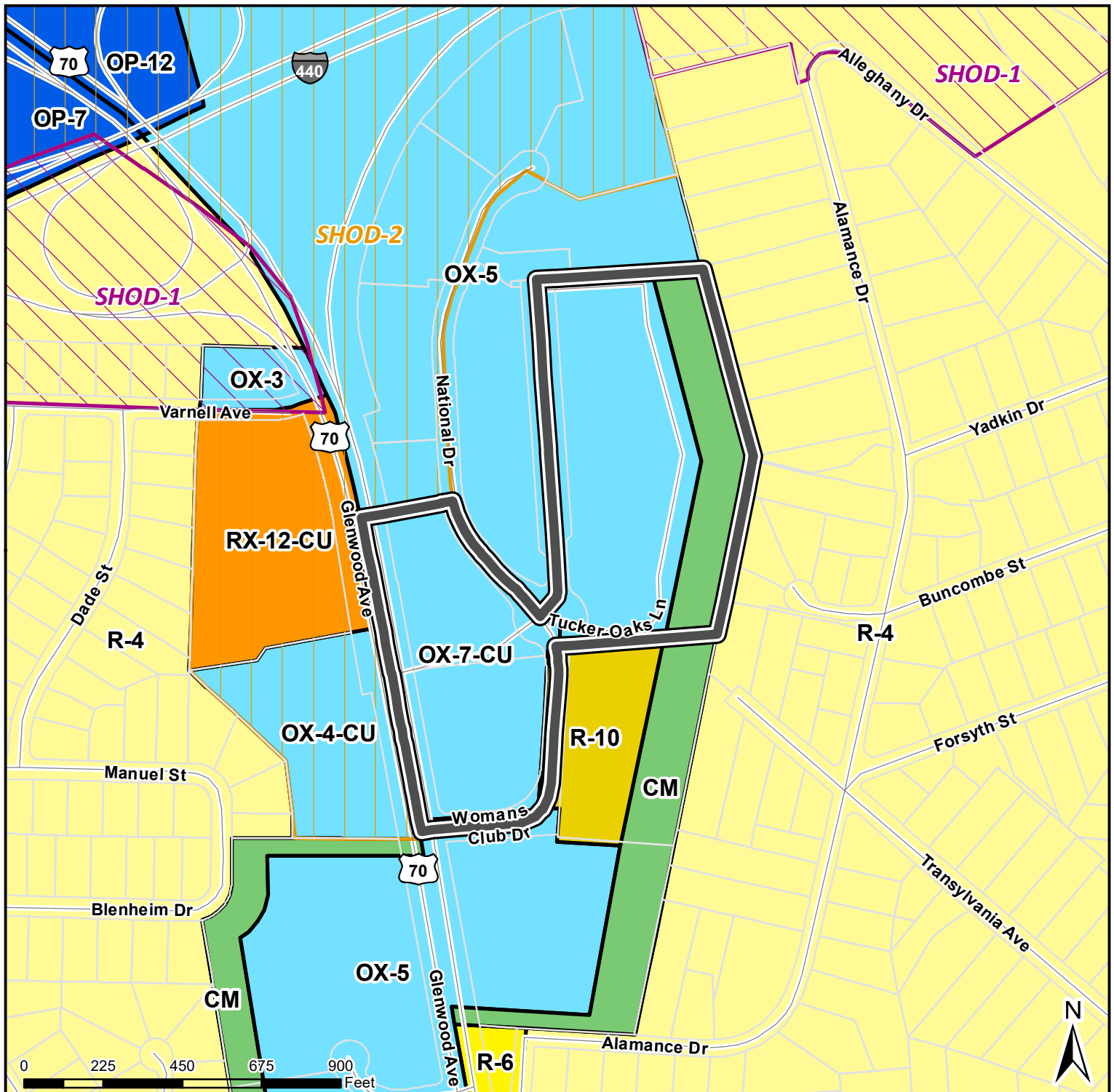
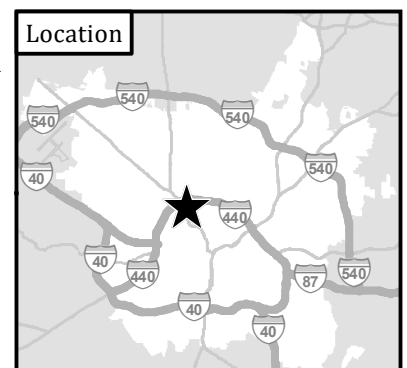


Existing Zoning

Z-51-2019



| | |
|-------------------------|--|
| Property | 3700 & 3800 Glenwood Ave; 3710 Exchange Glenwood P |
| Size | 17.09 acres |
| Existing Zoning | OX-7-CU, OX-5, & CM |
| Requested Zoning | NX-7-CU, NX-5-CU, & CM |





Raleigh

MEMO

TO: Ruffin L. Hall, City Manager

THRU: Ken Bowers, AICP, Deputy Director

FROM: Sara Ellis, Senior Planner

DEPARTMENT: Planning and Development

DATE: August 17, 2020

SUBJECT: City Council agenda item for September 1, 2020 – Z-51-19

On July 7, 2020, City Council authorized the public hearing for the following item to be held on September 1, 2020.

Z-51-20 3700 & 3800 Glenwood Avenue and 3710 Exchange Glenwood Place, being Wake County PINS 0795879441, 0795879708, 0795984223. Approximately 17.9 acres are requested by Michael Birch of Longleaf Law Partners on behalf of Gordan Grubb of Grubb Ventures, LLC to be rezoned from Office & Residential Mixed Use-7 (OX-7), Conservation Management (CM) and Office and Residential Mixed Use-5 (OX-5) to Neighborhood Mixed Use-5 with Conditions (NX-5-CU), Neighborhood Mixed Use-7 with Conditions (NX-7-CU) and Commercial Mixed Use-7 with Conditions (CX-7-CU) and Conservation Management (CM). Conditions submitted June 12, 2020 for 3800 Glenwood Avenue limit uses to those allowed in CX, but not in NX; limit uses above the ground floor to those allowed in CX but not OX or NX; and prohibit live performances and a dance floor. Conditions for 3700 & 3800 Glenwood Avenue limit residential density to 10 units per acre; limit the number of buildings to no more than four, including 2 structured parking buildings; and limit the square footage for 2 of the 4 buildings to no more than 118,000 gross square feet; and limit the maximum building height to six stories. Conditions for 3700 Glenwood Avenue and 3710 Exchange Glenwood Place limit uses allowed above the ground floor to those allowed in NX but not in OX. Conditions for all parcels shall limit the hours of operation for eating establishments, bar, nightclub, tavern, lounge and retail sales to 6am – 11pm.

Current zoning: Office & Residential Mixed Use-7 with Conditions (OX-7-CU); Office & Residential Mixed Use-5 (OX-5) and Conservation Management (CM).

Requested zoning: Commercial Mixed Use-7 with Conditions (CX-7-CU); Neighborhood Mixed Use-7 with Conditions; Neighborhood Mixed Use-5 with Conditions (NX-5-CU) and Conservation Management (CM).

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

The request is **inconsistent** with the Future Land Use Map. Approval of the case will cause the Future Land Use Map designation for the site to be amended from Neighborhood Mixed Use to Community Mixed Use; and from Office & Residential Mixed Use to Neighborhood Mixed Use.

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

Municipal Building
222 West Hargett Street
Raleigh, North Carolina 27601

One Exchange Plaza
1 Exchange Plaza, Suite 1020
Raleigh, North Carolina 27601

City of Raleigh
Post Office Box 590 • Raleigh
North Carolina 27602-0590
(Mailing Address)

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.



RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 12012

CASE INFORMATION: Z-51-19 GLENWOOD EXCHANGE

| | |
|---------------------------------|--|
| Location | Multiple parcels fronting Glenwood Avenue on the west, and Exchange Glenwood Place on the west; located under a quarter mile south of the intersection of I-440 and Glenwood Avenue. Address: 3700 & 3800 Glenwood Avenue and 3710 Exchange Glenwood Place PINs: 0795879441, 0795879708, 0795984223 iMaps , Google Maps , Directions from City Hall |
| Current Zoning | OX-7-CU; OX-5 and CM |
| Requested Zoning | CX-7-CU; NX-7-CU; NX-5-CU and CM |
| Area of Request | 17.9 acres |
| Corporate Limits | The site is located within Raleigh's Corporate City limits. |
| Property Owner | R. Gordon Grubb Grubb Ventures, LLC 3700 Glenwood Avenue, Suite 430 Raleigh, NC 27612 |
| Applicant | Michael Birch Longleaf Law Partners 2235 Gateway Access Point, Suite 201 Raleigh, NC 27607 |
| Citizens Advisory Council (CAC) | Glenwood CAC Meets the 4 th Monday of the month Aracelys Torrez, Community Relations Analyst Aracelys.Torrez@raleighnc.gov , 919-996-5717 |
| PC Recommendation Deadline | August 8, 2020 |

SUMMARY OF PROPOSED CONDITIONS

The following conditions shall apply to the property at **3800 Glenwood Avenue**:

1. Use allowed in the CX district, but not the NX district shall be prohibited.
2. Uses allowed in CX, but not in OX or NX shall be prohibited on all stories above the ground floor.
3. Bar, nightclub, tavern, lounge shall not have live performances or a dance floor.

The following conditions apply to the properties on **3700 & 3800 Glenwood Avenue**:

1. Residential density is limited to no more than 10 units per acre.

2. No more than four building are permitted; including 2 structured parking buildings. Two of the four permitted buildings cannot exceed 118,000 square feet in gross floor area but this does not include the parking.
3. No building shall exceed six stories (approximately 87 feet) in height, but a telecommunications tower and penthouse elevator may be located on each building at a maximum height of 15 additional feet above the six stories (i.e. above the 87 feet).

The following conditions shall apply to **3700 Glenwood Avenue and 3710 Exchange Glenwood Place**:

1. Use allowed in the NX district, but not allowed in the OX district shall be prohibited above the ground story.

The following conditions shall apply to **all parcels**:

4. Hours of operation for the following uses shall be limited to 6am to 11pm for personal service; eating establishment; bar, nightclub, tavern, lounge; and retail sales.

COMPREHENSIVE PLAN GUIDANCE

| | |
|------------------------------|--|
| Future Land Use | Neighborhood Mixed Use; Office & Residential Mixed Use; Public Parks and Open Space |
| Urban Form | Transit Emphasis Corridor |
| Consistent Policies | Policy LU 4.4 Reducing Vehicle Miles Traveled Through Mixed-use Policy LU 4.10 Development at Freeway Interchanges Policy LU 5.1 Reinforcing the Urban Pattern Policy LU 5.6 Buffering Requirements Policy LU 10.1 Mixed-use Retail Policy LU 10.6 Retail Nodes |
| Inconsistent Policies | Policy LU 1.2 Future Land Use Map and Zoning Consistency Policy LU 4.9 Corridor Development Policy LU 7.6 Pedestrian Friendly Development Policy UD 2.3 Activating the Street Policy UD 3.7 Parking Lot Placement Policy UD 7.3 Design Guidelines Policy LU 10.3 Ancillary Retail Uses |

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

| Neighborhood Meeting | CAC | Planning Commission | City Council |
|---------------------------|------|--|---|
| 12/17/2019 7 Attendees | None | 03/26/2020, 05/26/2020 (Time Extension Request) 06/23/2020 | 6/2/2020 (Time Extension Request), 07/07/20, 09/01/2020 |

PLANNING COMMISSION RECOMMENDATION

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

| | |
|--------------------------------------|--|
| Reasonableness and Public Interest | The request will support the policies that reduce vehicle miles traveled, expanding retail nodes and providing mixed use retail. |
| Change(s) in Circumstances | N/A |
| Amendments to the Comprehensive Plan | If approved, the Future Land Use Map will be partially amended as to the subject parcel(s) from Office & Residential Mixed Use to Community Mixed Use and Neighborhood Mixed Use respectively. |
| Recommendation | Approval |
| Motion and Vote | Motion: Miller Second: Fox In Favor: Bennett, Fox, Hicks, Lampman, Mann, Miller, McIntosh and Tomasulo |
| 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.

Planning Director Date

Planning Commission Chair Date

Staff Coordinator: Sara Ellis: (919) 996-2234; Sara.Ellis@raleighnc.gov



ZONING STAFF REPORT – CASE Z-51-19

Conditional Use District

OVERVIEW

The proposal seeks to rezone three parcels, totaling approximately 17.09 acres, from Office & Residential Mixed Use-7 with Conditions (OX-7-CU) on 3700 & 3800 Glenwood Avenue; Office & Residential Mixed Use-5 (OX-5) and Conservation Management (CM) on 3710 Exchange Glenwood Place to Commercial Mixed Use-7 with Conditions (CX-7-CU) on 3800 Glenwood Avenue; Neighborhood Mixed Use-7 with Conditions on 3700 Glenwood Avenue; and Neighborhood Mixed Use-5 with Conditions (NX-5-CU) and Conservation Management (CM) on 3710 Exchange Glenwood Place. Zoning conditions applied to the request (detailed below) limit the building height on 3800 & 3700 Glenwood to a maximum of six stories. The effect of the zoning would be to allow greater square footage of stand alone retail, restaurant, and personal service uses than are currently allowed.

Two of the parcels front along the western side of Glenwood Avenue, and the third parcel is located directly west and fronts along Exchange Glenwood Place. The site is located more generally just under a quarter-mile south of the intersection of I-440 and Glenwood Avenue. The parcels at 3700 & 3800 Glenwood Avenue are developed with five story office buildings that have ground floor restaurant space. The parcel at 3710 Exchange Glenwood Place contains a four-story apartment building with ground floor restaurant space.

The parcels located at 3700 & 3800 Glenwood Avenue zoned Office & Residential Mixed Use-7 with Conditions were recently rezoned through the text change process under TCZ-3-19, adopted on December 3, 2019. The text change request removed a condition limiting commercial, civic, service and recreation uses to a maximum of 3,000 square feet.

Prior to the approval of TCZ-3-19 on December 3, 2019, the Glenwood Avenue parcels were rezoned in 2005 under case Z-67-05 that applied conditions limiting the residential and commercial uses on the site to prohibit drive-thrus (with an exception for banks); detached dwellings; all retail uses with the exception of florist, laundry and dry cleaning, and gift shop; all recreation uses with the exception of health club; and limited institutional/civic/commercial and recreation uses to no more than 10 percent of the gross floor area of each building; required a planted street tree yard with a minimum depth of 15 feet and a maximum depth of 65 feet in accordance with SHOD-2 requirements.

The current rezoning request retained a portion of the previous conditions on 3700 & 3800 Glenwood Avenue from case Z-67-05 that include: limiting residential density to no more than 10 dwelling units per acre; limiting maximum building height to no more than six stories (or 87 feet) with an exception for a penthouse elevator and telecommunications tower which may be up to 15 feet in height; and limiting the total number of buildings on the property to no more than four, including not more than two structured parking buildings on each parcel;

which shall not exceed 118,000 square feet of gross floor area (excluding structured parking), which is about the size of a Target.

The parcel at 3710 Exchange Glenwood Place does not currently have any associated zoning conditions but is split zoned between Office Mixed Use-7 on the portion of the site fronting Exchange Glenwood Place and Conservation Management (CM) on the rear portion that abuts a residential neighborhood to the east.

The Future Land Use Map (FLUM) designation for the parcels is split; 3800 Glenwood Avenue is designated Neighborhood Mixed Use; 3700 Glenwood Avenue is Office & Residential Mixed Use; and 3710 Exchange Glenwood Place is designated Office & Residential Mixed Use on the front seven and a half acres and designated Public Parks & Open Space on the rear three and a half acres.

The request is inconsistent with the FLUM designations on the three parcels; 3800 Glenwood Avenue is designated Neighborhood Mixed Use (NMU), and if approved would amend the FLUM to Community Mixed Use. The NMU FLUM designation is typically applied to neighborhood shopping centers and pedestrian-oriented retail districts that may include corner or convenience stores, small professional offices and similar uses with upper story residential. The closest corresponding zoning district for the Neighborhood Mixed Use FLUM designation is Neighborhood Mixed Use (NX) with a maximum height of five stories in areas fronting along a corridor planned for high-frequency transit service, the request is for CX-7-CU with height conditioned down to six stories.

The request is inconsistent with the Office & Residential Mixed Use FLUM designation on 3700 Glenwood Avenue. If this request were approved that designation would be amended to Neighborhood Mixed Use as the closest corresponding FLUM designation for a NX district. The request on this parcel is however, consistent, with the height guidance in Table LU-2 that recommends a maximum height of seven stories along a Transit Emphasis Corridor, the request is for NX-7-CU with conditions limiting height to six stories.

Glenwood Avenue is designated as a Transit Emphasis Corridor on the Urban Form Map, which is a corridor identified for a high frequency of bus service and recommends a hybrid frontage. The request can be brought closer to consistency with the FLUM and associated policies by reducing the height to five stories on 3700 Glenwood Avenue and applying a hybrid frontage or conditions mimicking the frontage that provides pedestrian accessibility from the street to the building.

The request is also inconsistent with the Urban Form Map, as it does not provide a frontage or conditions mimicking a frontage that give direct pedestrian access to the buildings from the street and limit the amount of parking that can be placed between the buildings and the street. The request could be brought closer to consistency through the application of a frontage or conditions approximating a frontage.

This portion of the Glenwood Avenue Corridor is generally zoned for Office & Residential Mixed Use with variable heights that range from three to five stories. The area is developed with office parks that do not have a cohesive frontage along Glenwood and serve as a transition zone between Glenwood Avenue and the low-density residential areas flanking it on either side. The request would not significantly alter the character of the area; the heights remain the same as the current zoning entitlement would permit.

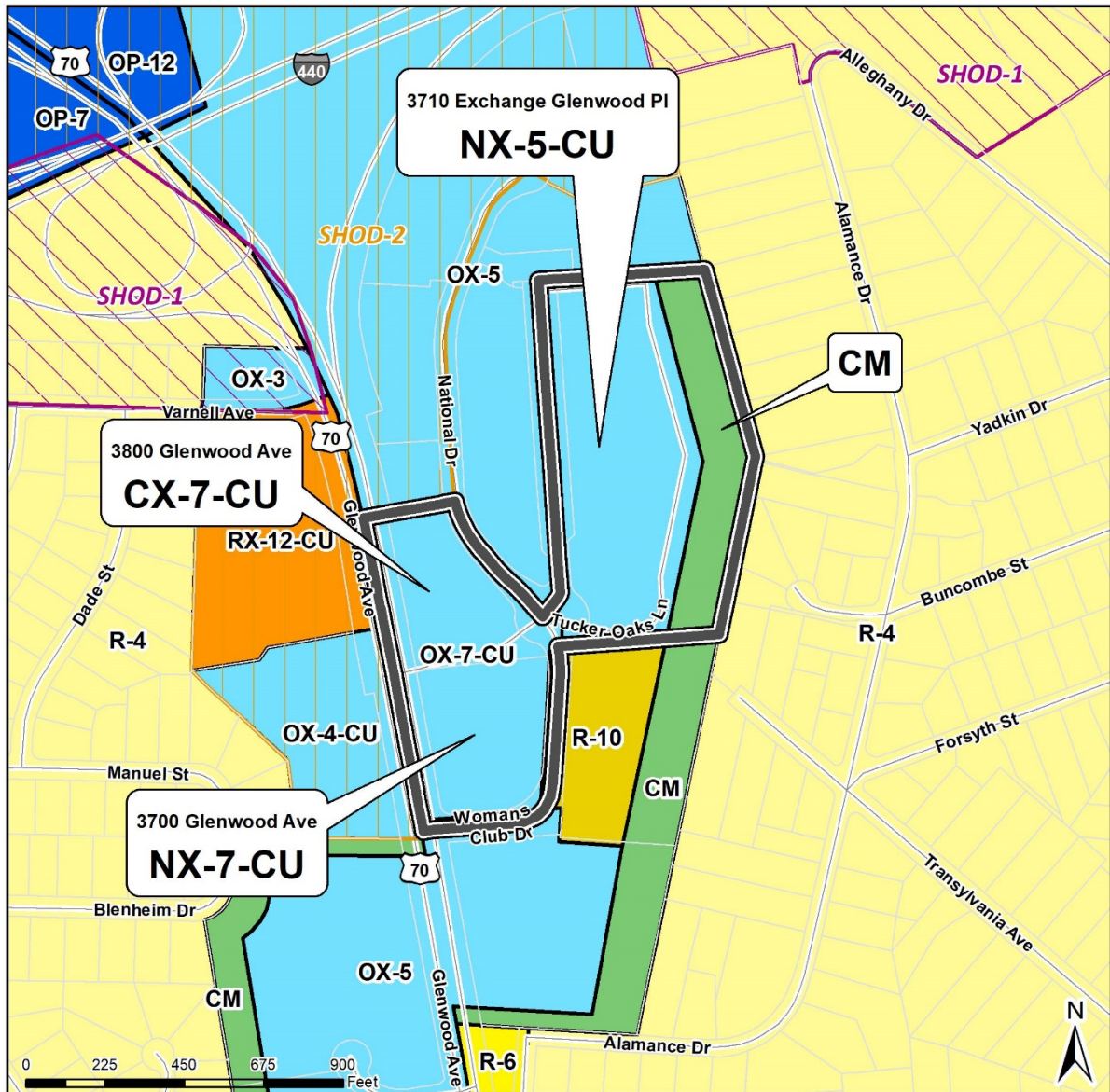
The request to rezone from OX-7-CU OX-5 & CM to CX-7-CU, NX-7-CU, NX-5-CU, and CM would increase the amount of standalone retail permitted on the ground floor of the three parcels, which is currently limited in an OX zoning district to 15% of the gross floor area of the entire building or 4,000 square feet, whichever is greater. The request would increase the standalone retail permitted on the site from none to approximately 368,870 square feet; and permit a standalone restaurant, bar or tavern with limited hours of operation and a prohibition on performances or dance floors.

OUTSTANDING ISSUES

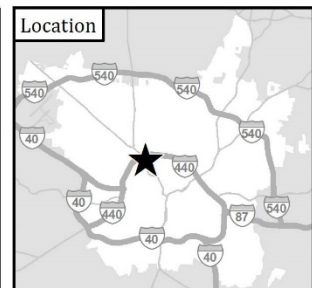
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| Outstanding Issues | None | Suggested Mitigation | N/A |
|--------------------|------|----------------------|-----|

Existing Zoning

Z-51-2019

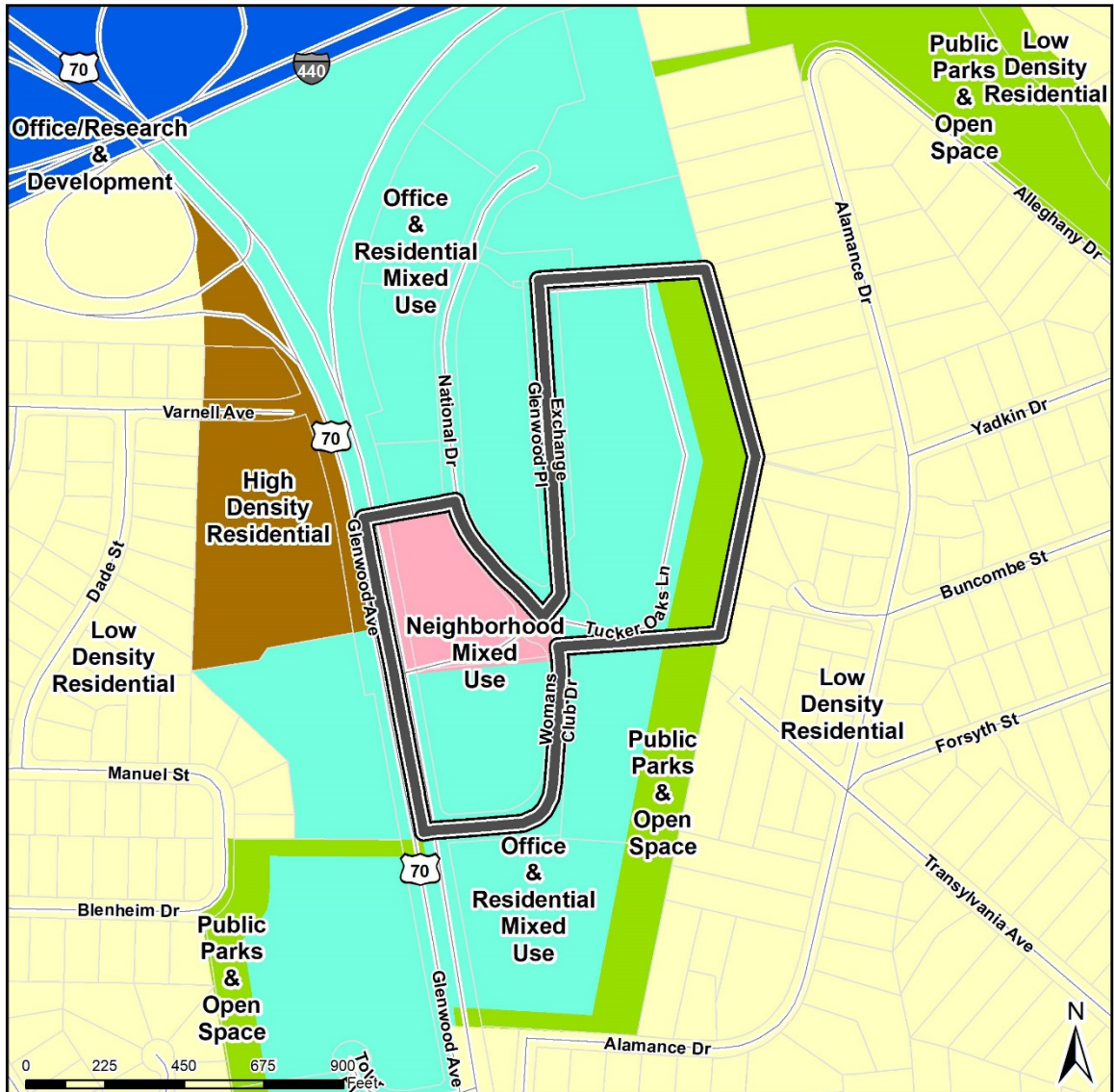


| | |
|-------------------------|---|
| Property | 3700 & 3800 Glenwood Ave; 3710 Exchange Glenwood Pl |
| Size | 17.09 acres |
| Existing Zoning | OX-7-CU, OX-5, & CM |
| Requested Zoning | CX-7-CU, NX-7-CU, NX-5-CU, & CM |



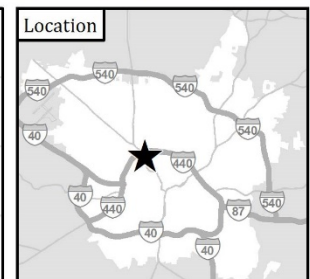
Future Land Use

Z-51-2019



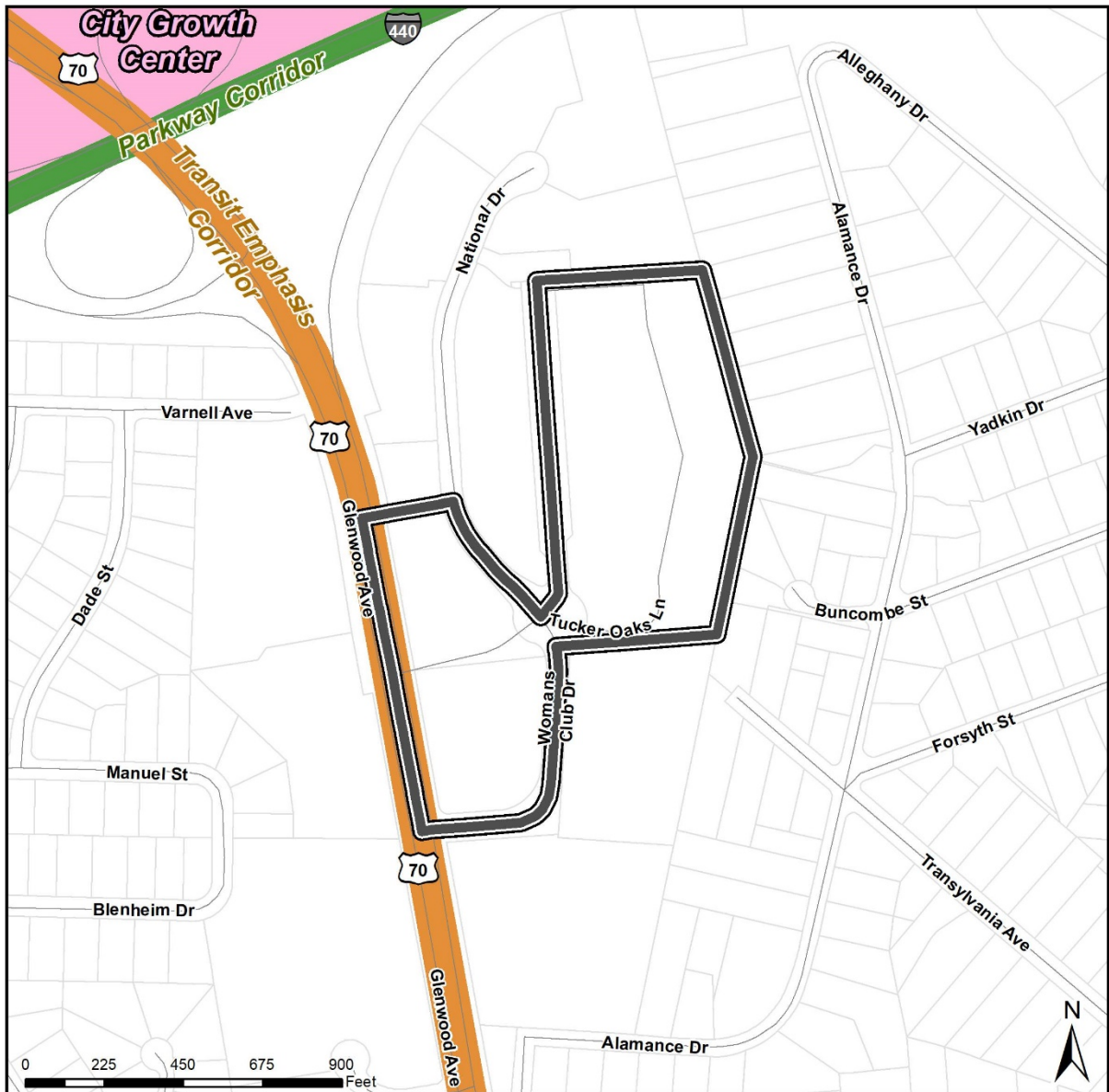
| | |
|-------------------------|---|
| Property | 3700 & 3800 Glenwood Ave; 3710 Exchange Glenwood Pl |
| Size | 17.09 acres |
| Existing Zoning | OX-7-CU, OX-5, & CM |
| Requested Zoning | CX-7-CU, NX-7-CU, NX-5-CU, & CM |

Map by Raleigh Department of City Planning (aullr): 3/12/2020

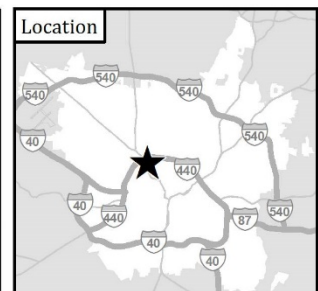


Urban Form

Z-51-2019



| | |
|-------------------------|---|
| Property | 3700 & 3800 Glenwood Ave; 3710 Exchange Glenwood Pl |
| Size | 17.09 acres |
| Existing Zoning | OX-7-CU, OX-5, & CM |
| Requested Zoning | CX-7-CU, NX-7-CU, NX-5-CU, & CM |



Map by Raleigh Department of City Planning (aullr): 3/12/2020

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?

The request is **consistent** with the Economic Prosperity and Equity vision theme as it will allow for the expansion of retail.

The request is **inconsistent** with Growing Successful Neighborhoods and Communities and Coordinating Land Use and Transportation vision themes as it does not include conditions or the application of a frontage that would provide a welcoming pedestrian environment and direct access from Glenwood Avenue to the buildings.

The request is **inconsistent** with the Comprehensive Plan policies that relate to pedestrian friendly development, activating the street, parking lot placement, ancillary retail uses, design guidelines and corridor development. The request is **consistent** with policies relating to reinforcing the urban pattern, mixed use retail, buffering requirements, and development at freeway interchanges.

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

No, the subject site is comprised of three separate parcels with a combination of three different FLUM designations. The case is inconsistent with the FLUM due to the request would permit the amount of retail on all parcels to more than double from a currently allowed 137,309 to a permitted 363,870 square feet.

- *3700 Glenwood Avenue* is designated Office & Residential Mixed Use on the FLUM, and the request to rezone to NX-7-CU is inconsistent with that designation that generally envisions OX zoning. The ORMU FLUM designation discourages retail not ancillary to employment or residential uses so that it may be more appropriately clustered at major intersections and planned transit stations. Retail uses in OX are limited to 15% of the gross floor area of the entire building or 4,000 square feet, this request would remove that cap and while conditions prohibit the retail uses on upper stories, would still permit a greater amount than envisioned by the FLUM designation.
- *3800 Glenwood Avenue* is designated Neighborhood Mixed Use on the FLUM, and is inconsistent with the request to rezone to CX-7-CU. The NMU FLUM category envisions neighborhood shopping and retail districts with a service area of about one-mile, mixed use developments with upper story housing are appropriate in this district but at the medium density residential range (which is generally density in excess of 14 units per acre but limited by a maximum height of five stories). The corresponding zoning district is generally NX with a pedestrian friendly design. The request to rezone to CX

would permit a greater amount of commercial than the FLUM envisions for this parcel as stated.

- *3710 Exchange Glenwood Place* has a split FLUM designation of Office & Residential Mixed Use on the majority of the site and a Public Parks & Open Space designation along the rear of the parcel that serves as a natural buffer between the commercial uses and the residential that abut the site to the east. The request is consistent with the Public Parks & Open Space designation as it will retain the strip of Conservation Management (CM). It is, however, inconsistent with the Office & Residential Mixed-Use designation that would recommend an OX zoning district as it would allow a more regionally serving amount of retail than is envisioned in the OX district that caps retail at 15% of the gross floor area of the building and is intended to serve the immediate area rather than drawing in visitors from other parts of the City.

- 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?

Yes, the CX zoning district can be established without adversely impacting the recommended land use and character of the area and would provide personal services, retail and expanded restaurant uses to serve existing office and residential development. But the request would need to provide a pedestrian oriented frontage or conditions mimicking a frontage to retain the FLUM's vision of walkability along Glenwood Avenue as it continues to redevelop.

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

Yes, sufficient community facilities and streets are available to serve the use proposed for the property.

Future Land Use

Future Land Use designation: Neighborhood & Residential Mixed Use; Office & Residential Mixed Use; Public Parks & Open Space

The rezoning request is

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

☒ **Inconsistent**

The request is inconsistent with the FLUM; the parcel located at 3700 Glenwood Avenue is designated Office & Residential Mixed Use and the request to rezone to from OX-7-CU to NX-7-CU is inconsistent with that designation. The ORMU FLUM designation envisions OX zoning at a maximum height of seven stories in walkable areas with pedestrian oriented businesses. The request does not include a frontage

or conditions that create a pedestrian oriented street scape, and would permit commercial uses on a regional scale where the FLUM envisions retail serving the immediately surrounding neighborhood.

The parcel located at 3800 Glenwood Avenue is designated Neighborhood Mixed Use on the FLUM which envisions mixed use development with neighborhood serving retail uses at a smaller scale than superstores/centers or more regional retail. The request would permit up to 118,00 square feet of stand-alone retail, which is approximately the size of a Target.

The parcel located at 3710 Exchange Glenwood Place is designated Office & Residential Mixed Use (ORMU) on the FLUM and the request to rezone to a NX district is inconsistent with that designation. The OX district is more closely aligned with the ORMU designation. The NX zoning district allows a greater extent of restaurant and commercial uses than is envisioned by the ORMU category.

The CM-zoned portion of the site is not proposed to change and so remains consistent.

Urban Form

Urban Form designation: Transit Emphasis Corridor

The rezoning request is

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

☒ **Inconsistent**

Overview: The request is inconsistent with the Urban Form designation of Transit Emphasis Corridor along Glenwood Avenue. This designation recommends a hybrid frontage, Parking Limited or Green, in which no more than two bays of parking can be located between the building and the street, and a pedestrian facing entrance is required. This rezoning request does not include a frontage or conditions that mimic the intent of a frontage.

Impact: The current built character of the area does not include any frontage application for the properties along Glenwood Avenue within the mile radius surrounding the rezoning site. However, the Urban Form Map designation suggests that a hybrid approach to frontage should be applied to these properties to encourage a more pedestrian-friendly environment along Glenwood Avenue as the area continues to redevelop.

Compatibility: Should a frontage be applied that would mimic the guidance of a hybrid approach, that would not significantly change the current built environment; which has buildings that are generally setback less than 100' from Glenwood Avenue. The most significant change it may provide is requiring pedestrian facing entrances and providing direct pedestrian access to the building from the street.

The request is currently inconsistent with the Urban Form Map guidance for this area but generally matches that current built environment.

Compatibility

The proposed rezoning is

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

☐ **Incompatible.**

The request is compatible with the surrounding area as it will not change the maximum allowed building height or permitted building types and will retain the majority of the zoning conditions previously applied to 3700 & 3800 Glenwood Avenue. The same is also true for the parcel at 3710 Exchange Glenwood Place; the height and permitted building types would remain the same.

The parcel at 3800 Glenwood Avenue would see an increase in the permitted retail allowance under CX; as would the parcel at 3700 Glenwood Avenue through the NX zoning and both districts permit restaurant, bar, nightclub and tavern uses with a condition limiting hour of operation between 6am and 11pm. The expanded retail and restaurant entitlement is compatible with the area because it would be in existing buildings serving an area already developed with multi-story office and residential buildings. The low-density residential area to the east would remain buffered by the 150-foot wide area of CM zoning along the eastern boundary of 3710 Exchange Glenwood Place.

Public Benefits of the Proposed Rezoning

- Increased retail in an area with sufficient infrastructure to serve it.
- Retention of existing housing entitlement and housing types.

Detriments of the Proposed Rezoning

- No requirement for direct pedestrian access between the street and development on the site that would create a pedestrian-friendly environment along a Transit Emphasis Corridor.

Policy Guidance

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

Policy LU 4.4 Reducing Vehicle Miles Traveled Through Mixed-use

Promote mixed-use development that provides a range of services within a short distance of residences as a way to reduce the growth of vehicle miles traveled (VMT).

The request would increase the uses allowed on the site by increasing the amount of permitted retail.

Policy LU 4.10 Development at Freeway Interchanges

Development near freeway interchanges should cluster to create a node or nodes located at a nearby intersection of two streets, preferably classified two-lane avenue or higher, and preferably including a vertical and/or horizontal mix of uses. Development should be

encouraged to build either frontage or access roads behind businesses to provide visibility to the business from the major street while limiting driveway connections to the major street.

The site is located less than a quarter mile south of the I-440 and Glenwood Avenue interchange, the request to rezone to permit additional retail and restaurant uses would support this policy by increasing the density of uses. The site can be accessed from National Drive and Exchange Glenwood Place both of which are access roads located off of Glenwood Avenue.

Policy LU 5.1 Reinforcing the Urban Pattern

New development should acknowledge existing buildings, and, more generally, the surrounding area. Quality design and site planning is required so that new development opportunities within the existing urban fabric of Raleigh are implemented without adverse impacts on local character and appearance.

The request is to allow additional uses in existing building constructed in 2006, 2017, and 2020. The request preserves the strip of land zoned CM that acts as a buffer between the residential development to the east and the rezoning site.

Policy LU 5.6 Buffering Requirements

New development adjacent to areas of lower intensity should provide effective physical buffers to avoid adverse effects. Buffers may include larger setbacks, landscaped or forested strips, transition zones, fencing, screening, height and/or density step downs, and other architectural and site planning measures that avoid potential conflicts.

The request is retaining the buffer of CM that provides an approximately 150' wide strip of forested land between the mixed-use zoning and the residential neighborhood that abuts it to the east.

Policy LU 10.1 Mixed-use Retail

Encourage new retail development in mixed-use developments.

Policy LU 10.6 Retail Nodes

Retail uses should concentrate in mixed-use centers rather than spreading along major streets in a linear "strip" pattern unless ancillary to office or high-density residential use.

The request will allow a large increase in retail in an existing mixed-use development that currently contains residential and office uses. The FLUM designations for 3700 Glenwood Avenue & 3710 Exchange Glenwood Place are Office & Residential Mixed Use, which recommend limiting retail to a size that would serve the offices it is contained within and encourages retail to cluster in mixed-use centers at major intersections and planned transit stations. The parcel at 3710 contains high density residential, and the condition limiting retail to the ground floor would encourage the recommended mixture of uses.

*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 request is inconsistent with the FLUM in areas where the designation of Office & Residential (ORMU) and Neighborhood Mixed Use (NMU) occur. The ORMU FLUM Designation recommends OX zoning as the closest corresponding district (on 3700 Glenwood Avenue and a portion of 3710 Exchange Glenwood Place). The NMU FLUM Designation (on 3800 Glenwood Avenue) recommends NX zoning as the closest corresponding zoning district. The request can be brought closer to consistency with this policy by limiting retail entitlement on the site. The request is also inconsistent with the Urban Form Map that recommends a hybrid frontage be applied. The request can be brought closer to consistency with the urban form guidance by applying a parking limited or green frontage, or by applying conditions that mimic a frontage.

However, the request is consistent with the Conservation Management FLUM designation.

Policy LU 4.9 Corridor Development

Promote pedestrian-friendly and transit-supportive development patterns along multimodal corridors designated on the Growth Framework Map, and any corridor programmed for “transit intensive” investments such as reduced headways, consolidated stops, and bus priority lanes and signals.

Policy LU 7.6 Pedestrian Friendly Development

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

Policy UD 2.3 Activating the Street

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

The parcels at 3700 & 3800 Glenwood Avenue are located along a Transit Emphasis Corridor, which recommends a hybrid frontage application that limits the amount of parking that can be located between the building and the street and provides direct pedestrian access to the building from the street. The request can be brought into consistency with these policies through the addition of a Parking Limited or Green frontage or the application of conditions that mimic a frontage.

Policy UD 3.7 Parking Lot Placement

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

The request to rezone at 3700 & 3800 Glenwood Avenue is inconsistent with this policy as they are located along a Transit Emphasis Corridor on the Urban Form Map. The request does not include a frontage or conditions limiting the amount of parking that can be placed between the building and the street and can be brought closer to consistency by doing so. All three parcels in the zoning request have existing buildings that appear to conform or come very close to conforming with the build-to requirements of a Parking Limited Frontage. However, if these buildings are demolished in the future, new development could be constructed that is in conflict with this policy.

Policy UD 7.3 Design Guidelines

The Design Guidelines in Table UD-1 shall be used to review rezoning petitions and development applications for mixed-use developments; or rezoning petitions and development applications along Main Street and Transit Emphasis Corridors or in City Growth, TOD and Mixed-Use Centers, including preliminary site plans and development plans, petitions for the application of Downtown Overlay Districts, Planned Development Districts, and Conditional Use zoning petitions.

The parcels located at 3700 & 3800 Glenwood Avenue are inconsistent with this policy as they are located along a Transit Emphasis Corridor on the Urban Form Map. The request is inconsistent with guidelines 10, 11, 14, 15 which encourage a pedestrian-friendly environment with active uses along the ground floor and direct pedestrian access from Glenwood Avenue, a corridor with planned high frequency transit service.

The zoning request for the parcel located at 3710 Exchange Glenwood Place is not inconsistent with this policy.

| | |
|---------------------|---|
| Guideline 10 | <i>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.</i> |
| Guideline 11 | <i>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.</i> |

| | |
|---------------------|--|
| Guideline 14 | <i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i> |
| Guideline 15 | <i>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.</i> |

Policy LU 10.3 Ancillary Retail Uses

Ancillary retail uses in residential and office developments located in areas designated High Density Residential, Office and Residential Mixed Use and Office/Research and Development should not be larger in size than appropriate to serve primarily the residents, employees, visitors, and patrons of the primary uses in the area; should preferably be located within a mixed-use building; and should be sited to minimize adverse traffic, noise, and visual impacts on adjoining residential areas.

The amount of retail square footage enabled by the proposed zoning is greater than the ancillary amount of retail that this policy suggests in comparison to the size of the buildings in which the retail would be located. The request would permit large scale, stand alone retail that at its maximum entitlement under NX and CX zoning would allow the equivalent of a Target or similar big box retailer.

HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

Carbon Footprint: Transportation

| | City Average | Site | Notes |
|----------------------|--------------|------|--|
| Transit Score | 30 | 40 | The area is served by the #16 bus that runs every 30 minutes during peak travel time. The score is above average for the City overall. |
| Walk Score | 30 | 28 | The score is about on par with the City's average, which means most errands require a car but some level of walkability is present. |

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. The scores also correlate with shorter vehicle trips, which also produce less carbon. The city has a wide range of scores. Raleigh

Municipal Building, for instance, has a Walk Score of 92, meaning the area is highly pedestrian-friendly and that many destinations are within a short walk. Some areas in the city have scores in single digits, indicating that few if any destinations are within walking distance, so nearly all trips are made by car.

Summary: The transit score is slightly above the City average and the area is served by two bus lines that provide direct service to Downtown Raleigh via Glenwood Avenue. The walk score is just below the City's average, which while it is possible to walk in the area the speed of traffic and width of sidewalks along Glenwood Avenue may provide challenges to pedestrian safety and comfort, as would the large block sizes that limit the opportunities to cross the street.

Carbon/Energy Footprint: Housing

| 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 |

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

Summary: The housing types and density permitted on the property will remain unchanged should the proposal be approved.

Housing Supply and Affordability

| | | |
|---|------------------|---|
| Does it add/subtract from the housing supply? | Remains the same | The request will not add nor will it subtract from the housing supply, the conditions offered keep the density capped at 10 units per acre. |
| Does it include any subsidized units? | No | N/A |
| Does it permit a variety of housing types? | Yes | The request will permit all housing types. |
| If not a mixed-use district, does it permit smaller lots than the average?* | N/A | This is a mixed-use site. |
| Is it within walking distance of transit? | Yes | Yes, the #16 but serves this site and is located about 500' from the site. |

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

Summary: The request includes a zoning condition that caps the residential density at a maximum of 10 units per acre and does not change the permitted housing types allowed in mixed-use districts.

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 Varnell Park (0.5 miles) and Lt. Col. George F. Marshall Memorial Park (1.3 miles).
3. Nearest existing greenway trail access is provided by Crabtree Creek Greenway Trail (0.7 miles).

4. The current park access level of service in this area is graded a B letter grade.

Impact Identified: None.

Public Utilities

| | Maximum Demand (current use) | Maximum Demand (current zoning) | Maximum Demand (proposed zoning) |
|-------------|---------------------------------|------------------------------------|-------------------------------------|
| Water | 0 | 177,250 | 177,250 |
| Waste Water | 0 | 177,250 | 177,250 |

Impact Identified:

1. The proposed rezoning would add no additional flow 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 the 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 Developed

Stormwater

| | |
|-----------------------|--|
| Floodplain | none |
| Drainage Basin | Crabtree |
| Stormwater Management | Subject to stormwater regulations under Article 9 of UDO |
| Overlay District | none |

Impact Identified: None

Transit

GoRaleigh route 16 serves Glenwood Avenue in the northbound direction. The closest stop is approximately 600 feet to the south of the site. The corresponding southbound service includes the route 16 bus, and the route 6 bus and is located approximately 400 feet to the west of the site. This service runs every 30 minutes during peak times and every 60 minutes

during off-peak times. Glenwood Avenue is designated as a transit emphasis corridor, and as such has a high frequency of planned bus service.

Impact Identified: None.

Transportation

Site Location and Context

Location

The Z-51-2019 site is located in northwest Raleigh on Glenwood Avenue at National Drive and Woman's Club Drive. This is near the interchange between Glenwood Avenue and I-440.

Area Plans

The Z-51-2019 site is not located within any existing or active are or corridor plans.

Existing and Planned Infrastructure

Streets

Glenwood Avenue is a 6-lane divided avenue maintained by NCDOT.

National Drive and Exchange Glenwood Place are local streets. Neither is currently maintained by the City of Raleigh, but completion of the development and redevelopment will result in city-maintained streets.

In accordance with UDO section 8.3.2, the maximum block perimeter for NX-5 zoning districts is 2,500 feet, and the maximum length for a dead-end street is 300 feet. The current block perimeter for this site is very large, being constrained by I-440 and its interchange with Glenwood Ave as well as the developed single-family neighborhood to the east.

Pedestrian Facilities

Sidewalks are complete on National Drive and Woman's Club Drive. The site frontage on Glenwood Avenue north of National Drive does not have sidewalk.

Bicycle Facilities and Greenways

There are no existing on-street bikeways near subject property. There is a sidewalk connection to the Crabtree Creek Greenway Trail at the northeast corner of the site. This connection is approximately ¼ mile long. The long-term bikeway plan calls for a separated bikeway on Glenwood Avenue.

Transit

GoRaleigh routes 6 and 16 Glenwood Avenue provide four busses per hour during peak times and two per hour during off peak times. GoRaleigh proposes to implement frequent service on the #6 in FY2021 as a step to implement the Wake Transit Plan. The public comment period on this change is currently underway. The southbound stop is at National Drive and the northbound stop is between Woman's Club Drive and National Drive.

Access

Access to the subject site is via Woman's Club Drive, National Drive, and Exchange Glenwood Place.

Other Projects in the Area

NCDOT plans to improve the interchange of Glenwood Avenue with I-440. This project is I-5870 in the State Transportation Improvement Program (STIP). The scope and limits of the project are not known at this time; work on the project has been paused by NCDOT.

TIA Determination

Based on the Envision results, approval of case Z-51-19 would increase the amount of projected vehicular trips for the site. The proposed rezoning from OX-5, OX-7-CU, and CM to NX-5-CU, NX-7-CU, CX-7-CU, and CM would create 523 new daily trips and 65 new PM peak hour trips from the current entitlements to the proposed maximum. The AM peak hour is projected to be a net zero between the two scenarios. These values do not trigger a Traffic Impact Analysis for the rezoning case based on the thresholds in the Raleigh Street Design Manual. However, a TIA at site plan may be required.

| | | | |
|--|------------|----------|-----------|
| Z-51-19 Existing Land Use Office | Daily | AM | PM |
| | 4,684 | 461 | 487 |
| Z-51-19 Current Zoning Entitlements OX-5, OX-7-CU, CM | Daily | AM | PM |
| | 10,109 | 861 | 1,070 |
| Z-51-19 Proposed Zoning Maximums NX-5-CU, CX-7-CU NX-7-CU, CM | Daily | AM | PM |
| | 10,632 | 861 | 1,135 |
| Z-51-19 Trip Volume Change (Proposed Maximums minus Current Entitlements) | Daily | AM | PM |
| | 523 | 0 | 65 |

Impact Identified: Some increase in traffic in the area.

Urban Forestry

The property is greater than 2 acres in size. Compliance with UDO 9.1 (Tree Conservation) is required for development plans greater than 2 acres in size.

Impact Identified: None.

Impacts Summary

There may be an increase in traffic and impervious surface coverage.

Mitigation of Impacts

No mitigation of impacts required.

CONCLUSION

The request is to rezone three parcels located at 3700, 3800 and 3710 Exchange Glenwood Place from OX-7-CU, OX-5, and CM to CX-7-CU, NX-5-CU, and CM. The request will retain the current height entitlement on all parcels, the most significant change the case is requesting is an increase in retail and restaurant/bar entitlement. By changing the base district, the request would remove a limited use standard that sets a limit on commercial uses that is a percentage of the building in which they are located. A zoning condition previously applied to the site limited commercial uses to 3,000 square feet. This condition was removed through TCZ-3-19 and is not replicated in this proposal.

The request to rezone 3700 Glenwood Avenue from an OX base district to NX is inconsistent with the Office & Residential Mixed Use FLUM designation. The request to rezone 3800 Glenwood Avenue from an OX base district to a CX base district is inconsistent with the Office & Residential Mixed Use FLUM designation. The request is inconsistent with the Urban Form Map on 3700 & 3800 Glenwood Avenue, that is designated as a Transit Emphasis Corridor and recommends either a hybrid frontage or conditions that provide direct pedestrian access and limit parking between the building and the street.

The crux of consistency with this case lies in the delta between what is permitted today, and what the Urban Form and FLUM maps envision for the future growth of the area. The request does not mark a significant change from what is currently permitted; the heights remain the same, the entitlement will increase retail on the bottom floor of the buildings and not much else will change. However Comprehensive Plan guidance suggests that increased retail should be concentrated in commercial nodes that create a clustering effect that can be further bolstered by an enhanced transit network that can decrease auto-dependent land use patterns. The request can be brought closer to consistency with a number of policies by limiting the amount of retail entitlement on the site; providing a frontage, or conditions that mimic a frontage and begin to implement the policies that seek to transition Glenwood Avenue into a multimodal corridor that has buildings with pedestrian-friendly frontages.

CASE TIMELINE

| Date | Action | Notes |
|------------|--|---|
| 12/19/2019 | Conditional Use Rezoning Application Submitted | Application was incomplete upon initial submitted and required amendments that deemed it complete on 1/16/20. |
| 03/03/20 | Revised application submitted. | The application was modified from the original request to rezone to NX-5-CU; NX-7-CU and CM respectively to CX-7-CU; NX-7-CU; NX-5-CU and CM. |

| | | |
|------------|-------------------------------|---|
| 06/12/2020 | Revised conditions submitted. | Conditions submitted to clarify language. |
|------------|-------------------------------|---|

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

| SUBJECT PROPERTY | | NORTH | SOUTH | EAST | WEST |
|--------------------|---|--------------------------------|---|-------------------------|--|
| Existing Zoning | OX-7-CU; OX-5; CM | OX-5 & OX-5-SHOD-2 | R-10; CM & OX-5 | R-4 | OX-3; RX-12-CU; OX-4-CU |
| Additional Overlay | N/A | SHOD-2 | N/A | N/A | SHOD-1 (Partial) |
| Future Land Use | Neighborhood Mixed Use; Office & Residential Mixed Use; Public Parks & Open Space | Office & Residential Mixed Use | Office & Residential Mixed Use; Public Parks & Open Space | Low Density Residential | High Density Residential; Office & Residential Mixed Use |
| Current Land Use | Office; Apartment | Office Park | Office & Business | Detached Dwellings | Apartment & Office |
| Urban Form | Transit Emphasis Corridor | N/A | Transit Emphasis Corridor | N/A | Transit Emphasis Corridor |

CURRENT VS. PROPOSED ZONING SUMMARY

| EXISTING ZONING | | PROPOSED ZONING |
|-----------------------------|-------------------|-------------------------------|
| Zoning | OX-7-CU, OX-5, CM | CX-7-CU, NX-7-CU, NX-5-CU, CM |
| Total Acreage | 17.09 | 17.09 |
| Setbacks: | | |
| Front | 5' | 5' |
| Side | 5' | 5' |
| Rear | 0' or 6' | 0' or 6' |
| Residential Density: | 41.49 | 41.49 |
| Max. # of Residential Units | 709 | 709 |
| Max. Gross Building SF | 975,500 | 975,500 |
| Max. Gross Office SF | 887,517 | 887,517 |
| Max. Gross Retail SF | 204,918 | 368,870 |
| Max. Gross Industrial SF | -- | -- |
| Potential F.A.R | 1.23 | 1.31 |

*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-51-19 GLENWOOD EXCHANGE

OVERVIEW

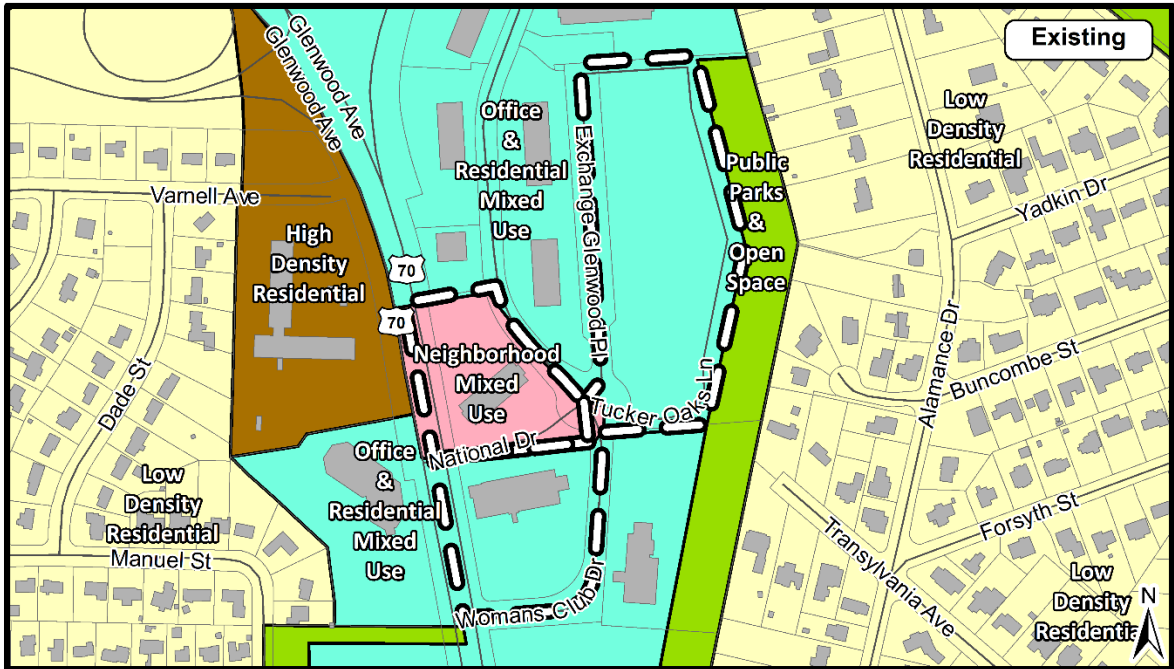
The approval of this rezoning request will result in an amendment to the Future Land Use Map, changing it from Office and Residential Mixed-Use on 3700 Glenwood Avenue & a portion of 3710 Exchange Glenwood Place to Neighborhood Mixed Use; on 3800 Glenwood Avenue the amendment would change the FLUM from Office & Residential Mixed-Use to Community Mixed Use. This change is triggered because the proposed conditional use zoning district permits a greater amount of standalone retail than what is envisioned in the FLUM.

(Maps shown on following page)

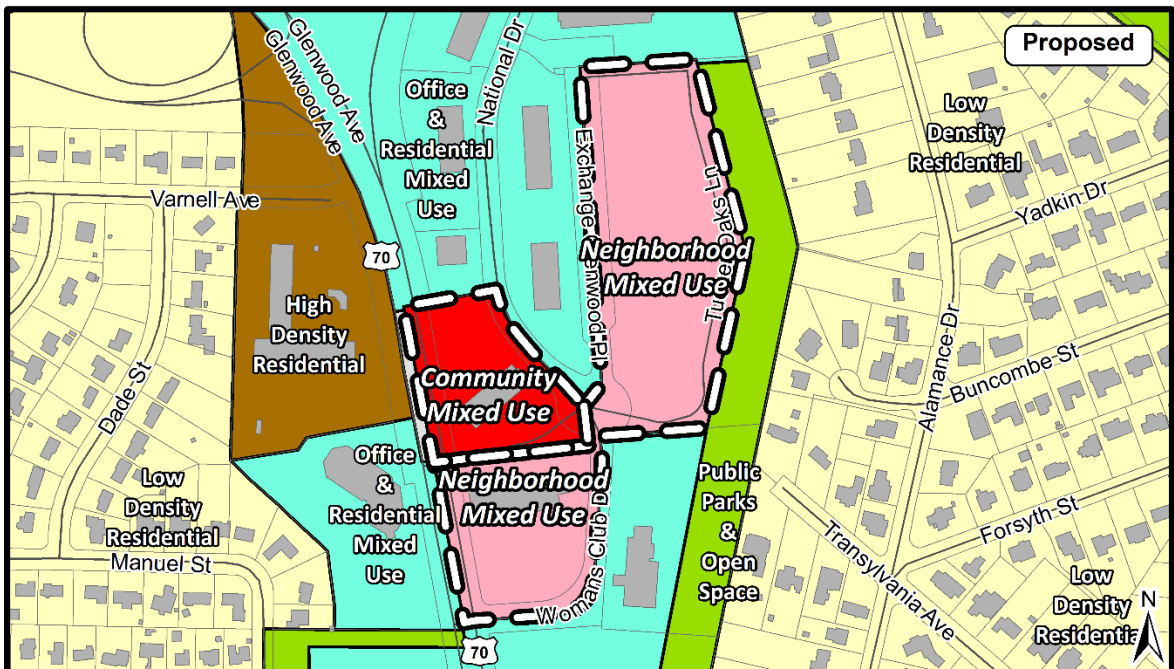
AMENDED MAPS

Z-51-19: Required Amendment to the Future Land Use Map

Existing Designation: Office & Residential Mixed Use / Neighborhood Mixed Use



Proposed Designation: Neighborhood Mixed Use / Community Mixed Use



Rezoning Application



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

REZONING REQUEST

☐ General Use ☒ Conditional Use ☐ Master Plan

Existing Zoning Base District *See Attached* Height Frontage Overlay(s) _____

Proposed Zoning Base District *See Attached* Height Frontage Overlay(s) _____

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-67-05 & TCZ-3-19**

GENERAL INFORMATION

Date Date Amended (1) Date Amended (2)

Property Address **See attached**

Property PIN **See attached**

Deed Reference (book/page) **See attached**

Nearest Intersection **Glenwood Avenue and National Drive**

Property Size (acres) **17.09 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/Address

See attached

Phone

Fax

Email

Applicant Name/Address

**Michael Birch, Longleaf Law Partners
2235 Gateway Access Point, Suite 201
Raleigh, NC 27607**

Phone **919.645.4317**

Fax

Email **mbirch@longleaflp.com**

Applicant* Signature(s)

Email **ggrubb@grubbventures.com**

*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

| CONDITIONAL USE DISTRICT ZONING CONDITIONS | |
|--|--|
| Zoning Case Number Z-51-19 | OFFICE USE ONLY Rezoning Case # |
| Date Submitted June 12, 2020 | |
| Existing Zoning OX-7-CU, OX-5 & CM Proposed Zoning CX-7-CU, NX-7-CU, NX-5-CU & CM | |
| Narrative of Zoning Conditions Offered | |
| <p>The following conditions shall apply to the property with an address of 3800 Glenwood Avenue (Lot 2, Book of Maps 2006, Page 789), which is zoned CX-7-CU:</p> <ol style="list-style-type: none"> 1. Hours of operation for the following uses shall be limited to the hours of 6:00 A.M. to 11:00 P.M.: <ol style="list-style-type: none"> a. Personal Service b. Eating Establishment c. Bar, Nightclub, Tavern, Lounge d. Retail Sales 2. A "Bar, Nightclub, Tavern, Lounge" use shall not have live performances or a dance floor. 3. Residential density shall not exceed ten (10) units per acre. 4. No more than two (2) principal buildings shall be permitted on the property, including not more than one (1) building exclusively containing structured parking. A building not exclusively containing structured parking shall not exceed 118,000 square feet gross floor area. 5. No building constructed upon the property shall exceed six (6) stories in height. A dish antenna and/or telecommunication tower may be located on each building for use by its occupants (screened from view from ground level), with a maximum height of fifteen (15) feet above the roof line of the building. Elevator penthouses may be located on each building with a maximum height of fifteen (15) feet above the roof line of the building. 6. The following principal uses as listed in UDO Section 6.1.4 (Allowed Principal Use Table) shall be prohibited on the property: <ol style="list-style-type: none"> a. Dormitory, Fraternity, Sorority b. Emergency Shelter Type A c. Emergency Shelter Type B d. College, Community College, University e. Adult Establishment f. Hospitality House g. Outdoor Recreation h. Passenger Terminal i. Light Manufacturing j. Research & Development k. Self-Service Storage l. Car Wash m. Vehicle Repair (minor and major) 7. The following principal uses as listed in UDO Section 6.1.4 (Allowed Principal Use Table) shall be prohibited on all stories above the ground story: <ol style="list-style-type: none"> a. Bar, Nightclub, Tavern, Lounge b. Retail Sales <p>The following conditions shall apply to the property with an address of 3700 Glenwood Avenue (Lot 1, Book of Maps 2006, Page 789), which is zoned NX-7-CU:</p> <ol style="list-style-type: none"> 8. Hours of operation for the following uses shall be limited to the hours of 6:00 A.M. to 11:00 P.M.: <ol style="list-style-type: none"> a. Personal Service b. Eating Establishment c. Bar, Nightclub, Tavern, Lounge d. Retail Sales | |

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JUL 02 2020

BY: MK

The property owner(s) hereby offers, consents to, and agrees to abide by, 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

R Gordon Grubb

Print Name

R Gordon Grubb

CONDITIONAL USE DISTRICT ZONING CONDITIONSZoning Case Number **Z-51-19****OFFICE USE ONLY**Date Submitted **June 12, 2020**

Rezoning Case #

Existing Zoning **OX-7-CU, OX-5 & CM** Proposed Zoning **CX-7-CU, NX-7-CU, NX-5-CU & CM****Narrative of Zoning Conditions Offered**

The following conditions shall apply to the property with an address of 3700 Glenwood Avenue (Lot 1, Book of Maps 2006, Page 789), which is zoned NX-7-CU:

9. Residential density shall not exceed ten (10) units per acre.
10. No more than two (2) principal buildings shall be permitted on the property, including not more than one (1) building exclusively containing structured parking. A building not exclusively containing structured parking shall not exceed 118,000 square feet gross floor area.
11. No building constructed upon the property shall exceed six (6) stories in height. A dish antenna and/or telecommunication tower may be located on each building for use by its occupants (screened from view from ground level), with a maximum height of fifteen (15) feet above the roof line of the building. Elevator penthouses may be located on each building with a maximum height of fifteen (15) feet above the roof line of the building.
12. The following principal uses as listed in UDO Section 6.1.4 (Allowed Principal Use Table) shall be prohibited on the property:
 - a. Indoor Recreation, except sports academy, health club, and dance, martial arts, music studio or classroom
 - b. Vehicle Fuel Sales
 - c. Vehicle Sales/Rental
 - d. Vehicle Repair (minor)
13. The following principal uses as listed in UDO Section 6.1.4 (Allowed Principal Use Table) shall be prohibited on all stories above the ground story:
 - a. Bar, Nightclub, Tavern, Lounge
 - b. Retail Sales

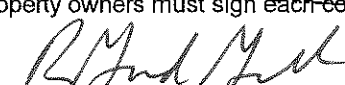
The following conditions shall apply to the property with an address of 3710 Exchange Glenwood Place (Lot 18, Book of Maps 2018, Page 2498), which is zoned NX-5-CU & CM:

14. Hours of operation for the following uses shall be limited to the hours of 6:00 A.M. to 11:00 P.M.:
 - a. Personal Service
 - b. Eating Establishment
 - c. Bar, Nightclub, Tavern, Lounge
 - d. Retail Sales
15. The following principal uses as listed in UDO Section 6.1.4 (Allowed Principal Use Table) shall be prohibited on the property:
 - a. Indoor Recreation, except sports academy, health club, and dance, martial arts, music studio or classroom
 - b. Vehicle Fuel Sales
 - c. Vehicle Sales/Rental
 - d. Vehicle Repair (minor)
16. The following principal uses as listed in UDO Section 6.1.4 (Allowed Principal Use Table) shall be prohibited on all stories above the ground story:
 - a. Bar, Nightclub, Tavern, Lounge
 - b. Retail Sales

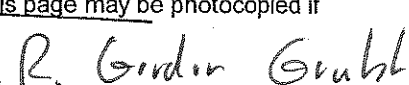
RECEIVED
JUL 02 2020
ME

The property owner(s) hereby offers, consents to, and agrees to abide by, 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



Print Name



REZONING APPLICATION ADDENDUM #1**Comprehensive Plan Analysis****OFFICE USE ONLY**

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.

Rezoning Case #**STATEMENT OF CONSISTENCY**

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

1. The Future Land Use Map designates the properties as Neighborhood Mixed Use, Office & Residential Mixed Use, and Public Parks & Open Space. The proposed Neighborhood Mixed Use zoning (with conditions that limit NX uses to the ground level) and the retention of the CM district make the rezoning consistent with the Future Land Use Map.
2. The Urban Form Map designates Glenwood Avenue as a Transit Emphasis Corridor, which are programmed for higher levels of bus service and improve stop amenities. Rezoning the properties to allow for NX uses on the ground level is consistent with the Urban Form Map.

PUBLIC BENEFITS

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

1. The proposed rezoning will create a walkable retail and restaurant district for the tenants of the development and the surrounding area.
2. The proposed rezoning will create amenity opportunities along a corridor designed for high levels of bus service.

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.

There are no known historic resources located on the property.

PROPOSED MITIGATION

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

Not applicable.

URBAN DESIGN GUIDELINES

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

- a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", or
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor"

as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Urban Form Designation Transit Emphasis Corridor Click [here](#) to view the Urban Form Map.

| | |
|----|---|
| 1. | <p><i>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.</i></p> <p>Response:</p> <p>The proposed mixed-use development would provide dining, amenities and other services to office tenants and the surrounding area.</p> |
| 2. | <p><i>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.</i></p> <p>Response:</p> <p>The property nearest the adjacent residential neighborhood is buffered by the CM zoning district.</p> |
| 3. | <p><i>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.</i></p> <p>Response:</p> <p>The property has two driveways accessing Glenwood Avenue and is accessible to the office properties to the north.</p> |
| 4. | <p><i>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.</i></p> <p>Response:</p> <p>The property includes a traffic circle to effectively move traffic through the entire office park. The proximity to I-440, as well as the lot configurations of the adjacent residential neighborhood, prevent further connections with the surrounding community.</p> |
| 5. | <p><i>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.</i></p> <p>Response:</p> <p>The proposed rezoning does not include new development.</p> |
| 6. | <p><i>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.</i></p> <p>Response:</p> <p>The proposed rezoning would allow for ground-level retail uses to create public spaces as places of shared use.</p> |

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| 7. | <p><i>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.</i></p> <p>Response:</p> <p>The buildings are located along both Glenwood Avenue and the internal street network to promote pedestrian traffic.</p> |
| 8. | <p><i>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.</i></p> <p>Response:</p> <p>The building on the 3710 Glenwood Exchange parcel is located near the traffic circle. The buildings on 3700 and 3800 Glenwood Avenue are located close to the right-of-way.</p> |
| 9. | <p><i>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.</i></p> <p>Response:</p> <p>Outdoor amenity areas will be provided consistent with the UDO.</p> |
| 10. | <p><i>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.</i></p> <p>Response:</p> <p>Outdoor amenity area will be provided consistent with this UDO.</p> |
| 11. | <p><i>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.</i></p> <p>Response:</p> <p>Sidewalks and outdoor amenity areas will be provided consistent with the UDO, consistent with this guideline.</p> |
| 12. | <p><i>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</i></p> <p>Response:</p> <p>The proposed development intends to provide open space that is comfortable for its tenants and guests.</p> |

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| 13. | <p><i>New public spaces should provide seating opportunities.</i> Response: Outdoor amenity area will be provided consistent with this UDO.</p> |
| 14. | <p><i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i> Response: Parking lots are located in areas consistent with this guideline.</p> |
| 15. | <p><i>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.</i> Response: Parking lots are located in areas consistent with this guideline.</p> |
| 16. | <p><i>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.</i> Response: Any parking structures on the property will be developed with high-quality materials, consistent with this guideline.</p> |
| 17. | <p><i>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.</i> Response: The higher development intensities (located at 3700 and 3800 Glenwood Avenue) are within walking distance to transit stops, specifically the GoRaleigh 6 and 16 routes.</p> |
| 18. | <p><i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i> Response: The development will provide convenient, comfortable pedestrian access between the building entrance and any transit stop, consistent with this guideline.</p> |
| 19. | <p><i>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</i> Response: The proposed rezoning is retaining the CM zoning district along the eastern boundary line, which protects the natural environment and buffers the development from adjacent single-family homes.</p> |

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| 20. | <p><i>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</i></p> <p>Response:</p> <p>Sidewalks and driveways will be provided in accordance with the UDO.</p> |
| 21. | <p><i>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</i></p> <p>Response:</p> <p>Sidewalks will be provided in accordance with the UDO.</p> |
| 22. | <p><i>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</i></p> <p>Response:</p> <p>Street trees will be provided in accordance with the UDO.</p> |
| 23. | <p><i>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</i></p> <p>Response:</p> <p>Buildings are located along Glenwood Avenue and Exchange Glenwood Place, consistent with this guideline.</p> |
| 24. | <p><i>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</i></p> <p>Response:</p> <p>The proposed development anticipates consistency with this guideline.</p> |
| 25. | <p><i>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</i></p> <p>Response:</p> <p>The proposed rezoning to allow for ground-level retail will encourage pedestrian interest, consistent with this guideline.</p> |
| 26. | <p><i>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</i></p> <p>Response:</p> <p>Sidewalks will comply with the applicable UDO standards, consistent with this guideline.</p> |

REZONING APPLICATION SUBMITTAL REQUIREMENTS ("Rezoning Checklist")

| TO BE COMPLETED BY APPLICANT | | | COMPLETED BY CITY 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"/> | | | |
| 2. Pre-Application Conference | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| 3. Neighborhood Meeting notice and report | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| 4. Rezoning application review fee (see <u>Fee Schedule</u> for rate) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| 5. Completed application, submitted through Permit & Development Portal | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| Completed Comprehensive Plan Consistency Analysis | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| Completed Response to the Urban Design Guidelines | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| 6. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties within 500 feet of area to be rezoned | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| 7. Trip Generation Study | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| 8. Traffic Impact Analysis | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| | | | | | |
| For properties requesting a conditional use district: | | | | | |
| 9. Completed zoning conditions, signed by property owner(s) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
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| If applicable (see Page 11): | | | | | |
| 10. Proof of power of attorney or owner affidavit | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| | | | | | |
| For properties requesting a Planned Development (PD) or Campus District (CMP): | | | | | |
| 10. Master Plan (see Master Plan Submittal Requirements) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| | | | | | |
| For properties requesting an Accessory Dwelling Unit Overlay District (ADUOD): | | | | | |
| 15. Copy of ballot and mailing list | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |

REZONING OF PROPERTY CONSISTING OF +/- 17.09 ACRES
LOCATED EAST OF GLENWOOD AVENUE, NORTH OF WOMAN'S CLUB DRIVE,
IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
DECEMBER 17, 2019

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Tuesday, December 17, at 6:00 p.m. The property considered for this potential rezoning totals approximately 17.09 acres, and is located east of Glenwood Avenue, north of Woman's Club Drive, in the City of Raleigh, having Wake County Parcel Identification Numbers 0795-87-9441, 0795-87-9708 and 0795-98-4223. This meeting was held at the offices of Grubb Ventures, located at 3700 Glenwood Avenue, Suite 430, Raleigh, NC 27612. All owners 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



Michael Birch
Email: mbirch@longleaflp.com
Direct: (919) 645-4317

2235 Gateway Access Point, Ste 201
Raleigh, NC 27607
Tel: (919) 645-4300
Fax: (919) 510-6802
longleaflp.com

To: Neighboring Property Owner
From: Michael Birch
Date: December 5, 2019
Re: Neighborhood Meeting for Rezoning of the Properties:

3700 Glenwood Avenue (PIN 0795-87-9441)
3800 Glenwood Avenue (PIN 0795-87-9708)
3710 Exchange Glenwood Place (PIN 0795-98-4223)

We are counsel for Grubb Ventures, LLC, the developer of the above-referenced Properties. The Properties are located on the east side of Glenwood Avenue, north of Woman's Club Drive. A map highlighting the Properties is attached.

Grubb Ventures is considering rezoning the Properties in order to permit commercial uses on the ground floor of buildings developed on the Properties. Grubb Ventures' intent with this rezoning is to have an expanded range of options for providing walkable amenities to the tenants and residents of Glenwood Place, as well as the wider neighborhood.

The Properties are currently zoned with a base district of OX (Office Mixed Use), and specifically zoned OX-7-CU, OX-5 and CM (Conservation Management). Grubb Ventures intends to rezone the Properties from a base district of OX to a base district of NX (Neighborhood Mixed Use), resulting in new districts of NX-7-CU, NX-5-CU and CM. The rezoning request would not result in a change to the current height district for each of the Properties, and would not change the portion of the Properties zoned CM. Additionally, the rezoning request would include a condition limiting the retail and restaurant type uses to the ground floor of the buildings.

You are invited to attend a meeting to discuss the potential rezoning. We have scheduled an open-house informational meeting with surrounding property owners on Tuesday, December 17, 2019 at 6:00 p.m. until 7:30 p.m. This meeting will be held at the offices of Grubb Ventures, located at 3700 Glenwood Avenue, Suite 430, Raleigh, NC 27612.

The City of Raleigh requires a neighborhood meeting involving the owners of property within 500 feet of the Properties prior to filing a rezoning 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 919.645.4317 and mbirch@longleaflp.com. Also, for more information about rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at 919.996.2622 or rezoning@raleighnc.gov. |



EXHIBIT B – NOTICE LIST

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| 795864851 GST INVESTMENTS LLC ATTN: MARIE BASTON PO BOX 847 CARLSBAD CA 92018-0847 | 795872367 STUBER, CHARLES WILLIAM 1800 MANUEL ST RALEIGH NC 27612-5510 | 795873147 DOBS INC 3939 GLENWOOD AVE STE 166 RALEIGH NC 27612-4739 |
| 795873216 CARLOUGH, MATTHEW BLANE CARLOUGH, KATHERINE BLAND 1744 MANUEL ST RALEIGH NC 27612-5501 | 795873928 DOBS INC MARVIN F POER & COMP 3520 PIEDMONT RD NE STE 410 ATLANTA GA 30305-1512 | 795874483 DOBS INC C/O HIGHWOODS REALITY 3100 SMOKETREE CT RALEIGH NC 27604-1086 |
| 795879441 3700 GLENWOOD OWNER LLC 1401 17TH ST FL 12 DENVER CO 80202-1268 | 795879708 3800 GLENWOOD OWNER LLC 1401 17TH ST FL 12 DENVER CO 80202-1268 | 795887136 W & L PROPERTIES LLC C/O YORK PROPERTIES INC PO BOX 10007 RALEIGH NC 27605-0007 |
| 795889381 GLENWOOD PLACE PORTFOLIO II LLC 3700 GLENWOOD AVE STE 330 RALEIGH NC 27612-5543 | 795961818 GST INVESTMENTS LLC C/O PROPERTY RESOURCES 3100 SMOKETREE CT STE 600 RALEIGH NC 27604-1050 | 795964777 RUFTY, JON S 3315 ALAMANCE DR RALEIGH NC 27609-6901 |
| 795966966 BARKER, THOMAS R BARKER, KATHLEEN C 3343 ALAMANCE DR RALEIGH NC 27609-6901 | 795973353 WOMANS CLUB OF RALEIGH INC ATTN: TREASURER 3300 WOMANS CLUB DR RALEIGH NC 27612-4825 | 795975390 SIMPSON, DANA E SIMPSON, STEPHANIE M 200 TRANSYLVANIA AVE RALEIGH NC 27609-6318 |
| 795976096 NICKOLAS, JAMES A J NICKOLAS, ANASTASIA C 8112 GREYS LANDING WAY RALEIGH NC 27615-4745 | 795976770 BLOOM, ALLAN A BLOOM, ANNE H 201 TRANSYLVANIA AVE RALEIGH NC 27609-6317 | 795984223 W-GV GLENWOOD OWNER VIII LLC 900 N MICHIGAN AVE STE 1900 CHICAGO IL 60611-6536 |
| 795882475 DOBS INC MARVIN F POER & COMP 3520 PIEDMONT RD NE STE 410 ATLANTA GA 30305-1512 | 795887501 GLENWOOD PLACE PORTFOLIO II LLC 3700 GLENWOOD AVE STE 330 RALEIGH NC 27612-5543 | 795887960 GLENWOOD PLACE PORTFOLIO II LLC 3700 GLENWOOD AVE STE 330 RALEIGH NC 27612-5543 |
| 795976894 HORNBERGER, DOUGLAS C HORNBERGER, MARY E 204 BUNCOMBE ST RALEIGH NC 27609-6300 | 795977209 DISBROW, JARRETT T DISBROW, STEPHANIE CHAPPELL 3516 ROCK CREEK DR RALEIGH NC 27609-7125 | 795977685 FRANCIS, WILLIAM H JR FRANCIS, GENEVIEVE 3403 ALAMANCE DR RALEIGH NC 27609-6301 |
| 795977945 ALSPAUGH, MICHAEL LEE ALSPAUGH, SHERRI ROYALL 200 BUNCOMBE ST RALEIGH NC 27609-6300 | 795978283 DIONNE, MARY 214 TRANSYLVANIA AVE RALEIGH NC 27609-6318 | 795978300 RICE, CAREY BRENT RICE, SUZANNE BAKER 210 TRANSYLVANIA AVE RALEIGH NC 27609-6318 |
| 795978561 DEANE, HORACE A JR DEANE, LENNA F 209 TRANSYLVANIA AVE RALEIGH NC 27609-6317 | 795978683 FRANCIS, WILLIAM H JR FRANCIS, GENEVIEVE G 3403 ALAMANCE DR RALEIGH NC 27609-6301 | 795978948 TOLLISON, MICHAEL S TOLLISON, JENNIFER S 201 BUNCOMBE ST RALEIGH NC 27609-6369 |

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|---|--|--|
| 795979432 WELLS, MICHAEL B 213 TRANSYLVANIA AVE RALEIGH NC 27609-6317 | 795979567 HOBBS, GREGORY C HOBBS, MARY C 3401 ALAMANCE DR RALEIGH NC 27609-6301 | 795979760 FRANCIS, WILLIAM H JR FRANCIS, GENEVIEVE G 3403 ALAMANCE DR RALEIGH NC 27609-6301 |
| 795979839 MCLAIN, JOSEPH FRANKLIN MCLAIN, CYNTHIA B 205 BUNCOMBE ST RALEIGH NC 27609-6369 | 795980741 GLENWOOD PLACE PORTFOLIO I LLC 3700 GLENWOOD AVE # ATE330 RALEIGH NC 27612-5529 | 795980777 GLENWOOD PLACE PORTFOLIO I LLC 3700 GLENWOOD AVE STE 330 RALEIGH NC 27612-5543 |
| 795982876 GLENWOOD PLACE PORTFOLIO I LLC 3700 GLENWOOD AVE STE 330 RALEIGH NC 27612-5543 | 795987787 COWAN, SARAH L 3617 ALAMANCE DR RALEIGH NC 27609-6305 | 795987866 GILL, SEAN 3621 ALAMANCE DR RALEIGH NC 27609-6305 |
| 795987946 VANN, JAMES R VANN, LAURA K 3625 ALAMANCE DR RALEIGH NC 27609-6305 | 795988153 EVANS, HENRY LEE JR EVANS, REBECCA UTTER 3513 ALAMANCE DR RALEIGH NC 27609-6303 | 795988354 MCLAIN, L WILLIAM JR 3601 ALAMANCE DR RALEIGH NC 27609-6305 |
| 795988447 BASON, DORIS P 3607 ALAMANCE DR RALEIGH NC 27609-6305 | 795988527 IRBY, JOHN P IV IRBY, AMIE D 3611 ALAMANCE DR RALEIGH NC 27609-6305 | 795988617 VITEK, MARK E VITEK, ELLEN L MARK VITEK CPA 212 W MILLBROOK RD RALEIGH NC 27609-4304 |
| 795989080 JONES, H REID JR JONES, COLES H 3509 ALAMANCE DR RALEIGH NC 27609-6303 | 795989243 SINK, HENRY H JR SINK, SANDRA F PO BOX 12197 RALEIGH NC 27605-2197 | 795990214 GLENWOOD PLACE PORTFOLIO I LLC 3700 GLENWOOD AVE STE 330 RALEIGH NC 27612-5543 |
| 795993108 GLENWOOD PLACE PORTFOLIO I LLC 3700 GLENWOOD AVE STE 330 RALEIGH NC 27612-5543 | 795996175 JONES, LAMAR JR JONES, MARY HANNAH W 3629 ALAMANCE DR RALEIGH NC 27609-6305 | 795996247 GORRELL, ROBERT G PO BOX 33395 RALEIGH NC 27636-3395 |
| 795997025 WALKER, NATHANIEL H WALKER, CURRY R 3627 ALAMANCE DR RALEIGH NC 27609-6305 | 1705070725 UPPER BUNCOMBE HOMEOWNERS ASSOC INC ATTN: CATHERINE HOFT 209 BUNCOMBE ST RALEIGH NC 27609-6369 | 1705070826 HOFT, WILLIAM R HOFT, CATHRINE J 209 BUNCOMBE ST RALEIGH NC 27609-6369 |
| 1705071404 COTTEN, ROBERT W COTTEN, BENNETT L 301 FORSYTH ST RALEIGH NC 27609-6313 | 1705071548 WALKER, WESLEY WALKER, MELISSA 3410 ALAMANCE DR RALEIGH NC 27609-6302 | 1705071780 BRANCH, JAMES C BRANCH, LIZBETH E PO BOX 6544 RALEIGH NC 27628-6544 |
| 1705071991 DRYFUSS, CHRISTOPHER J BODDEN, CHRISTINE 307 BUNCOMBE ST RALEIGH NC 27609-6311 | 1705080158 SMYTH, THEODORE B SMYTH, MELISSA P 3517 ALAMANCE DR RALEIGH NC 27609-6303 | 1705080966 THOMPSON, MARK B JR THOMPSON, LESLIE L 3620 ALAMANCE DR RALEIGH NC 27609-6306 |

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| 1705081699 HAZOURI, MITCHELL 2714 VANDERBILT AVE RALEIGH NC 27607-7112 | 1705081823 OVERCASH, HAROLD P OVERCASH, LADONNA P 3616 ALAMANCE DR RALEIGH NC 27609-6306 | 1705082054 SHWEDO, BLAIR DONALD 1910 PINEWOOD CIR CHARLOTTE NC 28211-1633 |
| 1705082176 RUFTY, ANDREW RUFTY, ANNE 3516 ALAMANCE DR RALEIGH NC 27609-6304 | 1705082318 PUCILLO, MARCELLA HIGGINS 301 YADKIN DR RALEIGH NC 27609-6362 | 1705082557 HOFSTADTER, KATHLEEN M 3606 ALAMANCE DR RALEIGH NC 27609-6306 |
| 1705090166 PROCTOR, RUTH E 3637 ALLEGHANY DR RALEIGH NC 27609-6309 | | |

EXHIBIT C – ITEMS DISCUSSED

1. Types of retail uses allowed in the NX district
2. Proposed conditions limiting retail to the ground level
3. History of the site's development
4. The rezoning process, generally
5. Comparable developments and retail uses in Raleigh
6. Access points to the site and traffic on Glenwood
7. No ingress or egress through the adjacent neighborhood
8. Retail uses near Sojourn Place Apartments
9. Types of retail tenants contemplated
10. The reason for including 3700 Glenwood Avenue in the rezoning application: long-term option for neighborhood retail
11. Hours of operation for restaurants
12. Noise levels between the OX and NX districts
13. Occupancy rates of the Sojourn Place Apartments
14. Additional multi-family development
15. Location of the greenway and landscaping between the residential neighborhood

EXHIBIT D – MEETING ATTENDEES

1. Billie Learoyd
2. Beverly Shearon
3. James Vann
4. Sarah Cowan
5. Pat Davis
6. Phyllis Hill
7. Jarret Disbrow

Ellis, Sara

From: Michael Alspaugh <michaelalspaugh1@gmail.com>
Sent: Friday, June 19, 2020 1:49 PM
To: Commissioners, Planning; Ellis, Sara
Subject: Z-51-19 Glenwood Exchange rezoning application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you verify that the attachment and content are safe. If you believe this email is suspicious, please click the 'Phish Alert' link in the banner to report this message.

Dear Raleigh Planning Commission:

I am writing in reference to the above request for zoning change. I have spoken to Sara Ellis on this request. She was extremely helpful, answering all of my questions regarding a letter I received dated June 11, 2020, alerting me to the zoning change request as my property is located within 500 feet of the subject of the zoning application. I am pleased to understand that no change is proposed to the zone CM designated boundary which includes a tree conservation area.

My home address is 200 Buncombe St, Raleigh, NC 27609, my phone is 919-971-9713, and my property backs up to the apartment complex currently zoned OX-7-CU & CM.

As you review this request, would you please review the site plan and requirement for non-deciduous tree plantings that run across the back of the property? The tree conservation area that separates our properties has mostly deciduous trees. When the leaves drop, there is little to no protection from an extreme amount of light shining from the apartment complex and parking structure. In addition, due to the site elevation and height of the apartments, the back of my home is quite exposed as many of the rear-facing apartments have a direct view inside my home. This is not only uncomfortable, but also potentially unsafe for my family.

The existing shrubs have a nice appearance for the apartment parking area but their current and future height provide no screen for my home. I would ask the development be required to replace the existing shrubs with non-deciduous, tall plants that can provide protection from prying eyes and the bright property lights that shine into the bedroom and living rooms in my home.

I contacted Mr. Grubb through email on August 16, 2018, asking him to address the screening and plantings on the back of the property which are completely inadequate. He confirmed having discussions with my next door neighbor on improving the screening and had worked with a landscaper on the plantings. He indicated the plantings installed are the final product but their height does not even approach the height needed to provide the screening required. Therefore, I request your intervention.

I am in support of development in Raleigh and mixed use projects like this complex. I think they are great for Raleigh. In an effort to be harmonious with neighbors, however, I would appreciate the city and the developer taking my concerns seriously and understand that the lack of screening at this development significantly affects my family life, safety, property, and property value as described above.

This is a multi-million dollar project and the cost of appropriate non-deciduous screening should be part of the overall condition of approval to add additional commercial space to this development.

With your oversight responsibility, I'm sure you appreciate that as these projects mature, we learn more of their impact both positive and negative to the community. Since the original, approved site plan did not adequately address this

issue, this zoning change request is a perfect time to revisit the site plan and make the necessary adjustments so that all parties are satisfied and happy with the development, especially as it continues to grow.

Thank you for your consideration and efforts to balance the needs of all involved.

Best Regards,

Michael Alspaugh

AGENDA ITEM (D) 3: Z-51-19 – 3700 & 3800 Glenwood Avenue and 3710 Exchange Glenwood Place

This case is located on 3700 & 3800 Glenwood Avenue, multiple parcels fronting Glenwood Avenue on the west, and Exchange Glenwood Place on the west.

Mr. O'Haver has recused himself from discussion for this case.

Planner Ellis presented this case.

Michael Birch representing the applicant gave a brief overview of the case.

Michael Alspaugh, 200 Baucom Street spoke regarding his property backing up to the proposed site. He is not in opposition of the request but has concerns regarding buffering and is asking for appropriate screening and plantings to address the buffering concerns that affect lighting that affects his home.

Ms. Miller made a motion to approve the case. Ms. Fox seconded the motion.

Commissioners how do you vote?

Bennett (Aye) Fox (Aye) Lampman (Aye) Mann (Aye) McIntosh (Aye) Miller (Aye) Tomasulo (Aye) Winters (Aye). The vote was unanimous 8-0.