

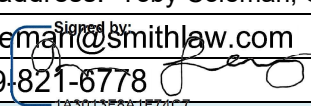


Rezoning Application and Checklist

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


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

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
			OFFICE USE ONLY Rezoning case #
Existing zoning base district: R-4 & R-10	Height:	Frontage:	Overlay(s): SRPOD
Proposed zoning base district: RX	Height: 4	Frontage:	Overlay(s): SRPOD
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: 1600, 1604, 1610 Tryon Road		
Property PIN: 1702058722, 0792940241, 0792945214		
Deed reference (book/page): Book 8438, Page 1987; Book 2509, Page 496		
Nearest intersection: Tryon Road & Par Drive		Property size (acres): 43.83
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Raleigh Golf Association Inc., 1527 Tryon Rd, Raleigh, NC 27603		
Property owner email:		
Property owner phone:		
Applicant name and address: Toby Coleman, Smith Anderson, on behalf of Raleigh Leased Housing Associates I, LLLP		
Applicant email: tcoleman@smithlaw.com		
Applicant phone: 919-821-6778		
Applicant signature(s): 		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: R-4 and R-10 w/ SRPOD	Proposed zoning: RX-4 -CU w/ SRPOD	

Narrative of Zoning Conditions Offered
<p>1. The following Principal Uses as listed in UDO Section 6.1.4 that are permitted, limited, or special uses in the RX- District shall be prohibited: Boardinghouse; Dormitory, fraternity, sorority; Emergency Shelter type B.</p>

The property owner(s) hereby ^{Signed by:} 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.  1A3013F8A1F74C7...

Property Owner(s) Signature: _____

Printed Name: _____

Rezoning Application Addendum #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning case # <hr style="width: 20%; margin: 10px auto;"/>
The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.	
Statement of Consistency	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
<ol style="list-style-type: none"> 1. All but a half-acre of the 43.83-acre property is designated Private Open Space on the Future Land Use Map because the property is currently a private golf course. The proposed rezoning of the property to an RX zoning district is consistent with the Moderate Scale Residential and Medium Scale Residential designation of adjoining property, including the apartment developments located in the middle of the property and to the north of the property, as well as the adjacent Renaissance Park neighborhood to the east. 2. The Urban Form Map shows that a portion of the subject site is located in a Frequent Transit Area because the site is about 1/2 mile from a planned transit station on the southern BRT line. The Comprehensive Plan provides that heights of 4 stories are appropriate in areas designated Moderate Scale Residential that are served by high levels of transit. 3. The property is adjacent to the area addressed in the Southern Gateway Corridor Plan. The rezoning facilitates residential uses adjacent to established neighborhoods consistent with the Corridor Plan. 4. The proposed rezoning is consistent with the following Comprehensive Plan policies: LU 1.3 (Conditional Use District Consistency); LU 2.5 (Healthy Communities); LU 2.6 (Zoning and Infrastructure Impacts); LU 4.4 (Reducing Vehicle Miles Traveled Through Mixed-use); LU 4.5 (Connectivity); LU 4.6 (Transit-oriented Development); LU 4.7 (Capitalizing on Transit Access); LU 4.19 (Missing Middle Housing); LU 5.1 (Reinforcing the Urban Pattern); LU 6.2 (Complimentary Land Uses and Urban Vitality); LU 8.1 (Housing Variety); LU 8.17 (Zoning for Housing Opportunity and Choice); EP 1.1 (Greenhouse Gas Reduction); and H 1.8 (Zoning for Housing). 	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
<ol style="list-style-type: none"> 1. The requested rezoning would allow increased land use intensity in an area with good access to existing and planned transit and employment options. 2. The requested rezoning would expand the housing supply in an area close to existing public transit and future service improvements, including a planned BRT station. 3. Residential development in this area of the City will allow for more people to live with reduced automobile reliance, likely reducing per capita carbon emissions for residents of any future development on the site, thus advancing the City's goals of addressing climate change. 4. The requested rezoning would permit the conversion of a golf course into much-needed housing, which will achieve an expansion of the housing supply without displacing current City residents or businesses. 5. The requested rezoning would allow for a variety of housing types, including apartments and townhomes, and greater unit density for residential uses. 	

Rezoning Application Addendum #2	
Impact on Historic Resources	OFFICE USE ONLY Rezoning case # <hr/>
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.	
N/A	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	

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

**SMITH, ANDERSON, BLOUNT,
DORSETT, MITCHELL & JERNIGAN, L.L.P.**

LAWYERS

OFFICES
Wells Fargo Capitol Center
150 Fayetteville Street, Suite 2300
Raleigh, North Carolina 27601

TOBY R. COLEMAN
DIRECT DIAL: (919) 821-6778
E-Mail: tcoleman@smithlaw.com

MAILING ADDRESS
P.O. Box 2611
Raleigh, North Carolina
27602-2611

TELEPHONE: (919) 821-1220
FACSIMILE: (919) 821-6800

November 7, 2024

Re: Notice of neighborhood meeting to discuss a proposed rezoning of 1600, 1604, and 1610 Tryon Road (PINs: 1702058722, 0792940241, 0792945214)

Dear Neighbors:

We are writing to invite you to a Neighborhood Meeting to discuss a proposed rezoning of 1600, 1604, and 1610 Tryon Road, Raleigh, North Carolina (PINs: 1702058722, 0792940241, 0792945214) (the "Property"). The neighborhood meeting will be held on November 18, 2024, at 7:00 p.m. in the Carolina Pines Community Center located at 2305 Lake Wheeler Road, Raleigh, North Carolina 27603.

The Property is currently zoned Residential-4 with Special Residential Parking Overlay (R-4 with SRPOD) and Residential-10 with Special Residential Parking Overlay (R-10 with SRPOD), and the applicant proposes rezoning the Property to Residential Mixed Use with 4 stories (RX-4). The enclosed maps show the location of the Property and the current zoning of the neighborhood. At the Neighborhood Meeting, we will discuss the proposed rezoning, including the potential zoning conditions for the development of the Property.

Prior to submitting the application, the City of Raleigh requires that a neighborhood meeting be held for all property owners, residents, or tenants within 500 feet of the property requested for rezoning. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed at the meeting. 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:

Metra Sheshbaradaran
Raleigh Planning & Development
919-996-2638
metra.sheshbaradaran@raleighnc.gov

If you have any concerns or questions about this potential rezoning, please do not hesitate to contact me. I can be reached via my office phone at 919-821-6778 or via email at tcoleman@smithlaw.com.

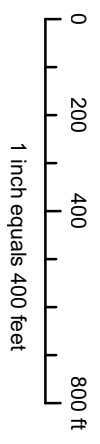
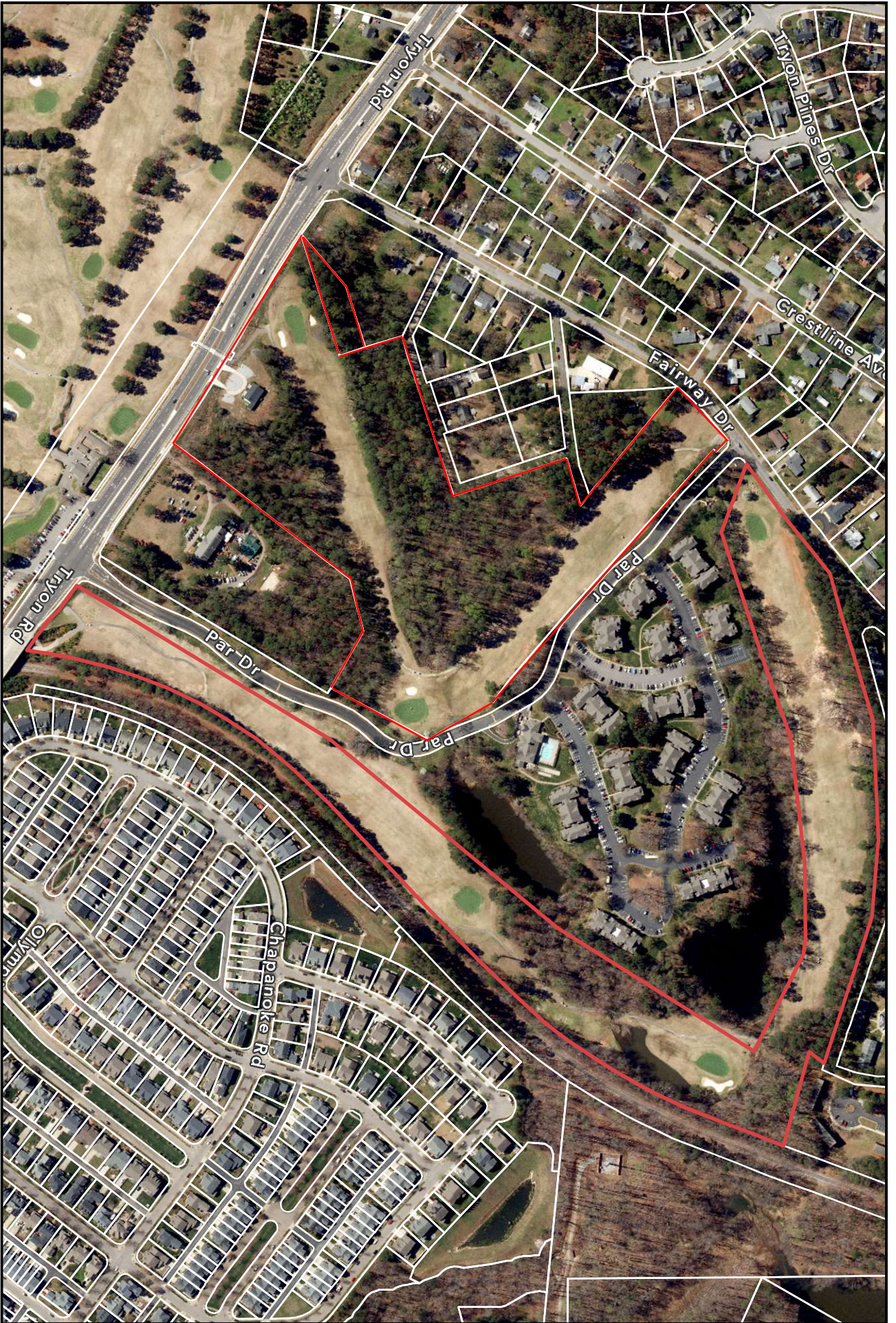
Sincerely,



Toby R. Coleman

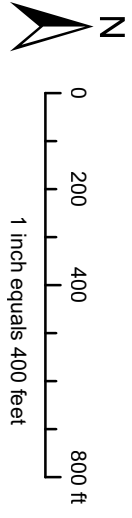
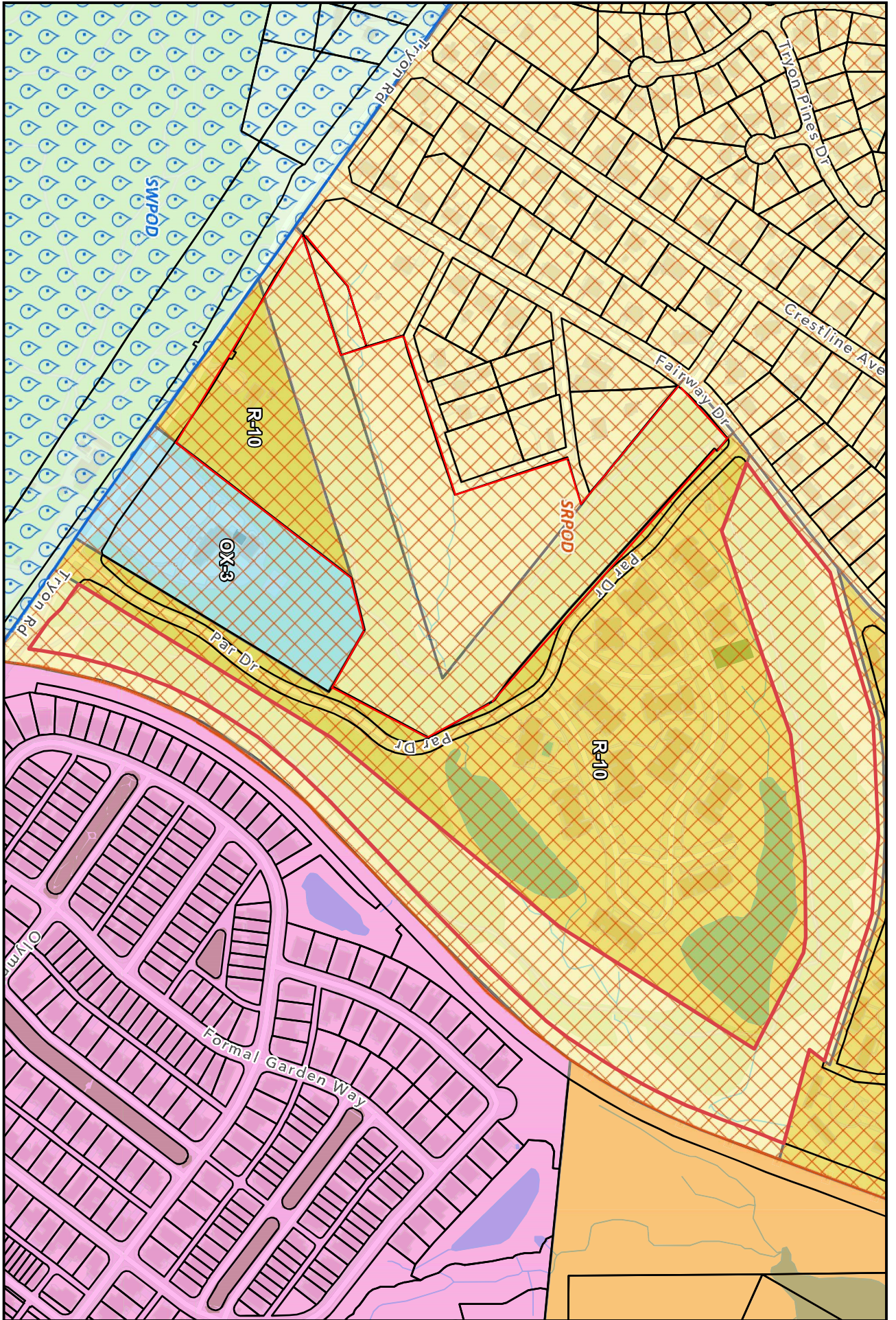
enclosures

1600, 1604, 1610 Tryon Road



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

1600, 1604, 1610 Tryon Road



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SUMMARY OF ISSUES

A neighborhood meeting was held on 11/18/24 (date) to discuss a potential rezoning located at 1600, 1604 and 1610 Tryon Rd. (property address). The neighborhood meeting was held at Carolina Pines Community Center (location). There were approximately 23 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Concerns about crime.
Property value impact of new development on surrounding properties.
Perception that there is too much affordable housing in area.
Lack of sidewalks and lack of street maintenance on Fairway Drive.
Desirability of multifamily development.
Traffic.
Concerns about homeless people.
Pedestrian safety on Fairway Drive, including need for sidewalks.

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were:

Summary of Issues:

Litter on Fairway Drive.
Preference for owner occupied homes over rental units.
Stormwater impacts of new development.
How multifamily development would be managed by ownership.
Landscaped buffers between new development and adjoining single-family homes.
Need for new development to have adequate parking that is not located in a manner that negatively impacts neighboring homes.

ATTENDANCE ROSTER	
NAME	ADDRESS
Richard & Peggy Brown	
Amy Harris	2901 Fairway Dr
BOBBY NORRIS	2901 Fairway Dr
GRAY CREECH	2528 Wake Dr
Stephen Horney	RGA
Mark Fleming	RGA
Bob Edgerton	1919 Tryon Rd
CLINT MOSEW	2606 Fairway Dr
Robert Miles	1028 Chapenote Rd.
Emma Spelman Gillette	2811 Fairway Drive
Bryan Thornton	2408 Fairway Dr., Rd
Dennis Corbin	2801 Crestline Ave.
Mark Truelove	3840 Olympic Drive
Fred Turner	2501 Crestline Ave
Douglas Walls	2704 Fairway Drive
Kay Crowder	2800 CRESTLINE AVE
Williams Center	1616 Bruce Cr.
JAMES McCONNELL	1614 B. BRUCE CIRCLE

ATTENDANCE ROSTER	
NAME	ADDRESS
CHRIS FAIRWEATHER	2610 FAIRWAY DR.

ATTENDANCE ROSTER	
NAME	ADDRESS
Matthew Ward	2812 Crestline Ave.
Denise Tarantino	2500 Crestline Ave
Leslie Wolcott	2704 Fairway Drive