

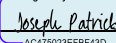


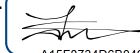
Rezoning Application and Checklist

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	OFFICE USE ONLY Rezoning case # _____
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: RX	Height: 3	Frontage:	Overlay(s): SRPOD
Proposed zoning base district: RX	Height: 7	Frontage: UL	Overlay(s):
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:			

General Information		
Date: 11/13/2025	Date amended (1):	Date amended (2):
Property address: 1523 Crest Road		
Property PIN: 0793378728		
Deed reference (book/page): Book 019153, Page 00545		
Nearest intersection: Crest Road and Varsity Drive		Property size (acres): 2.66
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Centennial Lofts Holding, LLC - 16045 Glen Miro Drive, Huntersville, NC 28078		
Property owner email:		
Property owner phone:		
Applicant name and address: Peerless Acquisitions LLC, c/o Beth Trahos & Timberly Southerland, Fox Rothschild, LLP		
Applicant email: Btrahos@foxrothschild.com		
Applicant phone: (919) 719-1276		
Applicant signature(s): <small>Signed by:</small>  <small>ACA76023EFBF43D...</small>		
Additional email(s):		

Property Owner Signature: DocuSigned by:  A15F8734D6B049B...

REVIEWED

By Metra Sheshbaradaran at 10:07 am, Nov 17, 2025

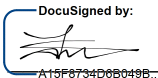
Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: RX-3 w/ SRPOD	Proposed zoning: RX-7-UL-CU	

Narrative of Zoning Conditions Offered

- The following Principal Uses as listed in UDO Section 6.1.4 that are permitted, limited, or special uses in the RX- district shall be prohibited: (i) cemetery, (ii) telecommunications tower (of any height), (iii) outdoor sports or entertainment facility (of any seating capacity), (viii) bed and breakfast, (iv) hospitality house, (v) parking facility.
- The portion of a building located within thirty-five feet (35') of Crest Road shall be limited to five (5) full stories in height above the grade of Crest Road. This condition is not intended to prohibit additional stories either partially or entirely beneath the grade of Crest Road in this area. Building(s) or a portion of a building located farther than thirty-five feet (35') from Crest Road shall not be bound by this condition.
- The total number of dwelling units constructed on the subject property shall not exceed 260 units.
- This condition shall apply only to development qualifying as a Tier 3 site plan:
 - Affordable Housing.** The Property Owner shall contribute to the City a fee in the amount of \$100,000 in lieu of dedicating affordable units. The payment shall be placed in the fund designated for the City's Affordable Housing Program. The amount shall be paid in full prior to the issuance of the first certificate of occupancy. Prior to the issuance of any building permit, this payment obligation shall be evidenced by a promissory note to the City. If a sale of the project or the property (or a portion thereof), including a sale of controlling interests of an ownership entity within the project, occurs subsequent to the issuance of the first building permit and prior to the payment in full of the sum described within this condition, any outstanding amount shall be paid prior to the change of ownership.
 - Tenant Notice.** Residential tenants of buildings that exist on the Property prior to the effective date of these conditions (the "Existing Buildings") are entitled to 90 days written notice before the termination of their leases when such termination occurs prior to the natural expiration of the lease term and is specifically due to redevelopment or demolition of the property. The owner of the Property, or their designee, shall provide the Planning and Development Staff with a sworn affidavit confirming compliance with this condition prior to issuance of a demolition permit for a building on the property. A sample copy of the notification letter shall be attached to and referenced in the affidavit. This condition is not intended to amend any lease or lease term. For clarity, this condition does not apply to leases that expire or are not renewed prior to the commencement of redevelopment or demolition activities, and it does not expand the notice period that the Landlord is required by North Carolina law to give such holdover tenants to quit a tenancy from month to month.
 - Relocation Assistance.** In the event that the Property Owner is required by these zoning conditions to provide tenants of the Existing Buildings with 90 days' written notice of lease termination under Condition 2.b, the Property Owner, or its designee, shall provide a one-time relocation assistance payment of \$2,500 per dwelling unit upon request from a current tenant. Prior to the issuance of a demolition permit for buildings on the property, the Property Owner or its designee shall submit a sworn affidavit to the Planning and Development Staff confirming that relocation assistance was provided to tenants of the Existing Buildings, as requested. The affidavit shall include a copy of the identification of the residential units receiving relocation assistance and the dates on which such payments were made.

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: Tim Vest

Rezoning Application Addendum #1

Comprehensive Plan Analysis

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.

OFFICE USE ONLY
Rezoning case # _____

Statement of Consistency

Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.

1. The property is designated as Medium Scale Residential on the Future Land Use Map, which "applies to garden apartments, townhomes, condominiums, and suburban style apartment complexes." This property is currently zoned RX and the request seeks to maintain the property's RX- zoning designation. Therefore, the request to maintain the existing RX- District is generally consistent with the Medium Scale Residential Future Land Use designation.
2. The property is located within the Frequent Transit Area, and is located in close proximity to a Mixed Use Center and the future Western BRT station. The property is also located in close proximity to the NCSU Centennial Campus. Area properties include heights of up to 7 and 12 stories. The property immediately adjacent to the subject property was rezoned to RX-7-UL-CU in 2024. Given the surrounding zoning, the transit-rich context, and the demand for increased and diverse housing options in this area, the request to rezone to 7 stories in height is appropriate and consistent with several comprehensive plan policies identified in item 6 below.
3. Provision of housing in general and housing variety in particular is a key element of the Comprehensive Plan. The proposed rezoning would allow for a more efficient use of this property that is near existing commercial uses along Western Boulevard and North Carolina State University, which are within walking distance from the subject property.
4. The property falls within Frequent Transit Area on the Urban Form Map. The 2030 Comprehensive Plan provides that an urban or hybrid approach to frontage is recommended. The rezoning request seeks an Urban Limited (UL) frontage, which is consistent with this guidance.
5. The rezoning request seeks to remove the Special Residential Parking Overlay District (SRPOD). Given that the request also seeks an Urban Limited (UL) frontage, the goals of the SRPOD may be inconsistent with the goals of the UL frontage. The SRPOD is most typically applicable to single family uses. The UL frontage is consistent with the Comprehensive Plan policies and is more appropriate for the intended multi-family housing use of the site.
6. The rezoning request is generally consistent with the following Comprehensive Plan policies: CP 2.3 (Vision and Themes); LU 5.1 (Reinforcing the Urban Pattern); LU 5.2 (Managing Commercial Development Impacts); CP 3.4 (Equitable Development Around Transit); LU 4.7 (Capitalizing on Transit Access); LU 8.14 (Student-oriented Housing); Policy T 6.1 (Surface Parking Alternatives); Policy T 6.8 (Parking Lot Design); UD 1.2 (Architectural Features); UD 1.3 Creating Attractive Facades; UD 5.1 (Contextual Design); UD 5.9 (Successful Residential Neighborhoods);

Public Benefits

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

1. The rezoning request is reasonable and in the public interest because it provides for much needed housing within walking distance to existing commercial uses along Western Boulevard and North Carolina State University.
2. The rezoning request increases the area's housing variety and housing supply.
3. The rezoning request locates density within a Frequent Transit Area, and in close proximity to the existing frequent bus network, and the intended Western BRT Corridor.

Rezoning Application Addendum #2	
Impact on Historic Resources	<div>OFFICE USE ONLY</div> <div>Rezoning case #</div> <div></div>
<p>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.</p>	
Inventory of Historic Resources	
<p>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.</p>	
<p>There are no known historic resources located on the property.</p>	
Proposed Mitigation	
<p>Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.</p>	
<p>N/A</p>	

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: Frequent Transit Area

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:

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 thoroughfare or arterial.

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 Thoroughfare Plan.

Response:

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:

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	<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:</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:</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:</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:</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:</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:</p>
13	<p>New public spaces should provide seating opportunities.</p> <p>Response:</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:</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:</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:</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:</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:</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:</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:</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:</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:</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:</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:</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:</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:</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 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 guidelines	<input 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	<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:					
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"/>

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 can grant power of attorney. This 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.



301 Hillsborough Street
Suite 1120
Raleigh, NC 27603
☎ 919.755.8700 📠 919.755.8800
www.foxrothschild.com

TIMBERLY SOUTHERLAND
Direct No: 919.420.7836
Email: tsoutherland@foxrothschild.com

October 16, 2025

Re: REZONING - 1523 CREST ROAD

Dear Neighbor:

You are invited to attend a neighborhood meeting on **October 30, 2025, from 6:00pm – 8:00pm**. The meeting will be held at **Method Community Park** in the Pioneers Building located at 514 Method Road in Raleigh, NC 27607.

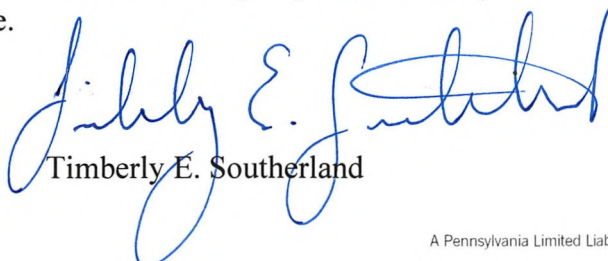
The purpose of this meeting is to discuss a potential rezoning of the property located at 1523 Crest Road, Raleigh, NC 27606 (PIN: 0793378728) located between Crest Road and Varsity Drive and currently operating as Centennial Lofts.

This site is currently zoned Residential Mixed-Use –3 with a Special Residential Parking Overlay District (RX-3-SRPOD) and is proposed to be rezoned to Residential Mixed-Use- 7, Urban Limited frontage, Conditional Use (RX-7- UL-CU).

Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 500 feet of the area requested for rezoning. The Applicant has chosen to send this invitation to all property owners and tenants within 1,000 feet.

Information about the rezoning 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 (option 2) or matthew.mcgregor@raleighnc.gov.

We can be reached at (919) 420-7836, if you have any questions. Thank you in advance for your time.



Kimberly E. Southerland

A Pennsylvania Limited Liability Partnership

California Nevada Colorado New Jersey Delaware New York District of Columbia North Carolina Florida Oklahoma Georgia Pennsylvania Illinois South Carolina Massachusetts Texas Minnesota Washington Missouri

NEIGHBORHOOD MEETING SIGN-IN SHEET

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Meeting Address: _____

Date of meeting: _____ Time of meeting: _____

Property Owner(s) name(s): _____

Applicant(s): _____

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number and email address. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only. For virtual meetings, applicants must include all known participants and request the information below.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Wiley Jones	3520 Ivy Commons	919 880-1753	gopack95@yahoo.com	please
2.	Michael Rudden	601 Maywood Ave			
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.