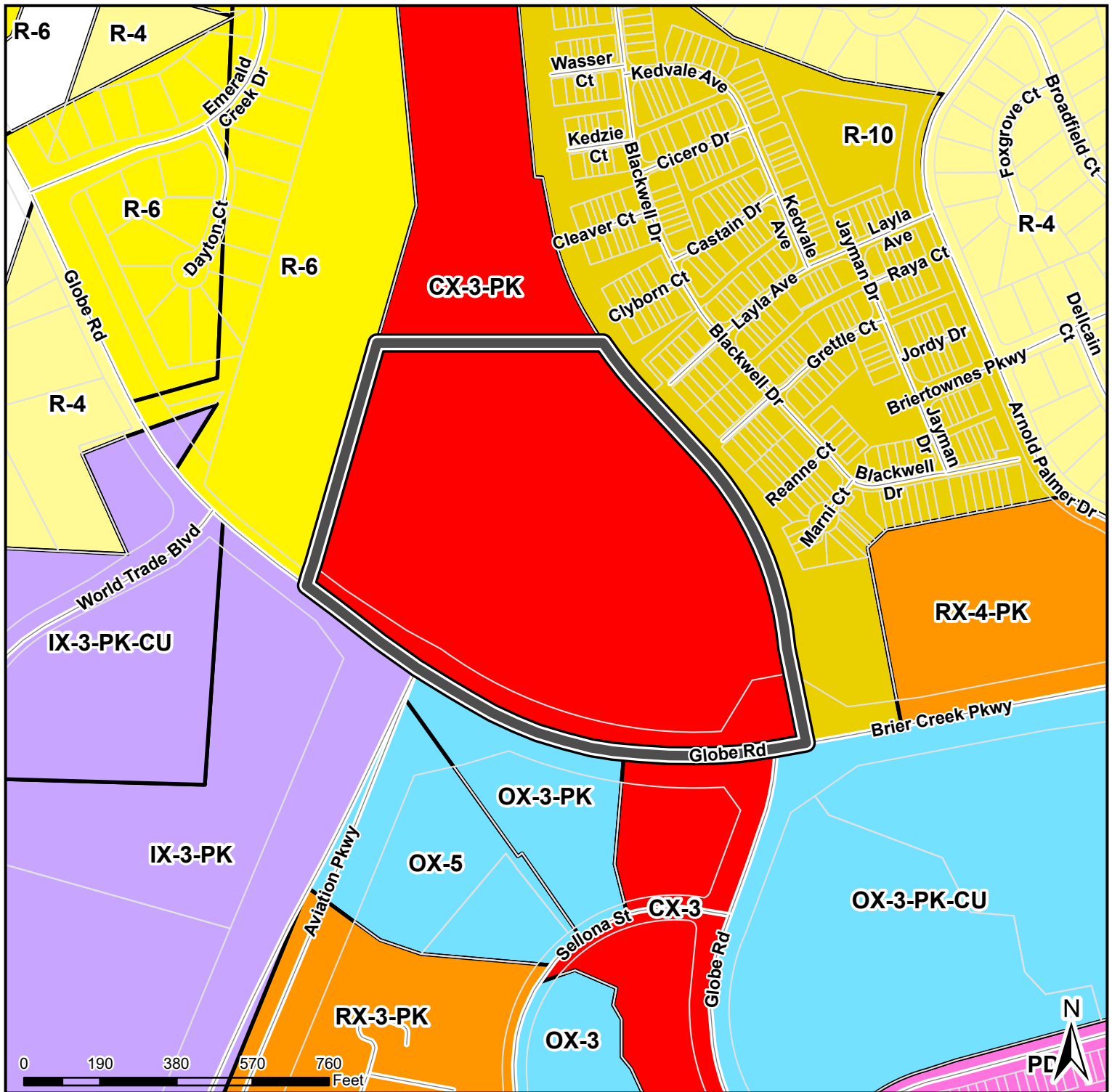
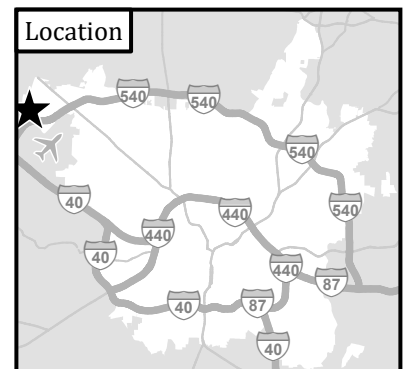


Existing Zoning

Z-52-2022



| | |
|------------------|----------------|
| Property | 10854 Globe Rd |
| Size | 18.71 acres |
| Existing Zoning | CX-3-PK |
| Requested Zoning | CX-5-PL-CU |






Rezoning Application and Checklist

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

Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 18 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

| Rezoning Request | | | | |
|--|----------------------------------|-------------------|-------------|------------------------------------|
| Rezoning Type | General Use | X Conditional Use | Master Plan | Office Use Only Rezoning case # |
| | Text change to zoning conditions | | | |
| Existing zoning base district: CX | Height: 3 | Frontage: PK | Overlay(s): | |
| Proposed zoning base district: CX | Height: 5 | Frontage: PL | Overlay(s): | |
| Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers. | | | | |
| If the property has been previously rezoned, provide the rezoning case number: | | | | |

| General Information | | | |
|---|-------------------|------------------------------|--|
| Date: | Date amended (1): | Date amended (2): | |
| Property address: 10854 Globe Road | | | |
| Property PIN: 0758634813 | | | |
| Deed reference (book/page): 018150 / 00329 | | | |
| Nearest intersection: Globe Rd & Brier Creek Pkwy | | Property size (acres): 18.71 | |
| For planned development applications only | Total units: | Total square footage: | |
| | Total parcels: | Total buildings: | |
| Property owner name and address: GLOBE ROAD VENTURES LLC, 290 ROYAL SUNSET DR, DURHAM NC 27713-7440 | | | |
| Property owner email: mstuart@morningstarlawgroup.com | | | |
| Property owner phone: 919.890.3318 | | | |
| Applicant name and address: GLOBE ROAD VENTURES LLC, 290 ROYAL SUNSET DR, DURHAM NC 27713-7440 | | | |
| Applicant email: mstuart@morningstarlawgroup.com | | | |
| Applicant phone: 919.890.3318 | | | |
| Applicant signature(s):  DocuSigned by: F82EE767AAC5412... | | | |
| Additional email(s): | | | |

RECEIVED

By Sarah Shaughnessy at 10:14 am, Jun 09, 2022

Conditional Use District Zoning Conditions

| | | |
|---------------------------------|------------------------------------|--|
| Zoning case #: Z-52-22 | Date submitted: | Office Use Only Rezoning case # _____ |
| Existing zoning: CX-3-PK | Proposed zoning: CX-5-PL-CU | |

Narrative of Zoning Conditions Offered

1. The following uses shall be prohibited on the property; Dormitory, fraternity, sorority; pawnshop; detention center, jail, prison; self-service storage; adult establishment; motel; inn and hostel.
2. All building and parking areas shall meet a minimum setback of 50' from Globe Road, and the 50' setback area shall be landscaped in accordance with Sec. 5.3.1.F of the Unified Development Ordinance, provided that driveways, ground signs, and pedestrian access shall be permitted within the setback area.
3. Direct pedestrian access shall be provided from the public sidewalk along Globe Road to the primary entrance of each building.

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

Property Owner(s) Signature: _____

Valli Kodali

Printed Name(s): _____

valli kodali

RECEIVED

By Sarah Shaughnessy at 10:17 am, Jun 09, 2022

Rezoning Application Addendum #1

Comprehensive Plan Analysis

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

Office Use Only

Rezoning case #

Statement of Consistency

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

The proposed zoning district includes the Parkway frontage designation, consistent with the Urban Form Map Parkway designation of Globe Road. While the Future Land Use Map designation of Low-Scale Residential would need to be revised for consistency with this request, many policies would be supportive of the requested zoning designation, given the proximity of relatively dense zoning and development, including the City Growth Center across Globe Road from this site. Consistent policies include LU 2.2 (Compact Development); LU 4.4 (Reducing Vehicle Miles Traveled Through Mixed Use); LU 8.1 (Housing Variety); and H 1.8 (Zoning for Housing).

Public Benefits

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

The requested rezoning represents a modest increase in height to accommodate increased housing availability within the City of Raleigh, which is necessary in order to provide the many public benefits of the proposal, including supporting dedication of a planned greenway corridor, improving roadway and pedestrian connections by completing a portion of the planned extension of Aviation Parkway, and improving housing, employment, and retail availability within the Brier Creek area adjacent to a City Growth Center.

Rezoning Application Addendum #2

Impact on Historic Resources

The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.

Office Use Only
Rezoning case #

Inventory of Historic Resources

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

None.

Public Mitigation

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

N/A

Design Guidelines

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

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

Policy UD 7.3:

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

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

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

Policy DT 7.18:

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

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

Urban Form Designation: None

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

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

| Rezoning Checklist (Submittal Requirements) | | | | | |
|--|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| To be completed by Applicant | | | To be completed by staff | | |
| General Requirements – General Use or Conditional Use Rezoning: | Yes | N/A | Yes | No | N/A |
| 1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Pre-application conference | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Neighborhood meeting notice and report | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Rezoning application review fee (see Development Fee Guide for rates). | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Completed application submitted through Permit and Development Portal | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Completed Comprehensive Plan consistency analysis | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Completed response to the urban design or downtown design guidelines | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties with 500 feet of area to be rezoned | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Trip generation study | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. Traffic impact analysis | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| For properties requesting a Conditional Use District: | Yes | N/A | Yes | No | N/A |
| 11. Completed zoning conditions, signed by property owner(s) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| If applicable, see page 18: | Yes | N/A | Yes | No | N/A |
| 12. Proof of Power of Attorney or Owner Affidavit | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| For properties requesting a Planned Development or Campus District: | Yes | N/A | Yes | No | N/A |
| 13. Master plan (see Master Plan submittal requirements) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| For properties requesting a text change to zoning conditions: | Yes | N/A | Yes | No | N/A |
| 14. Redline copy of zoning conditions with proposed changes | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15. Proposed conditions signed by property owner(s) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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

Master Plan (Submittal Requirements)

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

Who Can Initiate a Zoning Request?

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

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

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

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

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

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

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

Date: April 8, 2022

Re: Neighborhood Meeting regarding 10854 Globe Road (the "Property")

Dear Neighbors:

You are invited to attend a neighborhood meeting on Monday, **April 18, from 7 pm to 8 pm** to be held at Brier Creek Community Center, Meeting Room ALL, A/B, 10810 Globe Road, Raleigh, NC 27617.

The purpose of this meeting is to discuss a potential rezoning of the Property, located at 10854 Globe Road. This Property is currently zoned Commercial Mixed Use – up to 3 stories – Parkway (CX-3-PK) and is proposed to be rezoned to Commercial Mixed Use – up to 5 stories – Parkway (CX-5-PK). The purpose of the zoning request is to permit development of the site at a maximum height of 5 stories. In addition to the rezoning, we are also requesting an amendment to the Comprehensive Plan to eliminate a planned interchange. Our goal is to gather comments through your participation in this virtual neighborhood meeting or, alternatively, through your written comments to the City of Raleigh Planning Department. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed. Any other person attending the meeting can submit written comments about the meeting or the request in general, but to be included in the Planning Commission agenda packet written comments must be received at least 10 days prior to the date of the Planning Commission meeting where the case is being considered.

Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners within 500 feet of the area requested for rezoning.

Information about the rezoning process is available online; visit www.raleighnc.gov and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

Sarah Shaughnessy
Raleigh Planning & Development
(919) 996-2234
Sarah.Shaughnessy@raleighnc.gov

If you have any concerns or questions about this potential rezoning I can be reached at:

Molly Stuart
Morningstar Law Group
(919) 890-3318
mstuart@morningstarlawgroup.com
Sincerely,



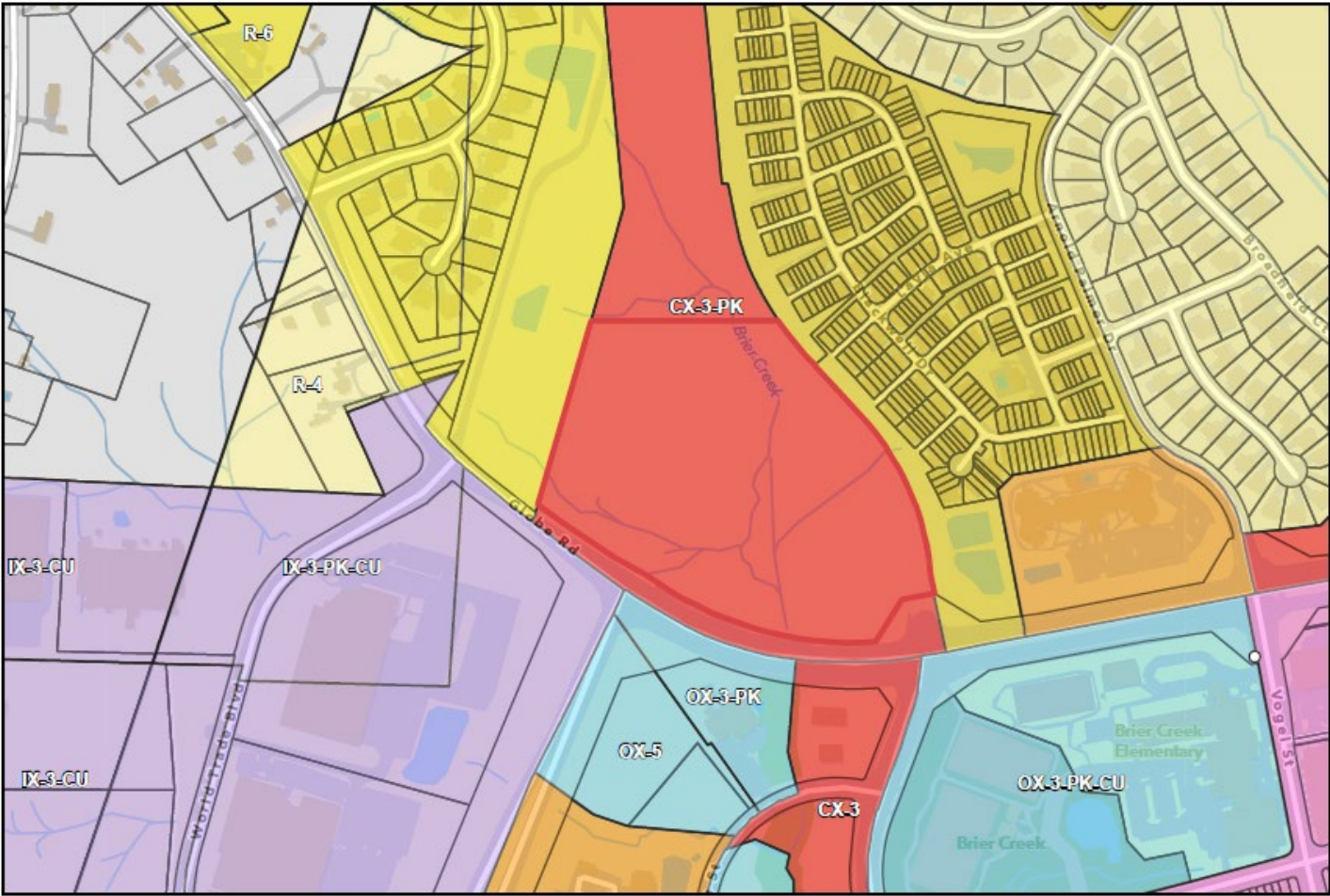
Neighborhood Meeting Agenda

- I. Introductions
- II. The rezoning process
- III. The project
- IV. Question and answer period

Aerial



Zoning





Rezoning Application and Checklist

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

Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 18 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

| Rezoning Request | | | | |
|--|----------------------------------|-------------------|-------------|------------------------------------|
| Rezoning Type | General Use | X Conditional Use | Master Plan | Office Use Only Rezoning case # |
| | Text change to zoning conditions | | | |
| Existing zoning base district: CX | Height: 3 | Frontage: PK | Overlay(s): | |
| Proposed zoning base district: CX | Height: 5 | Frontage: PK | Overlay(s): | |
| Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers. | | | | |
| If the property has been previously rezoned, provide the rezoning case number: | | | | |

| General Information | | | |
|--|-------------------|------------------------------|--|
| Date: | Date amended (1): | Date amended (2): | |
| Property address: 10854 Globe Road | | | |
| Property PIN: 0758634813 | | | |
| Deed reference (book/page): 018150 / 00329 | | | |
| Nearest intersection: Globe Rd & Brier Creek Pkwy | | Property size (acres): 18.71 | |
| For planned development applications only | Total units: | Total square footage: | |
| | Total parcels: | Total buildings: | |
| Property owner name and address: GLOBE ROAD VENTURES LLC, 290 ROYAL SUNSET DR, DURHAM NC 27713-7440 | | | |
| Property owner email: mstuart@morningstarlawgroup.com | | | |
| Property owner phone: 919.890.3318 | | | |
| Applicant name and address: GLOBE ROAD VENTURES LLC, 290 ROYAL SUNSET DR, DURHAM NC 27713-7440 | | | |
| Applicant email: mstuart@morningstarlawgroup.com | | | |
| Applicant phone: 919.890.3318 | | | |
| Applicant signature(s): | | | |
| Additional email(s): | | | |

| Conditional Use District Zoning Conditions | | |
|--|--------------------------|---|
| Zoning case #: | Date submitted: | Office Use Only Rezoning case # _____ |
| Existing zoning: CX-3-PK | Proposed zoning: CX-5-PK | |

| Narrative of Zoning Conditions Offered |
|---|
| <p>The following uses shall be prohibited on the property; Dormitory, fraternity, sorority; pawnshop; detention center, jail, prison; self-service storage; vehicle repair; vehicle fuel sales; adult establishment; motel; inn and hostel.</p> <div><div>DRAFT</div></div> |

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

Property Owner(s) Signature: _____

Printed Name(s): _____

SUMMARY OF ISSUES

A neighborhood meeting was held on April 18, 2022 (date) to discuss a potential rezoning located at 10854 Globe Road (property address). The neighborhood Meeting was held at Brier Creek Community Center (location). There were approximately 3 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

| |
|---|
| The location of the planned street network, and the approved subdivision plan, were discussed. |
| Stormwater impacts will be minimal because the site drains into the creek running through the site itself. |
| During site plan review, a driveway will likely be requested on Globe Road. |
| Retail uses are most likely to be located on the east side of the site. |
| Concerns about noise were discussed, and a fence along the east side was requested. |
| Existing trees along the east side of the property would be removed for the approved roadway, but there are additional trees on the adjoining parcel that would remain. |
| The previous property owner found development infeasible under current zoning. |
| An endangered species study was completed and resulted in protecting the stream and sensitive areas under the approved preliminary subdivision plan. |

raleighnc.gov