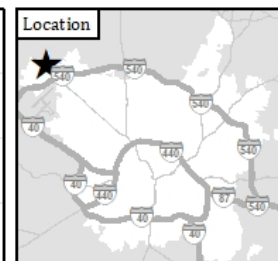
Map by Raleigh Department of Planning and Development (mansel@): 7/16/2021

Urban Form

TCZ-4-2021



Property	8001 ACC Blvd
Size	6.99 acres
Existing Zoning	CX-7-CU
Requested Zoning	CX-7-CU (Amend Zoning Conditions)



Map by Raleigh Department of Planning and Development (mansd@): 7/16/2021

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?

Overall, yes the proposal is consistent with the vision, themes, and policies contained in the Comprehensive Plan. The change in proposed zoning conditions is consistent with “Managing Our Growth” as well as “Coordinating Land Use and Transportation” as it makes use of the existing utility, transit, and street systems. It is supportive of “Growing Successful Neighborhoods and Communities” by providing potential employment opportunities for nearby residents. It serves “Expanding Housing Choices” by allowing for the development of residential dwelling units. The equity implications may be positive due to the proximity of transit stops and multi-family housing which may enable low- and middle-income employees residing nearby to reduce their transportation costs.

- B. Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?

No. The existing CX district and conditions would allow the entire site to be developed as a shopping center or other commercial uses that are not called for by the Office & Residential Mixed Use designation. The existing zoning is inconsistent with Office & Residential Mixed Use for this reason. Consistency with the Office & Residential Mixed Use Future Land Use Map designation could be improved by amending zoning conditions to prohibit uses not allowed in OX but allowed in CX, including outdoor recreation; passenger terminal; bar, nightclub, tavern, lounge; vehicle fuel sales and light manufacturing.

- 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?

The proposed text change to zoning conditions would allow for a scale of Commercial and Residential uses that are compatible with the existing commercial services, office uses, and residential developments nearby the site. There is a risk of adverse changes to the land use and character of the area depending on the type of Commercial uses intended for the site.

- D. Will community facilities and streets be available at City standards to serve the use proposed for the property?

Yes, there are community facilities and streets available at City standards to serve the subject properties based on the proposed conditions.

Future Land Use

Future Land Use designation: Office and Residential Mixed Use

The rezoning request is

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

☒ **Inconsistent**

The CX zoning is inconsistent with the Future Land Use Map. A CX zoning district would allow development types not envisioned in the Office & Residential Mixed Use designation such as large shopping centers and car dealerships. The Office & Residential Mixed Use designation envisions a mix of residential and office use.

The allowed height of seven stories conflicts with the height guidance from Table LU-2 of the 2030 Comprehensive Plan. The table indicates that a maximum height of four stories is appropriate for areas that are mapped Office & Residential Mixed Use and on the edge of a City Growth Center on the Urban Form Map.

The request would be more consistent with the Office & Residential Mixed Use designation and the Future Land Use Map in general by prohibiting uses that are not allowed in OX but are allowed in CX, and with a condition that limits height to four stories or less.

Urban Form

Urban Form designation: City Growth Center

The rezoning request is

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

☐ **Inconsistent**

☐ **Other**

Existing conditions mimic a Parking Limited frontage, and the proposed changes to zoning conditions specifically addresses pedestrian access between the site and the street.

Compatibility

The proposed rezoning is

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

☐ **Incompatible.**

The proposed text change to zoning conditions would allow residential uses and increase the allowed gross square footage for Commercial uses. These uses are compatible with nearby existing uses, and they would be adequately served by existing streets and other infrastructure.

Public Benefits of the Proposed Rezoning

- The proposed amended conditions would allow for residential uses as envisioned by the Future Land Use Map, and it would increase Commercial services for the area.
- May increase employment and housing opportunities in the area.

Detriments of the Proposed Rezoning

- The request would allow for certain Commercial uses that may adversely impact nearby residential areas.

Policy Guidance

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

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 capacity of existing community facilities, such as streets and utilities, can support the proposed Commercial and Residential development maximums.

Policy LU 6.1—Composition of Mixed-use Centers

Mixed-use centers should comprise a variety of integrated residential and commercial uses - mixed both vertically and horizontally - that have well-planned public spaces that bring people together and provide opportunities for active living and interaction.

- The proposed text change to zoning conditions would allow for Residential uses as well as Commercial uses on the subject property.

Policy LU 6. 2—Complementary Land Uses and Urban Vitality

A complementary integration and mixture of land uses should be provided within all growth centers and mixed-use centers to maintain the city's livability, manage future growth, and provide walkable and transit accessible destinations.

- The proposed text change to zoning conditions would allow for Residential and Commercial uses in an area with complementary uses within walking distance.

Policy LU 7.6—Pedestrian-friendly Development

New and redeveloped commercial and mixed-use developments should be pedestrian-friendly.

- The proposed text change to zoning conditions would require a minimum of one pedestrian entrance facing ACC Boulevard upon development.

*The rezoning request is **inconsistent** 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.

- The proposed text change to zoning conditions for a CX district would enable large shopping centers and a number of heavy commercial and light industrial uses. Those types of development are not supported by the Office & Residential Mixed Use (ORMU) designation that applies to the subject property. The text change to zoning conditions is inconsistent with the ORMU Future Land Use category.

- Equity and Climate change analysis

Transportation Cost and Energy Analysis

	City Average	Site	Notes
Transit Score	30	19	The Transit Score is significantly lower than the city average. A stop is located on the site's south frontage on TW Alexander Drive. The site is served by GoDurham Route 2.
Walk Score	30	31	The Walk Score is minimally better than the city average. The closest grocery store is an 8-minute walk on a sidewalk along TW Alexander Drive. There are sidewalks on both streets on the site's frontage. Most errands will require a car.
Bike Score	41	35	The Bike Score is lower than the city average. There are no bicycle facilities along the site's frontage. The area is mostly flat with minimal bike lanes.
HUD Low Transportation Cost Index	[N/A, index is expressed as a percentile.]	76	The index is moderately high, suggesting that transportation costs are somewhat low in the area. This may be due to the amount of retail and commercial services in the area, even without frequent transit service.
HUD Jobs Proximity Index	[N/A, index is expressed as a percentile.]	63	The index is low, suggesting that job opportunities in the near vicinity of the site are few.

Source: [Walk Score](#) is a publicly available service that measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. The higher the Transit Score or Walk Score, the greater the percentage of trips that will be made on transit or by walking, and the smaller the carbon footprint. HUD index scores are percentiles indicating how well the subject tract performs compared to all other census tracts in the United States. A higher percentile for Low Transportation Cost or Jobs Proximity indicates a lower the cost of transportation and higher access to jobs in the nearby area, respectively.

Housing Energy Analysis

Housing Type	Average Annual Energy Use (million BTU)	Permitted in this project?
Detached House	82.7	Yes
Townhouse	56.5	Yes
Small Apartment (2-4 units)	42.1	Yes

Larger Apartment	34.0	Yes
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Source: U.S. Energy Information Administration, 2015 survey. Statistics for residential structures in the South.

Housing Supply and Affordability

Does the proposal add or subtract from the housing supply?	Adds	The proposal adds to the housing supply by permitting residential uses and up to 350 dwelling units.
Is naturally occurring affordable housing present on the site?	Unlikely	No housing is present on the site.
Does it include any subsidized units?	No	
Does it permit a variety of housing types beyond detached houses?	Yes	All residential building types would be allowed by the request.
If not a mixed-use district, does it permit smaller lots than the average? *	N/A	The site is a mixed-use district.
Is it within walking distance of transit?	Yes	GoDurham Route 2 stops on TW Alexander Drive on the site's frontage. This route operates between Downtown Durham and Briar Creek every 30 minutes.

*The average lot size for detached residential homes in Raleigh is 0.28 acres.

Demographic Indicators from EJSCREEN*

Indicator	Site Area	Raleigh
Demographic Index** (%)	24	36
People of Color Population (%)	35	46
Low Income Population (%)	14	30
Linguistically Isolated Population (%)	2	3
Population with Less Than High School Education (%)	6	9
Population under Age 5 (%)	8	6
Population over Age 64 (%)	6	11
% change in median rent since 2015	9.6	20.3

*Environmental Justice Screening and Mapping Tool from the Environmental Protection Agency (<https://www.epa.gov/ejscreen>)

**The Demographic Index represents the average of the percentage of people who are low income and the percentage of people who are minorities

Health and Environmental Analysis

What is the life expectancy in this zip code tract? Is it higher or lower than the City average?	N/A	No life expectancy calculated for the identified census tract
Are there known industrial uses or industrial zoning districts within 1,000 feet?	No	
Are there hazardous waste facilities are located within one kilometer?	No	
Are there known environmental hazards, such as flood-prone areas, that may directly impact the site?	No	
Is this area considered a food desert by the USDA?	No	

Land Use History

When the property was annexed into the City or originally developed, was government sanctioned racial segregation in housing prevalent?*	No	The subject property was annexed on December 5, 2006.
Has the area around the site ever been the subject of an urban renewal program?*	No	No record of urban renewal program found.
Has the property or nearby properties ever been subject to restrictive covenants that excluded racial groups?*	No	No record of racially restrictive covenants found.
Are there known restrictive covenants on the property or nearby properties that restrict development beyond what the UDO otherwise requires?*	No	No record of restrictive covenants found.

**The response to this question is not exhaustive, and additional information may be produced by further research. Absence of information in this report is not conclusive evidence that no such information exists.*

Analysis Questions

1. Does the rezoning increase the site's potential to provide more equitable access to housing, employment, and transportation options? Does the rezoning retain or increase options for housing and transportation choices that reduce carbon emissions?

Response: Yes, the request would increase the potential supply of housing in an area near existing commercial and retail services and potential employers. There is minimal impact on the ability to provide equitable access to transportation options through enhanced transit options.

2. Is the rezoning in an area where existing residents would benefit from access to lower cost housing, greater access to employment opportunities, and/or a wider variety of transportation modes? Do those benefits include reductions in energy costs or carbon emissions?

Response: The site is in an area that is less racially and economically diverse than the city average. The proposal would allow for multifamily housing near existing commercial and retail services. There is not a significant opportunity for a wider variety of transportation modes.

3. Have housing costs in this area increased in the last few years? If so, are housing costs increasing faster than the city average?

Response: Housing costs have increased by only 9.6% since 2015, which is less than half the rate of change of the City of Raleigh.

4. Are there historical incidences of racial or ethnic discrimination specific to this area that have deprived Black, Indigenous, and People of Color (BIPOC) of access to economic opportunity, public services, or housing? If so, does the rezoning request improve any current conditions that were caused, associated with, or exacerbated by historical discrimination?

Response: The site is not developed, and recent history does not include documented incidences of racial or ethnic discrimination towards BIPOC individuals.

5. Do residents of the area have disproportionately low life expectancy, low access to health insurance, low access to healthy lifestyle choices, or high exposure to environmental hazards and/or toxins? If so, does the rezoning create any opportunities to improve these conditions?

Response: The site does not have high exposure to environmental hazards. The site is not located in a food desert. The request would not impact these conditions.

IMPACT ANALYSIS

Historic Resources

The site is not located within or adjacent to a National Register Historic District or Raleigh Historic Overlay District. It does not include nor is adjacent to any National Register individually listed properties or Raleigh Historic Landmarks.

Impact Identified: None.

Parks and Recreation

1. This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors.
2. Nearest existing park access is provided by Brier Creek Park (2.5 miles) and Strickland Park (4.9 miles).
3. Nearest existing greenway trail access is provided by Hare Snipe Creek Greenway Trail (7.7 miles).
4. Current park access level of service in this area is graded a D letter grade.

Impact Identified: None.

Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	0 gpd	41,250 gpd	92,700 gpd
Waste Water	0 gpd	41,250 gpd	92,700 gpd

1. The proposed rezoning would add 92,700 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
2. 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 & constructed prior to release of a Certificate of Occupancy

3. 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

Stormwater

Floodplain	Possible flood prone soils, Cm
Drainage Basin	Briar
Stormwater Management	UDO 9.2
Overlay District	None

Impact Identified: Site subject to Stormwater regulations under UDO 9.2 for runoff and nitrogen. No floodplain exists onsite. Possible Neuse Buffers exist. Possible flood prone soils. No impacts identified.

Transportation

Site and Location Context

Location

The Z-47-21 (TCZ-4-21) site is in Northwest Raleigh on the northwest corner of ACC Boulevard and T W Alexander Drive. The site is at the edge of Raleigh's jurisdiction, immediately adjacent to the City of Durham.

Area Plans

The site is not located in an area of an adopted area plan (Map AP-1) in the Comprehensive Plan. It is more than one mile from the Brier Creek Village Area Plan.

Other Projects in the Area

NCDOT has a project to expand Glenwood Avenue (US-70) from I-540 to TW Alexander Drive. A interchange with TW Alexander planned. The project is U-5518 in the State Transportation Improvement Program (STIP). Construction and right-of-way are planned to start in the fall of 2024.

Existing and Planned Infrastructure

Streets

ACC Boulevard is designated as a 2-lane divided avenue in the Raleigh Street Plan (Map T-1 in the Comprehensive Plan) and is maintained by the City of Raleigh within the City's jurisdiction. TW Alexander Drive is designated as a 4-lane divided avenue in the Street Plan. It is maintained by the City of Raleigh adjacent to the TCZ-4-21 site.

In accordance with UDO section 8.3.2, the maximum block perimeter for CX-7 zoning districts is 2,500 feet and the maximum length for a dead-end street is 300 feet. Existing

block perimeter for the site is approximately 8,000 feet. The City of Durham plans to extend ACC Boulevard through development of vacant property, improving block perimeter to approximately 5,000 feet.

Pedestrian Facilities

There are existing sidewalks on both street on the site's frontage. Existing public streets in the area generally have sidewalks on both sides of the street.

Bicycle Facilities

Nearby bikeways are on Arnold Palmer Drive and Arco Corporate Drive.

Transit

GoDurham Route 2 stops on TW Alexander Drive on the site's frontage. This route operates between Downtown Durham and Briar Creek every 30 minutes. GoRaleigh Route 70X (Briar Creek Express) serves the Alexander Place Shopping Center approximately 0.5 miles east of the site. This route currently has four round trips each in the morning and afternoon peaks. The service is planned to be made all-day in 2021.

Access

Site is access by ACC Boulevard or TW Alexander Drive.

Traffic Impact Analysis (TIA) Determination

Based on the Envision results, approval of case Z-47-21 (TCZ-4-21) would increase the amount of projected vehicular peak hour trips to and from the site as indicated in the table below. The proposed change in zoning conditions is projected to generate 77 new trips in the AM peak hour and 124 new trips in the PM peak hour. These values do not trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual. A Traffic Impact Analysis may be required at site plan review.

Z-47-21/TCZ-4-21 Existing Land Use	Daily	AM	PM
Vacant	0	0	0
Z-47-21/TCZ-4-21 Current Zoning Entitlements	Daily	AM	PM
Commercial Mixed Use	1,436	77	98
Z-47-21/TCZ-4-21 Proposed Zoning Maximums	Daily	AM	PM
Commercial Mixed Use	2,586	154	221
Z-47-21/TCZ-4-21 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	1,150	77	124

Impact Identified: None.

Urban Forestry

Proposed conditions offered do not alter Tree Conservation Area requirements or street tree requirements of the UDO.

Impact Identified: None.

Impacts Summary

The request would have minimal impacts on the site.

Mitigation of Impacts

No mitigation is needed for Z-22-21 at the rezoning stage.

CONCLUSION

Z-47-21/TCZ-4-21 is a text change to zoning conditions for one parcel located at the northwest corner of ACC Boulevard and TW Alexander Drive. The amended conditions would allow for up to a 165-unit hotel, or 46,200 square feet of office uses, or up to 350 dwelling units and 40,000 square feet of Commercial uses. The amended conditions also further specify a requirement for a pedestrian entrance on ACC Boulevard. Other amended conditions would solely prohibit adult establishments.

The request is inconsistent with the Future Land Use Map designation of Office and Residential Mixed Use, which envisions a mix of residential and office use. Inconsistencies arise primarily from the site's zoning designation as Commercial Mixed use, which is not envisioned within the Office and Residential Mixed Use Future Land Use category.

The request is inconsistent with the Future Land Use Map, but consistent overall with the Comprehensive Plan. The consistency is specifically in regard to policies regarding the impact of the proposed zoning on infrastructure (Policy LU 2.6), the composition of mixed-use centers (Policy LU 6.1), the compatibility with surrounding uses (Policy 6.2), and encouragement of pedestrian-friendly development (Policy LU 7.6).

CASE TIMELINE

Date	Action	Notes
8/19/2021	Application Submitted	
9/10/2021	Initial Staff Review Provided	
10/26/2021	Planning Commission Review Begins	

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	CX-7-CU	<i>Durham</i>	PD	PD	<i>Durham</i>
Additional Overlay	--	--	--	--	--
Future Land Use	Office and Residential Mixed Use	<i>Durham</i>	Office and Residential Mixed Use	Office and Residential Mixed Use	<i>Durham</i>
Current Land Use	Vacant	<i>Vacant</i>	Medical Office	Vacant (site plan under review)	<i>Vacant</i>
Urban Form	City Growth Center	--	City Growth Center	City Growth Center	--

CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	CX-7-CU	CX-7-CU
Total Acreage	6.99	6.99
Setbacks:		
Front	5' – 25'	5' – 25'
Side	0' or 6'	0' or 6'
Rear	0 or 6'	0 or 6'
Residential Density:	n/a	50.07
Max. # of Residential Units	0	350
Max. Gross Building SF	77,660	407,500
Max. Gross Office SF	46,200	46,200
Max. Gross Retail SF	--	40,000
Max. Gross Industrial SF	--	--
Potential F.A.R	0.26	1.34

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



COMPREHENSIVE PLAN AMENDMENT ANALYSIS – CASE Z-47-21/TCZ-4-21

OVERVIEW

Approval of the request will result in an amendment of the Future Land Use Map for the portion of the site currently designated for Office & Residential Mixed Use. The amended designation is Community Mixed Use.

LIST OF AMENDMENTS

- | |
|--|
| 1. Amend the Future Land Use Map from Office & Residential Mixed Use to Community Mixed Use. |
|--|

AMENDED MAPS

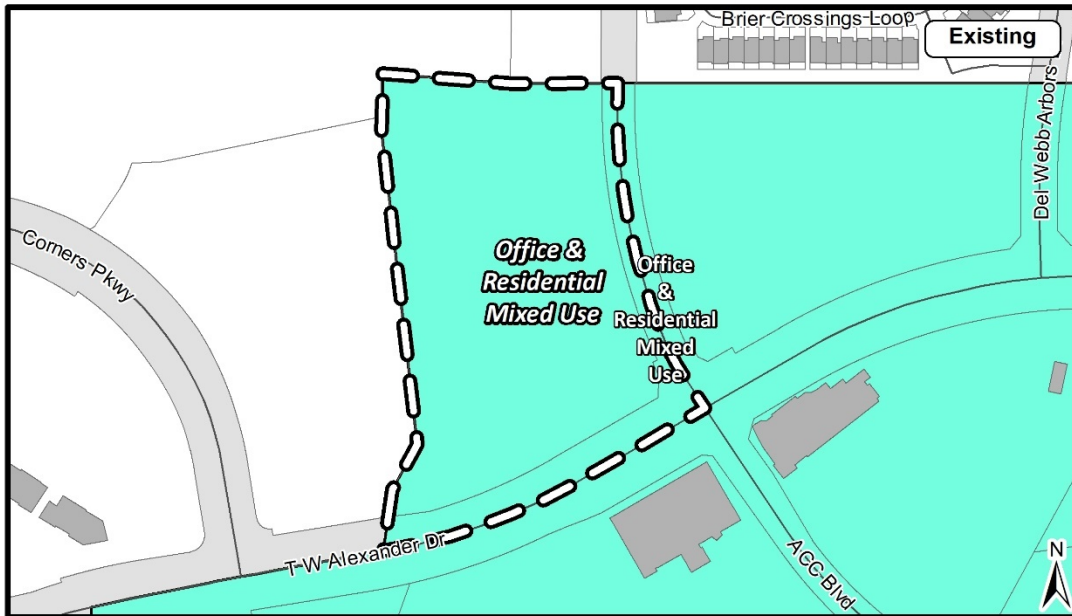
The Future Land Use Map should be amended for the area currently mapped with Office & Residential Mixed Use. The new land use category in this area is Community Mixed Use. (See map on following page.)

IMPACT ANALYSIS

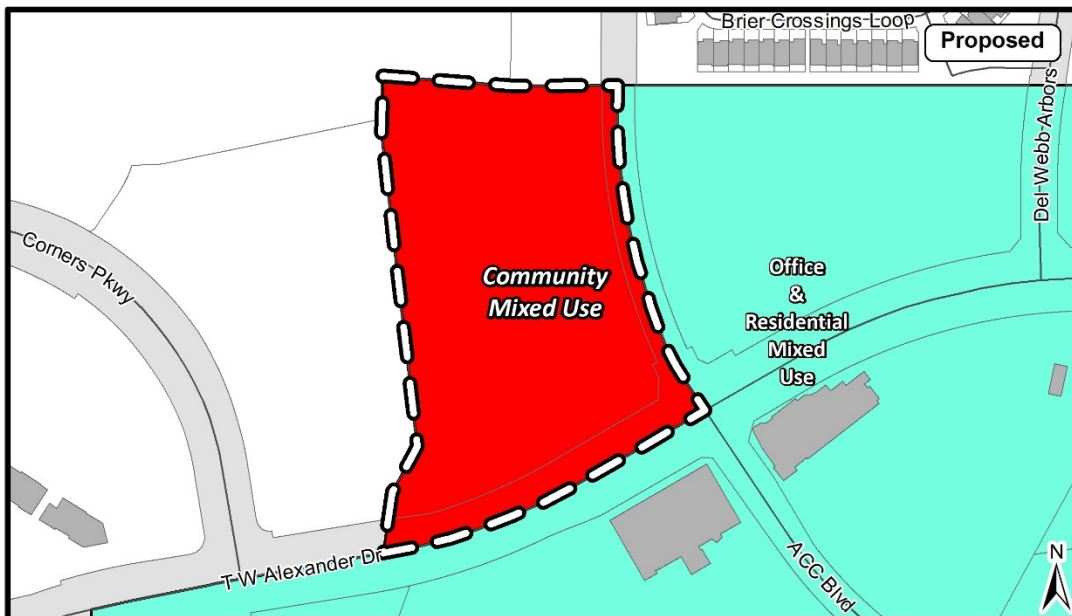
Impacts are described in the staff report above.

TCZ-4-2021: Required Amendment to the Future Land Use Map

Existing Designation: Office & Residential Mixed Use



Proposed Designation: Community Mixed Use



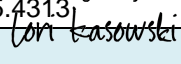


Rezoning Application and Checklist

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Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 8 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 type="checkbox"/> Conditional Use	<input type="checkbox"/> Master Plan	Office Use Only Rezoning case # _____
	<input checked="" type="checkbox"/> Text change to zoning conditions			
Existing zoning base district: CX		Height: -7	Frontage: N/A	Overlay(s): N/A
Proposed zoning base district: CX		Height: -7	Frontage: N/A	Overlay(s): N/A
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-37-16				

General Information			
Date: 8.4.21		Date amended (1):	
Date amended (2):			
Property address: 8001 ACC Boulevard			
Property PIN: 0768-39-8793			
Deed reference (book/page): Book 16745, Page 1996			
Nearest intersection: T.W. Alexander Drive & ACC Boulevard		Property size (acres): 6.99 acres	
For planned development applications only	Total units: N/A		Total square footage: N/A
	Total parcels: N/A		Total buildings: N/A
Property owner name and address: Heritage Inn of Raleigh LLC, 4520 36th Avenue S, Fargo, ND 58104			
Property owner email:			
Property owner phone:			
Applicant name and address: Worth Mills, Longleaf Law Partners, 4509 Creedmoor Road, Suite 302, Raleigh, NC 27612			
Applicant email: wmills@longleaflp.com			
Applicant phone: 919.645.4313			
Applicant signature(s): 			
Additional email(s):			

Conditional Use District Zoning Conditions

Zoning case #: TCZ-4-21

Date submitted: 8/12/2021

Office Use OnlyRezoning case #
TCZ-4-21

Existing zoning: CX-7-CU

Proposed zoning: CX-7-CU

Narrative of Zoning Conditions Offered

1. The following principal uses shall be prohibited: (i) adult establishment.
2. The maximum development intensities for the property shall be as set forth in this condition. The maximum development intensities are for principal uses, and shall not apply to any accessory uses.
 - A. 46,200 square feet of office; or
 - B. 165 maximum unit hotel; or
 - C. 350 dwelling units and 40,000 square feet of Commercial uses.
2. Prior to the issuance of a building permit for new development a transit easement shall be deed to the City and recorded in the Wake County Registry. Prior to recordation of the transit easement, the dimensions (not to exceed 15 feet in depth and 20 feet in width) and location of the easement shall be agreed to by the Public Works Department and then Property Owner, and the easement deed approved as to form by the City Attorney's Office.
3. ACC Boulevard build-to shall be 0-100 feet.
4. The building width along ACC Boulevard build-to shall be minimum 50%.
5. A maximum of 2 bays of on-site parking with a single drive aisle shall be permitted between the building and ACC Boulevard.
6. A minimum of 1 pedestrian entrance facing ACC Boulevard shall be required.

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: _____



0A69051130454B2

Printed Name(s): Lori Kasowski

Conditions dated: ~~November 23, 2016~~ July 13, 2021

1. ~~A.~~ The following principal uses ~~excluding hotel and office~~ shall be prohibited: (i) ~~Adult establishment.~~
2. The maximum development intensities for the property shall be: ~~1. as set forth in this condition. The maximum development intensities are for principal uses, and shall not apply to any accessory uses.~~
 - ~~A.~~ 46,200 square feet of office; or ~~2.~~
 - ~~1.~~ ~~B.~~ 165 maximum unit hotel; or
 - ~~C.~~ 350 dwelling units and 40,000 square feet of Commercial uses.
- ~~2.~~ 3. Prior to the issuance of a building permit for new development a transit easement shall be deed to the City and recorded in the Wake County Registry. Prior to recordation of the transit easement, the dimensions (not to exceed 15 feet in depth and 20 feet in width) and location of the easement shall be agreed to by the Public Works Department and then Property Owner, and the easement deed approved as to form by the City Attorney's Office.
- ~~3.~~ 4. ACC Boulevard build-to shall be 0-100 feet.
- ~~4.~~ 5. The building width along ACC Boulevard build-to shall be minimum 50%.
- ~~5.~~ 6. A maximum of 2 bays of on-site parking with a single drive aisle shall be permitted between the building and ACC Boulevard.
- ~~6.~~ 7. A minimum of 1 pedestrian entrance facing ACC Boulevard shall be required.

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Rezoning Application and Checklist

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Rezoning Request			
Rezoning Type	<input type="checkbox"/> General Use	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Master Plan
	<input checked="" type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: CX		Height: -7	Frontage: N/A
Proposed zoning base district: CX		Height: -7	Frontage: N/A
Overlay(s): N/A		Overlay(s): N/A	
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-37-16			

General Information	
Date:	Date amended (1):
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Property owner phone:	
Applicant name and address: Worth Mills, Longleaf Law Partners, 4509 Creedmoor Road, Suite 302, Raleigh, NC 27612	
Applicant email: wmills@longleaflp.com	
Applicant phone: 919.645.4313	
Applicant signature(s): <i>Gunn Tharaldson</i>	
Additional email(s):	

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning: CX-7-CU	Proposed zoning: CX-7-CU	

Narrative of Zoning Conditions Offered
<p>1. The following principal uses shall be prohibited: (i) Adult establishment.</p> <p>2. The maximum development intensities for the property shall be as set forth in this condition. The maximum development intensities are for principal uses, and shall not apply to any accessory uses.</p> <p>A. 46,200 square feet of office; or</p> <p>B. 165 maximum unit hotel; or</p> <p>C. 350 dwelling units and 40,000 square feet of Commercial uses.</p> <p>2. Prior to the issuance of a building permit for new development a transit easement shall be deed to the City and recorded in the Wake County Registry. Prior to recordation of the transit easement, the dimensions (not to exceed 15 feet in depth and 20 feet in width) and location of the easement shall be agreed to by the Public Works Department and then Property Owner, and the easement deed approved as to form by the City Attorney's Office.</p> <p>3. ACC Boulevard build-to shall be 0-100 feet.</p> <p>4. The building width along ACC Boulevard build-to shall be minimum 50%.</p> <p>5. A maximum of 2 bays of on-site parking with a single drive aisle shall be permitted between the building and ACC Boulevard.</p> <p>6. A minimum of 1 pedestrian entrance facing ACC Boulevard shall be required.</p>

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(s): Gary Tharaldson

Digitally signed by Gary Tharaldson
Date: 2021.06.29 10:02:33 -05'00'

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.	
<p>1. The property is designated Office & Residential Mixed Use on the Future Land Use Map, which primarily recommends office, residential and retail ancillary to office or residential uses, but acknowledges a hotel may be appropriate as a limited use. The request permits office, residential and retail uses, as well as a hotel with limited rooms, all consistent with the Future Land Use Map guidance.</p> <p>2. The property is located within a City Growth Center on the Growth Framework Map and Urban Form Map, which indicates a significant opportunity for new residential and economic development. Although a hybrid or urban approach to frontage is recommended, site constraints may require alternative approaches. The conditions mimic a hybrid/Parking Limited approach along ACC Boulevard, but site constraints (environmental features) practically prohibits development in close proximity to T. W. Alexander Drive. Based on the foregoing, the request is consistent with the Urban Form Map guidance.</p> <p>3. Based on the property's ORMU designation, location within a City Growth Center, and location greater than 150 feet from low density residential uses (as measured from closest townhouse to the northeast of the site), the property is within a Core/Transit area for the purposes of Table LU-2 Recommended Height Designations, which suggests a maximum height of up to 7 stories in such instances. The request for 7 stories is consistent with this guidance, and this height is much less than the property was originally entitled for (300 feet) as part of Z-58-00/MP-1-00.</p> <p>4. The request is consistent with the following Comprehensive Plan policies: LU 2.2, LU 2.6, LU 3.2, LU 5.1, LU 6.1, LU 6.2, and LU 6.4.</p>	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
<p>1. The request permits residential density within walking distance to employment, restaurant, and retail uses, which can reduce the need for vehicular trips.</p> <p>2. The request permits residential density along a major street and with easy access to major transportation infrastructure such as Highway 70, Interstate 540 and the RDU Airport.</p> <p>3. The request maintains a maximum building height of 7 stories that is compatible with the surrounding land uses and zoning.</p>	

Rezoning Application Addendum #2	
Impact on Historic Resources	Office Use Only Rezoning case # _____
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
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.	
Public Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
Not Applicable.	

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", "Mixed-Use Center", or "Transit Station Areas", 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.

Policy UD 7.3:

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 Downtown Overlay Districts, Planned Development Districts, and Conditional Use zoning petitions.

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

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

Policy DT 7.18:

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

Please [click here](#) to download the Design Guidelines Addendum if required.

Urban Form Designation: City Growth Center

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

Please continue to the next page for the Rezoning Checklist Submittal Requirement.

Urban Design Guidelines Addendum

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Urban Design Guidelines

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

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Urban Form Designation:

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 uses such as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian-friendly form.

Response:

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:

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 street. Preferred and discouraged street networks.

Response:

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 Street Plan. Streets should connect adjacent developments.

Response:

5	New development should be composed 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:
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:
7	Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high-volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.
	Response:
8	If the site is located at a street intersection, the main building of a complex or main part of a single building should be placed at the corner. Parking, loading, or service should not be located at an intersection.
	Response:
9	To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.
	Response:
10	New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.
	Response:
11	The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.
	Response:
12	A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor “room” that is comfortable to users.
	Response:

13	New public spaces should provide seating opportunities.
	Response:
14	Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.
	Response:
15	Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.
	Response:
16	Parking structures are clearly an important and necessary element of the overall urban infrastructure, but, given their utilitarian elements, can have 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.
	Response:
17	Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.
	Response:
18	Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.
	Response:
19	All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.
	Response:
20	All development should incorporate high-quality, productive landscapes that serve multiple functions. Such functions include noise mitigation and absorption; capturing and cleaning of particulate matter; collection and filtering of stormwater; and reduction of the urban heat island effect. Strategies include green walls, trellises, carefully planted trees, green infrastructure, and green roofs.
	Response:

21	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.
	Response:
22	Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and other areas where walkability is a focus should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising, and outdoor seating.
	Response:
23	Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees that complement the face of the buildings and that shade the sidewalk. Residential streets should provide for an appropriate tree 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 ¼" caliper and should be consistent with the city's landscaping, lighting, and street sight distance requirements.
	Response:
24	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.
	Response:
25	The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances should be designed to convey their prominence on the fronting facade.
	Response:
26	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.
	Response:
27	The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.
	Response:

Downtown Urban Design Guidelines

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

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

Policy DT 7.18:

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

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

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

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

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

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

32	Designs should be contextual to adjacent buildings, including their cornice lines and horizontal banding.
	Response:
33	Innovative design and unusual lighting of the exterior of the building is important to emphasize the monumentality of government buildings.
	Response:
34	The principal building entrance should be easily identified by building features and landscape elements; additional public entrances should be provided at every street face.
	Response:
35	Building materials should be of stone, brick, or similar durable, high quality materials. Building form, articulation, and materials should respect and be sympathetic to the major governmental and institutional buildings in the area.
	Response:
36	Preferred materials (other than glass) include metal, brick, stone, concrete, plaster, and wood trim; discouraged materials include vinyl siding, pressed wood siding, and exterior insulated finishing systems (EIFS).
	Response:
37	Materials covering original architectural features of historic or architecturally significant buildings are discouraged.
	Response:
38	A minimum of 35 percent of each upper story should be windows.
	Response:
39	Building corners that face an intersection should strive for a distinctive form and high level of articulation.
	Response:
40	Buildings may step back further at intersections in order to articulate the corners.
	Response:

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

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

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 Development Fee Guide 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 or downtown design guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties with 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:	Yes	N/A	Yes	No	N/A
11. Completed zoning conditions, signed by property owner(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If applicable, see page 8:	Yes	N/A	Yes	No	N/A
12. Proof of Power of Attorney or Owner Affidavit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Planned Development or Campus District:	Yes	N/A	Yes	No	N/A
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:	Yes	N/A	Yes	No	N/A
14. Redline copy of zoning conditions with proposed changes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please continue to the next page for the Master Plan Submittal Requirements checklist.

Master Plan (Submittal Requirements)					
To be completed by Applicant	To be completed by staff				
	Yes	N/A	Yes	No	N/A
General Requirements – Master Plan:					
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Total number of units and square feet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. 12 sets of plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Completed application submitted through Permit and Development Portal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Vicinity Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Existing Conditions Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Street and Block Layout Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Development Plan (location of building types)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Parking Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Open Space Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Tree Conservation Plan (if site is two acres or more)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Phasing Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Common Signage Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

REZONING OF PROPERTY CONSISTING OF +/- 6.99 ACRES,
LOCATED IN THE NORTHWEST QUADRANT OF THE ACC BOULEVARD AND TW
ALEXANDER DRIVE INTERSECTION, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
JUNE 16, 2021

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners and tenants on Wednesday, June 16, at 5:00 p.m. The property considered for this potential rezoning totals approximately 6.99 acres, and is located in the northwest quadrant of the ACC Boulevard and TW Alexander Drive intersection, in the City of Raleigh, having Wake County Parcel Identification Number 0768-39-8793. This meeting was held virtually on Zoom with an option to call in by telephone. All owners and tenants of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owners and Tenants
From: Worth Mills
Date: June 5, 2021
Re: Neighborhood Meeting for Text Change of Zoning Conditions for 8001 ACC Blvd

You are invited to attend a virtual meeting to discuss the proposed text change of zoning conditions of 8001 ACC Boulevard. We have scheduled an informational meeting with surrounding neighbors on Wednesday, June 16th at 5:00 PM until 7:00 PM. Due to the COVID-19 Pandemic, this meeting will be held virtually. You can participate online or by telephone. To participate, visit:

To join with video:

<https://zoom.us/>

Meeting ID: 818 2537 1568

Password: 082901

To join by telephone:

+1 646 558 8656

Meeting ID: 818 2537 1568

Password: 082901

The purpose of this meeting is to discuss the proposed text change of zoning conditions of 8001 ACC Boulevard (with Property Identification Numbers (PIN) 0768-39-8793). The property totals approximately 6.99 acres in size, and is located at the northwest intersection of T.W. Alexander Drive and ACC Boulevard.

The property is currently zoned Commercial Mixed Use with a 7-story height limit and zoning conditions that prohibit residential uses (CX-7-CU), and the proposed text change would permit residential uses.

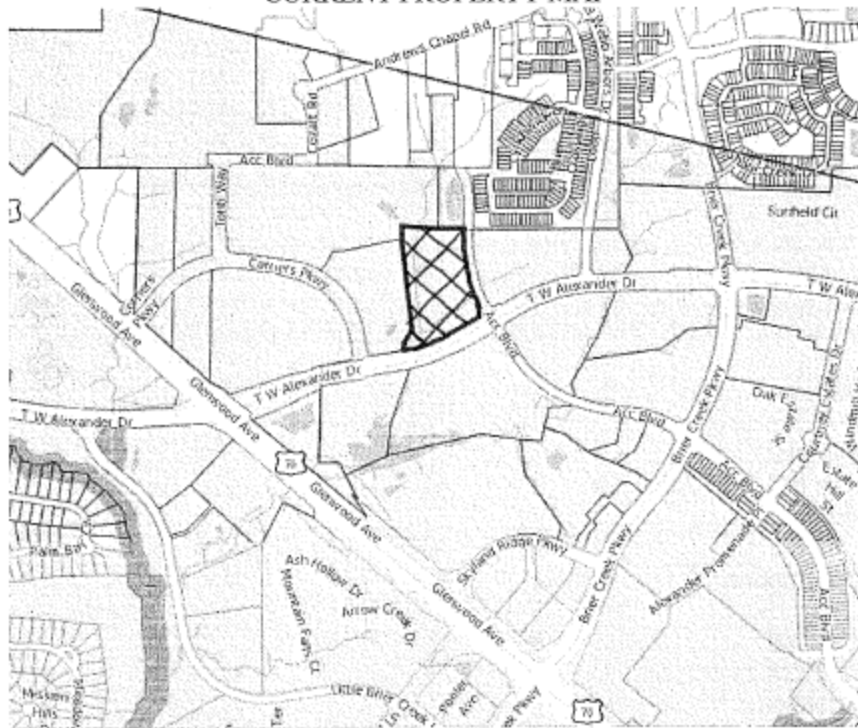
The City of Raleigh requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the properties prior to filing a text change to zoning conditions application. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the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

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.645.4313 and wmills@longleaflp.com. Also, for more information about the rezoning, you may visit www.raleighnc.gov and search for "Rezoning Process", or contact the Raleigh City Planning Department at 919.996.2180 or jp.mansolf@raleighnc.gov.

Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. A draft of the proposed Rezoning Application

CURRENT PROPERTY MAP



CURRENT ZONING MAP



Rezoning Application



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

REZONING REQUEST			
<input type="checkbox"/> General Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan Existing Zoning Base District <input type="text"/> Height <input type="text"/> Frontage <input type="text"/> Overlay(s) <input type="text"/> Proposed Zoning Base District <input type="text"/> Height <input type="text"/> Frontage <input type="text"/> Overlay(s) <input type="text"/> 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 Rezoning Case #
If the property has been previously rezoned, provide the rezoning case number: Z-37-2016			
GENERAL INFORMATION			
Date	Date Amended (1)	Date Amended (2)	
Property Address 8001 ACC Boulevard			
Property PIN 0768-39-8793		Deed Reference (book/page) 16745 / 1996	
Nearest Intersection T.W. Alexander Drive and ACC Boulevard			
Property Size (acres) 6.99	For Planned Development Applications Only:	Total Units <input type="text"/>	Total Square Footage <input type="text"/>
		Total Parcels <input type="text"/>	Total Buildings <input type="text"/>
Property Owner Name/Address Heritage Inn of Raleigh LLC 4520 36th Avenue S Fargo, ND 58104		Phone <input type="text"/>	Fax <input type="text"/>
		Email <input type="text"/>	
Applicant Name/Address Worth Mills, Longleaf Law Partners 4509 Creedmoor Road, Suite 302 Raleigh, NC 27612		Phone 919.645.4313	Fax <input type="text"/>
		Email wmills@longleaflp.com	
Applicant* Signature(s)		Email <input type="text"/>	

CONDITIONAL USE DISTRICT ZONING CONDITIONS			
Zoning Case Number			OFFICE USE ONLY Rezoning Case #
Date Submitted			
Existing Zoning	CX-7-CU	Proposed Zoning	
Narrative of Zoning Conditions Offered			
<p>1. The proposed text change to zoning conditions would edit Condition 1 of Z-37-16, in order to permit residential uses.</p>			

EXHIBIT B – NOTICE LIST

POSTAL CUSTOMER
0 ANDREWS CHAPEL RD
DURHAM NC 27703

OSE PROPERTY ONE, LLC
1001 PARSIFAL PL
APEX NC 27502-4172

GRUHA INVESTMENTS LLC
1008 LONGWILLOW CT
MORRISVILLE NC 27560-6685

POSTAL CUSTOMER
1015 ANDREWS CHAPEL RD
DURHAM NC 27703

POSTAL CUSTOMER
10440 GLENWOOD AVE
DURHAM NC 27703

ORENTLICHER, ADAM
1156 JOSLYN RIDGE CT
APEX NC 27502-4314

GORTHI, SAIRAM LANKA, SREELAKSHMI
119 OPERA CT
CARY NC 27519-5584

SPH THREE LLLP
1301 2ND AVE FL 31
SEATTLE WA 98101-0003

FAN, ZHILI LI, LINGXIAO
2126 VITTORIO LN
APEX NC 27502-9678

YAO, XIAOHONG XIA, XIAOFENG
2309 PINDOS DR
CARY NC 27519-6839

ANTWI, ABENA A
2345 TERRMINI DR
APEX NC 27502-9669

DONGA, KAMLESHKUMAR PATEL,
MUKESHKUMAR
24 FREEDOM CIR
MONROE NJ 08831-5365

GILES, THOMAS F GILES, STEPHANIE L
250 LYNCHWICK LN
DURHAM NC 27703-9840

POSTAL CUSTOMER
252 LYNCHWICK LN
DURHAM NC 27703

WAKEMED PROPERTY SERVICES
3000 NEW BERN AVE
RALEIGH NC 27610-1231

DU, XIAONING ZHU, MINGYU
306 BELROSE DR
CARY NC 27513-9748

XU, ZHEMIN ZHANG, TAO
416 FRONTGATE DR
CARY NC 27519-7159

POSTAL CUSTOMER
4203 CORNERS PKWY
DURHAM NC 27703

POSTAL CUSTOMER
4205 CORNERS PKWY
DURHAM NC 27703

POSTAL CUSTOMER
4209 CORNERS PKWY
DURHAM NC 27703

POSTAL CUSTOMER
4213 CORNERS PKWY
DURHAM NC 27703

POSTAL CUSTOMER
4221 CORNERS PKWY
DURHAM NC 27703

POSTAL CUSTOMER
4233 CORNERS PKWY
DURHAM NC 27703

POSTAL CUSTOMER
4233 CORNERS PKWY
DURHAM NC 27703

HERITAGE INN OF RALEIGH LLC
4520 36TH AVE S
FARGO ND 58104-5211

TOWNES AT BRIER CREEK CROSSING
OWNERS ASSOCIATION
4700 HOMEWOOD CT STE 380
RALEIGH NC 27609-5732

CREEKWOOD HIGHWAY 70 ALEXANDER
LLC
4949 WESTGROVE DR STE 100
DALLAS TX 75248-1949

JM LAND DEVELOPMENT LLC
4949 WESTGROVE DR STE 100
DALLAS TX 75248-1949

POSTAL CUSTOMER
505 BRIER CROSSINGS LOOP
DURHAM NC 27703

CAI, LIQIN QU, XIAOHAN
506 BRIER CROSSINGS LOOP
DURHAM NC 27703-9838

JORDAN, ELIZABETH E DICK, KATHLEEN
M
507 BRIER CROSSINGS LOOP
DURHAM NC 27703-9839

ISMAIL, ZANA WAJDI
508 BRIER CROSSINGS LOOP
DURHAM NC 27703-9838

POSTAL CUSTOMER
509 BRIER CROSSINGS LOOP
DURHAM NC 27703

MOSS, MARCIA LYNN RASMUSSEN,
FRED HAROLD
509 SLEEPY VALLEY RD
APEX NC 27523-9684

VAUGHN, ROBERT
510 BRIER CROSSINGS LOOP
DURHAM NC 27703-9838

POSTAL CUSTOMER
511 BRIER CROSSINGS LOOP
DURHAM NC 27703

BIRGER, ALEXANDER B SANOCKA,
ELENA
512 BRIER CROSSINGS LOOP
DURHAM NC 27703-9838

LOHR, STEPHANIE JEAN
513 BRIER CROSSINGS LOOP
DURHAM NC 27703-9839

FLEMING, PATRICK J JR
514 BRIER CROSSINGS LOOP
DURHAM NC 27703-9838

WU, YEWEN
519 BRIER CROSSINGS LOOP
DURHAM NC 27703-9839

PARK, KYONG OK SHIN, WANG SONG
520 BRIER CROSSINGS LOOP
DURHAM NC 27703-9838

POSTAL CUSTOMER
521 BRIER CROSSINGS LOOP
DURHAM NC 27703

POSTAL CUSTOMER
522 BRIER CROSSINGS LOOP
DURHAM NC 27703

POSTAL CUSTOMER
523 BRIER CROSSINGS LOOP
DURHAM NC 27703

BOWENS, LAMONT J
524 BRIER CROSSINGS LOOP
DURHAM NC 27703-9838

POSTAL CUSTOMER
525 BRIER CROSSINGS LOOP
DURHAM NC 27703

PLANTER, EDWARD C.
526 BRIER CROSSINGS LOOP
DURHAM NC 27703-9838

SCHWANE, MEREDITH
527 BRIER CROSSINGS LOOP
DURHAM NC 27703-9839

VIKITSRETH, MICHAEL CHITCHANA,
SIRINAT
528 BRIER CROSSINGS LOOP
DURHAM NC 27703-9838

WANG, YING YAN, JUN
529 BRIER CROSSINGS LOOP
DURHAM NC 27703-9839

BROWN, LETITIA T BROWN, TERRENCE
CHRISTIE
531 BRIER CROSSINGS LOOP
DURHAM NC 27703-9839

BHUTANI, GAURAV GROVER, ERA
605 BRIER CROSSINGS LOOP
DURHAM NC 27703-9845

ROGERS, JEFFREY G ROGERS, DANA M
607 BRIER CROSSINGS LOOP
DURHAM NC 27703-9845

POSTAL CUSTOMER
609 BRIER CROSSINGS LOOP
DURHAM NC 27703

POSTAL CUSTOMER
611 BRIER CROSSINGS LOOP
DURHAM NC 27703

AJMER, MAYANK MANKE, AMRUTA
615 BRIER CROSSINGS LOOP
DURHAM NC 27703-9845

TEKVERK, NICOLAUS STEPHEN
617 BRIER CROSSING LOOP
DURHAM NC 27703

POSTAL CUSTOMER
617 BRIER CROSSINGS LOOP
DURHAM NC 27703

THOMAS, ANDREW
619 BRIER CROSSINGS LOOP
DURHAM NC 27703-9845

PARISOE, PHILLIP
621 BRIER CROSSINGS LOOP
DURHAM NC 27703-9845

FAN, XUEDONG REN, YING
64 LOFT DR
MARTINSVILLE NJ 08836-2256

ALKAISSI, ALI K
704 BRIER CROSSINGS LOOP
DURHAM NC 27703-9847

AHUJA, MOHIT SHARMA, NEENA
706 BRIER CROSSINGS LOOP
DURHAM NC 27703-9847

POSTAL CUSTOMER
708 BRIER CROSSINGS LOOP
DURHAM NC 27703

POSTAL CUSTOMER
710 BRIER CROSSINGS LOOP
DURHAM NC 27703

POSTAL CUSTOMER
712 BRIER CROSSINGS LOOP
DURHAM NC 27703

BRIER CREEK INDEPENDENT LIVING LLC
7780 BRIER CREEK PKWY STE 400
RALEIGH NC 27617-7858

POSTAL CUSTOMER
8001 T W ALEXANDER DR
RALEIGH NC 27617

POSTAL CUSTOMER
802 BRIER CROSSINGS LOOP
DURHAM NC 27703

JIAO, YANG ZHU, BOWEN
804 BRIER CROSSINGS LOOP
DURHAM NC 27703-9848

POSTAL CUSTOMER
8056 T W ALEXANDER DR
DURHAM NC 27703

POSTAL CUSTOMER
806 BRIER CROSSINGS LOOP
DURHAM NC 27703

DESEMSETTI, VENKATA RAMA KRISHNA
DESEMSETTI, HIMA BINDU
823 BLACKMAR ST
CARY NC 27519-9421

MEJ PROPERTIES LLC ESTELLER AND CO
9032 CONCORD HILL CT
RALEIGH NC 27613-5480

CLAYTON, WALLACE B CLAYTON,
CLARA A
917 ANDREWS CHAPEL RD
DURHAM NC 27703-8952

EAGLES ENTERPRISE LLC
9201 LEESVILLE RD STE 201
RALEIGH NC 27613-7540

BRIER CREEK ARBORS DRIVE RETAIL LLC
HARRIS TEETER PROPERTIES LLC
701 CRESTDALE RD
MATTHEWS NC 28105-1700

BRIER CREEK HOTEL PARTNERS, LLC
PARAG PATEL
5113 PIPER STATION DR STE 300
CHARLOTTE NC 28277-6690

WEITZ REAL ESTATE LLC
PO BOX 12552
DURHAM NC 27709-2552

ZHOU, NAIYUE
PO BOX 853
CORNING NY 14830-4853

EXHIBIT C – ITEMS DISCUSSED

1. The rezoning process, generally
2. Current zoning
3. Current zoning conditions
4. Proposed text change to zoning conditions to allow for residential uses

EXHIBIT D – MEETING ATTENDEES

1. Rick Baker (Timmons Group)
2. Vish Panjwani (applicant)
3. Sara Ellis (City of Raleigh)
4. Worth Mills (Longleaf Law Partners)
5. Kaline Shelton (Longleaf Law Partners)
6. Nik Vyas
7. Tej Panjwani (applicant)