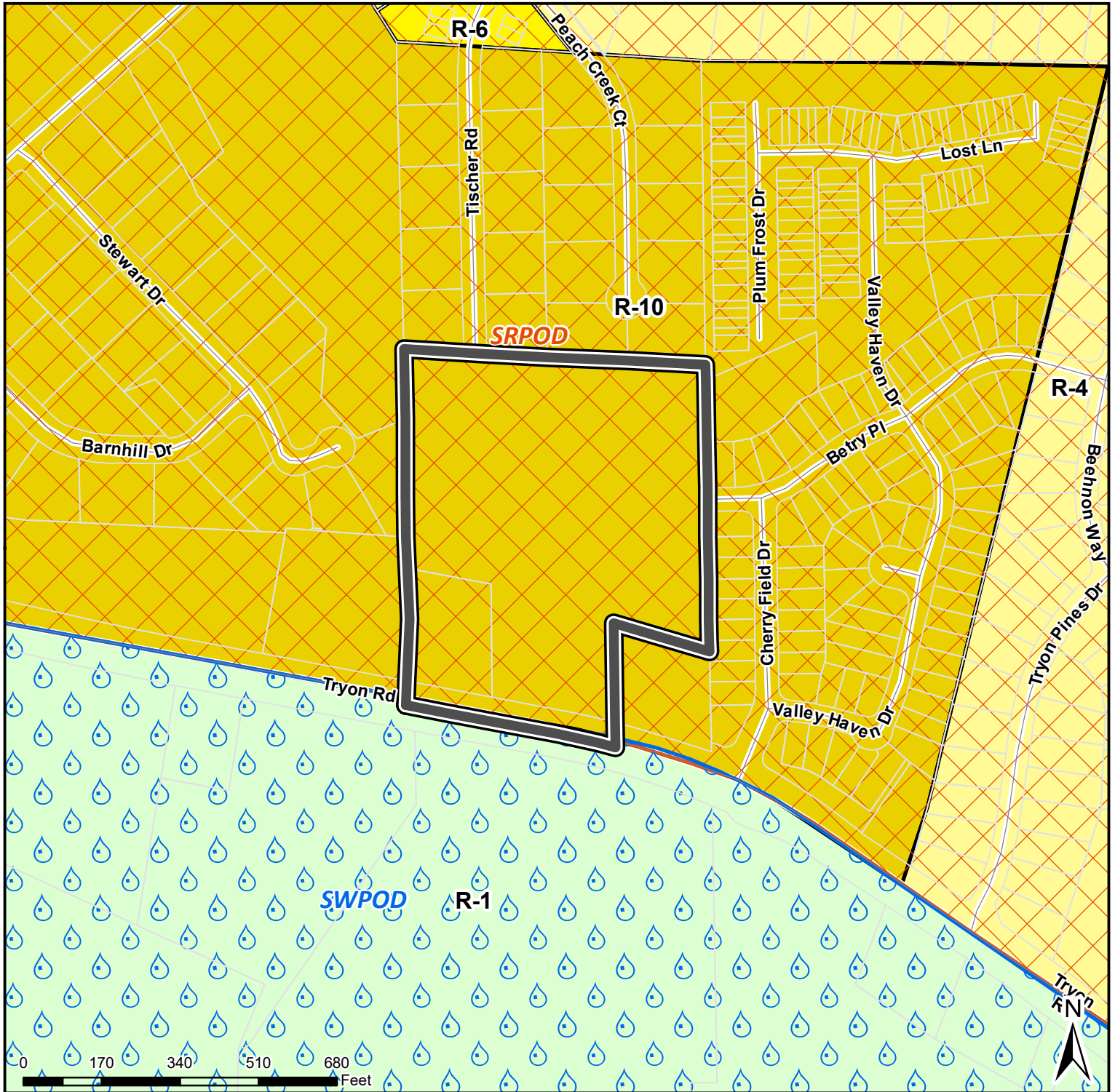
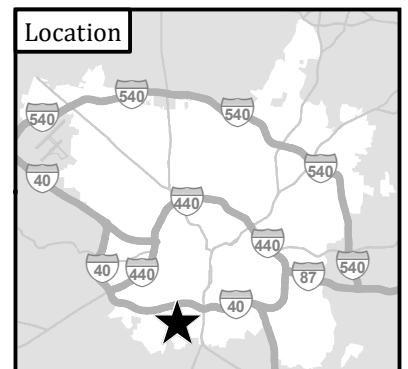


Existing Zoning

Z-53-2021



Property	2300 & 2310 Tryon Rd
Size	10.57 acres
Existing Zoning	R-10
Requested Zoning	RX-4-CU



Rezoning Application and Checklist

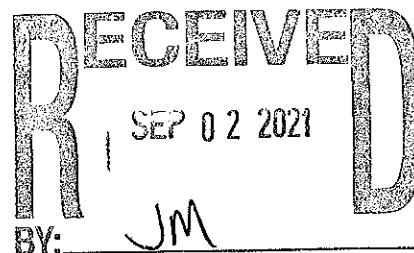
Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 8 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request				
Rezoning Type	<input type="checkbox"/> General Use	<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Master Plan	Office Use Only Rezoning case #
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning base district: 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: 8/31/21	Date amended (1):	Date amended (2):
Property address: See attached. 2300 & 2310 Tryon Rd		
Property PIN: See attached. 0792659674 & 0792657338		
Deed reference (book/page): See attached.		
Nearest intersection: Tryon Rd and Lake Wheeler Rd		Property size (acres): ~10.4
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: See attached.		
Property owner email: See attached.		
Property owner phone: See attached.		
Applicant name and address: Mark Frederick		
Applicant email: markfrederick@parkerpoe.com		
Applicant phone: 919-835-4023		
Applicant signature(s): <i>Robert Frederick</i>		
Additional email(s):		



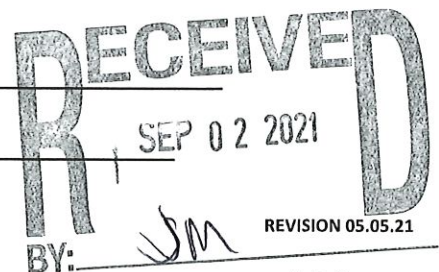
Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning:	Proposed zoning:	

Narrative of Zoning Conditions Offered
<p>1. Residential density shall not exceed 25 units per acre.</p> <p>2. Principle Uses shall be limited to Single-Unit Living, Two-Unit Living, and Multi-Unit Living. All other uses shall be prohibited.</p>

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

Property Owner(s) Signature: Robert Steven Johnson

Printed Name(s): Robert Steven Johnson



Rezoning Application Addendum #1	
Comprehensive Plan Analysis	Office Use Only Rezoning case # _____
The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.	
Statement of Consistency	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
See attached.	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
See attached.	

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.	
N/A	
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: N/A

[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 8:	Yes	N/A	Yes	No	N/A
12. Proof of Power of Attorney or Owner Affidavit	<input checked="" type="checkbox"/>	<input 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"/>

TRYON ROAD REZONING APPLICATION ADDENDUM

OWNER INFORMATION

Parcel 1

Site Address: 2301 Tryon Road, Raleigh, NC 27603 (partial*)
PIN: 0792649525
Deed Reference (book/page): 012639/02123
Acreage: ~9.5 (30.96 total)
Owner: Robert L. Johnson, Robert Steven Johnson
Owner Address: 2507 Tryon Road, Raleigh, NC 27603
*Note: A portion of this parcel is not included in this rezoning application. See attached metes and bounds description and graphic.

Parcel 2

Site Address: 2310 Tryon Road, Raleigh, NC 27603
PIN: 0792657338
Deed Reference (book/page): 009203/02413
Acreage: 1.04
Owner: Robert Steven Johnson
Owner Address: 2310 Tryon Road, Raleigh, NC 27603

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 subject property is designated as “Moderate Density Residential” in the Future Land Use Map (“FLUM”). The Moderate Density Residential category recommends a variety of housing types, including townhouses and multifamily dwellings at a density of 6 to 14 units per acre. The corresponding zoning districts includes Residential Mixed Use (RX) conditioned to limit density. In some instances, small-scale commercial uses allowed in RX districts may be appropriate. See Comp. Plan pg 3-10. The proposed RX district directly conforms to the property’s recommended RX zoning. In addition, the request includes two zoning conditions which prohibit all uses except for residential uses and limit residential density to 25 units per acre. Although the density limit is higher than what is recommended for the property under the current FLUM designation, the two zoning conditions will ensure any development is appropriate and compatible with the surrounding residential area, which is comprised of a range of residential uses including single family detached homes, townhouses, quadplexes, and apartments. This request also supports the market’s need for additional housing supply and is consistent with City policies addressing compact development and providing housing variety, discussed below.

Alternatively, Comprehensive Plan Amendment CP-4-21, which is anticipated to be adopted prior to this rezoning request, would amend the property’s designation to “Moderate Scale Residential” on the Future Land Use Map.). The Moderate Scale Residential category envisions a range of housing types, including duplexes, triplexes, fourplexes, other small apartment buildings, and townhouses. Importantly, the new designation, if amended as proposed by CP-4-21, removes any recommended density cap, recognizing the importance of density to Raleigh’s housing supply. The corresponding zoning districts include R-6, R-10, or Residential Mixed Use (RX) 3 stories. In some instances, small-scale commercial uses allowed in RX districts may be appropriate. See Comp. Plan pg 3-10. The proposed RX district directly conforms to the property’s recommended RX zoning. In addition, the request includes two zoning conditions which prohibit all uses except for residential uses and limit residential density to 25 units per acre. These conditions further conform to the property’s recommended zoning and will ensure any development is compatible with the surrounding residential area, which is comprised of a range of residential uses including single family detached homes, townhouses, quadplexes, and apartments. While the requested density is higher than that of the surrounding properties zoned for 10 units per acre and the requested height designation of 4 stories exceeds the 3 story recommendation for this property, this request recognizes the need for additional housing supply and is consistent with City policies addressing compact development and providing housing variety, discussed below.

The proposed rezoning is also consistent with the following policies of the 2030 Comprehensive Plan:

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.* As noted above, the requested RX-4-CU zoning is consistent with the FLUM designations of Moderate Density/Scale Residential.

Policy LU 1.3 – Conditional Use District Consistency. *All conditions proposed as part of a conditional use district (CUD) should be consistent with the comprehensive Plan.* The proposed conditions ensure further consistency with the property's Moderate Density/Scale Residential designation by limiting uses to residential and limiting density to an appropriate scale for the area.

Policy LU 2.2 – Compact Development. *New development and redevelopment should use a more compact land use pattern to support the efficient provision of public services, improve the performance of transportation networks, preserve open space, and reduce the negative impacts of low intensity and non-contiguous development.* The proposed rezoning will allow for more compact residential development while also being sensitive to the site's natural features and the area's residential character. This will support the efficient provision of public services to the area, and reduce the negative impacts of low intensity. The proposed rezoning of this mostly vacant site, which is surrounded by residential uses, will also create a contiguous residential area along this portion of Tryon Road.

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 proposed rezoning will provide neighborhood transition zones between the site and surrounding residential uses.

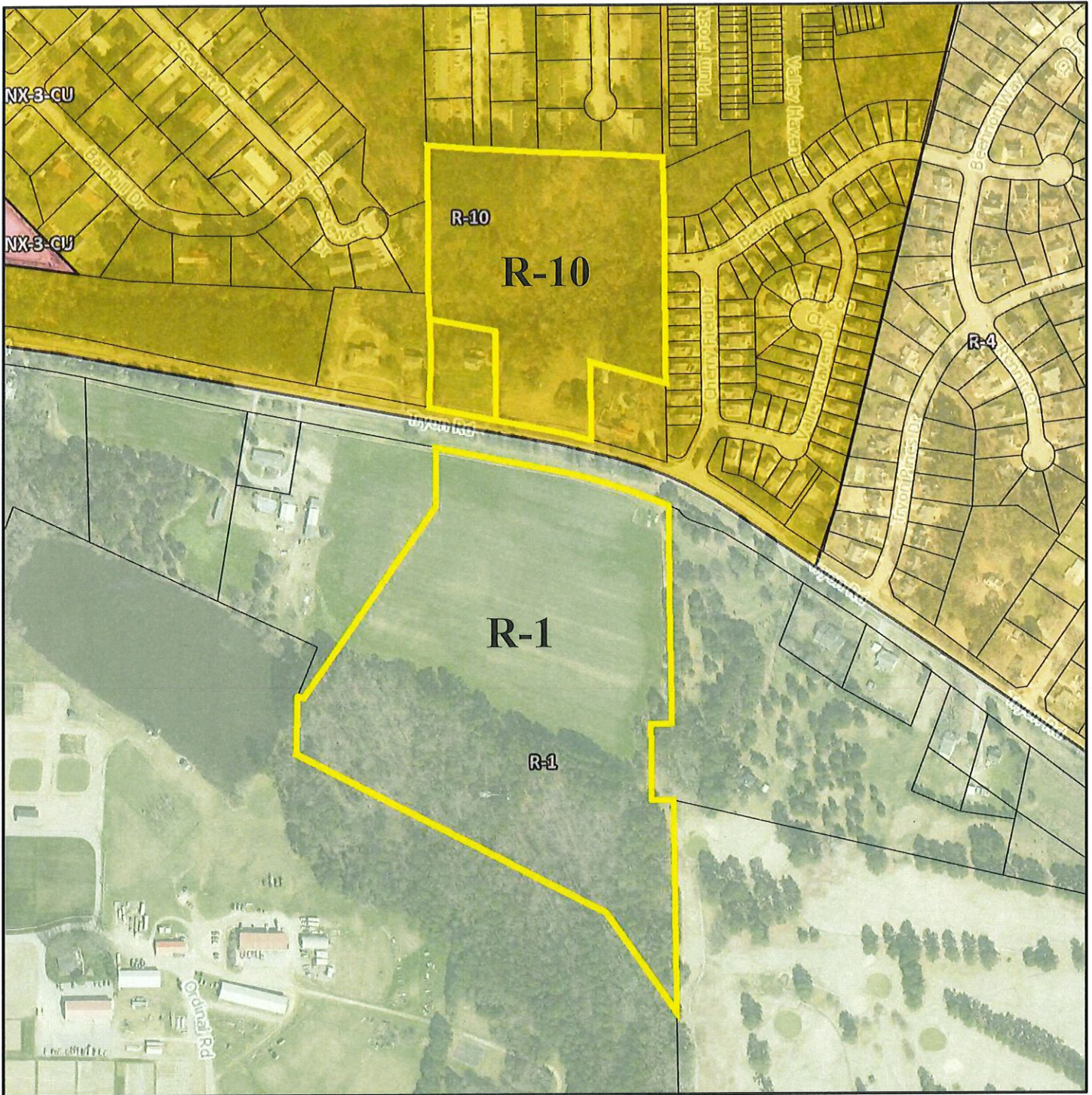
Policy LU 8.1 – Housing Variety. *Accommodate growth in newly developing or redeveloping areas of the city through mixed-use neighborhoods with a variety of housing types.* As the area along Tryon Road continues to be developed, the proposed rezoning will create the entitlement to accommodate that growth by providing a variety of housing types.

Policy H 1.8 – Zoning for Housing. *Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types ranging from single-family to dense multi-family. Keeping the market well supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing. In areas characterized by detached houses, accommodations should be made for additional housing types while maintaining a form and scale similar to existing housing.* This request will provide additional residential density to support the market's need for additional housing. With the area surrounding the site primarily characterized by detached houses and townhouses, the proposed rezoning will also allow for additional housing types.

PUBLIC BENEFITS

Provide brief statements regarding the public benefits derived as a result of the rezoning request.

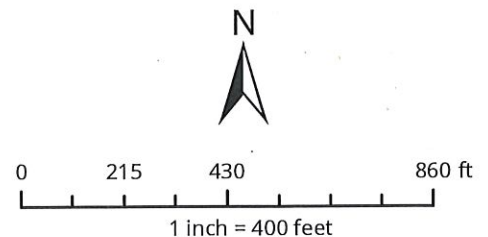
The requested rezoning will benefit the public by creating more housing choices and supporting the market's need for additional housing. The added housing supply will help to improve housing supply and resulting affordability. In addition, the requested zoning will allow for development that is consistent with the residential character of the surrounding area while being sensitive to the natural features on the site.



2301 & 2310 Tryon Road

PINs: 0792649525 & 0792657338

***The portion of PIN# 0792649525 currently zoned R-1 is not included in this rezoning request.**



Disclaimer

iMaps 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.

*Legal description of the portion of 2301 Tryon Road (PIN 0792649525) included in rezoning request:

SITUATED AND LYING IN THE STATE OF NORTH CAROLINA, COUNTY OF WAKE, TOWNSHIP OF SWIFT CREEK, BEING A PORTION OF THE LANDS CONVEYED TO ROBERT L. JOHNSON AND ROBERT S. JOHNSON, BY DEED RECORDED IN BOOK 12639 AT PAGE 2123; (ALL REFERENCES IN DEED BOOKS AND PLAT BOOKS IN THIS DESCRIPTION REFER TO THE RECORDS OF THE WAKE COUNTY REGISTER OF DEEDS OFFICE, NORTH CAROLINA), BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING 1" IRON ROD, (HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING: 725408.64, EASTING: 2096644.63) BEING MORE PARTICULARLY DESCRIBED AS A COMMON MONUMENT OF JUDY J. LINEBERGER AND ROBERT S. JOHNSON. THENCE FROM SAID COMMENCEMENT POINT, N02°46'58"W A DISTANCE OF 177.81' TO AN EXISTING BENT 1" IRON PIPE (HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING: 725586.25, EASTING: 2096636.0), AND BEING THE TRUE POINT OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING N02°58'36"W, A DISTANCE OF 59.93' TO AN EXISTING IRON PIPE BEING THE COMMON CORNER OF ANOTHY MARSHAL LOT 4-C DEED BOOK 17031 AND PAGE NUMBER 2798, JUDY J. LINEBERGER DEED BOOK 9065 AND PAGE NUMBER 1352. THENCE N02°57'55"W A DISTANCE OF 28.00' TO AN EXSTING 1" IRON PIPE ON COMMON LINE WITH ANTHONY MARSHAL LOT 4-C DEED BOOK 17031 AND PAGE NUMBER 2798; THENCE N00°08'46"W A DISTANCE OF 168.48' TO AN EXISTING 1" IRON PIPE COMMON CORNER OF ANTHONY MARSHAL AND PEGY M. BENNET; THENCE N00°14'00"W 160.02' TO AN EXISTING 1" IRON PIPE IN CONCRETE COMMON CORNER WITH PEGY M. BENNET AND LEANNE GEMMA AND MICHAEL GEMMA; THENCE S85°54'44"E A DISTANCE OF 131.93' TO AN EXISTING 1/2" IRON PIPE A COMMON CORNER WITH LEANNE GEMMA AND MICHAEL GEMMA; THENCE S85°55'51"E A DISTANCE OF 50.01' TO AN EXISTING 5/8" REBAR COMMON CORNER WITH NORMAN R. TURNER AND MARY A TURNER; THENCE S85°54'44"E A DISTANCE OF 132.97' TO AN EXISTING 1/2" IRON PIPE A COMMON CORNER WITH NORMAL R TURNER AND MARY A TURNER AND PAKSEE CHOW; THENCE S85°57'17"E A DISTANCE 175.96' TO AN EXISTING 1/2" IRON PIPE A COMMON CORNER WITH PAKSEE CHOW AND PHOOI K LIM AND ANN K LIM; THENCE S86°03'54"E A DISTANCE 165.90' TO AN EXISTING 1/2" IRON PIPE IN CONCRETE A COMMON CORNER WITH PHOOI K LIM AND ANN K LIM AND VILLAGES OF TRYON COMMUNITY HOMEOWNERS ASSN INC; THENCE S00°57'55"E A DISTANCE 378.10' TO AN EXISTING 1/2" IRON PIPE A COMMON CORNER WITH GEORGE H KOOP AND MART B KOOP AND BRENDON RUSCH; THENCE S00°59'36"E A DISTANCE 45.05' TO AN EXISTING 1/2" IRON PIPE A COMMON CORNER WITH BRENDON RUSCH AND CARSON ANDREW CATTANO; THENCE S01°07'32"E A DISTANCE 10.03' TO AN EXISTING CONCRETE MONUMENT WITH DISK A COMMON CORNER WITH CARSON ANDREW CATTANO; THENCE S00°52'04"E A DISTANCE 80.02' TO AN EXISTING 1/2" IRON PIPE A COMMON CORNER WITH SHOEB WASEEM AND NOREEN WASEEM AND SUSAN J MYKALCIO; THENCE S00°57'19"E A DISTANCE 89.78' TO AN EXISTING 1/2" IRON PIPE A COMMON CORNER WITH SUSAN J MYKALCIO AND XIAODONG WU; THENCE S01°03'46"E A DISTANCE 16.00' TO A CALCULATED POINT; THENCE N73°37'34"W A DISTANCE 217.37' TO A CALCULATED POINT COMMON CORNER WITH DONALD CHRISTOPHER HARDISON; THENCE S01°01'13"E A DISTANCE 215.61' TO A CALCULATED POINT IN THE RIGHT-OF-WAY OF TRYON ROAD; THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING OF N77°20'48"W AND A CHORD DISTANCE OF 116.51' WITH A RADIUS OF

1772.00' AND A LENGTH OF 116.53' TO A CALCULATED POINT IN THE RIGHT-OF-WAY OF TRYON ROAD; THENCE N79°13'50"W A DISTANCE OF 155.82' TO A CALCULATED POINT IN THE RIGHT-OF-WAY OF TRYON ROAD; THENCE N00°28'19"W A DISTANCE OF 262.98' TO A CALCULATED POINT A COMMON CORNER WITH ROBERT S JOHNSON; THENCE N79°02'19"W A DISTANCE OF 189.05' TO A CALCULATED POINT; THENCE N00°43'18"W A DISTANCE OF 49.58' TO AN EXISTING BENT 1" IRON PIPE THE POINT OF BEGINNING.

CONTAINING 9.53 ACRES (414909.80 SQ. FT.) OF LAND, MORE OR LESS.

August 6, 2021

Re: Notice of Neighborhood Meeting

Neighboring Property Owners and Residents:

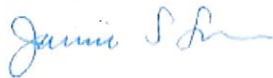
You are invited to attend a neighborhood meeting on August 17, 2021 from 6:30pm up to 8:30pm at the Carolina Pines Community Center, located at 2305 Lake Wheeler Road, Raleigh, NC 27606. The purpose of the meeting is to discuss an upcoming application to rezone two parcels of land located at 2301 Tryon Road (PIN 0792649525) and 2310 Tryon Road (PIN 0792657338) (collectively, the "Property"). Attached is a vicinity map outlining the location of the parcels. Only the portion on the north side of Tryon Road is being included in this rezoning request for the parcel located at 2301 Tryon Road. The property is currently zoned Residential-10 (R-10) and this proposal would rezone it to Residential Mixed Use-4 Stories-with Conditions (RX-4-CU). At the meeting, the applicant will describe the nature of the proposed rezoning request and field any questions from the public.

The City of Raleigh requires a neighborhood meeting involving the residents and property owners within 500 feet of the Property prior to the submittal of any rezoning application. For this meeting, the notice is being provided to all neighbors within 1000 feet of the Property. Any landowner who is interested in learning more about this project is invited to attend. 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:

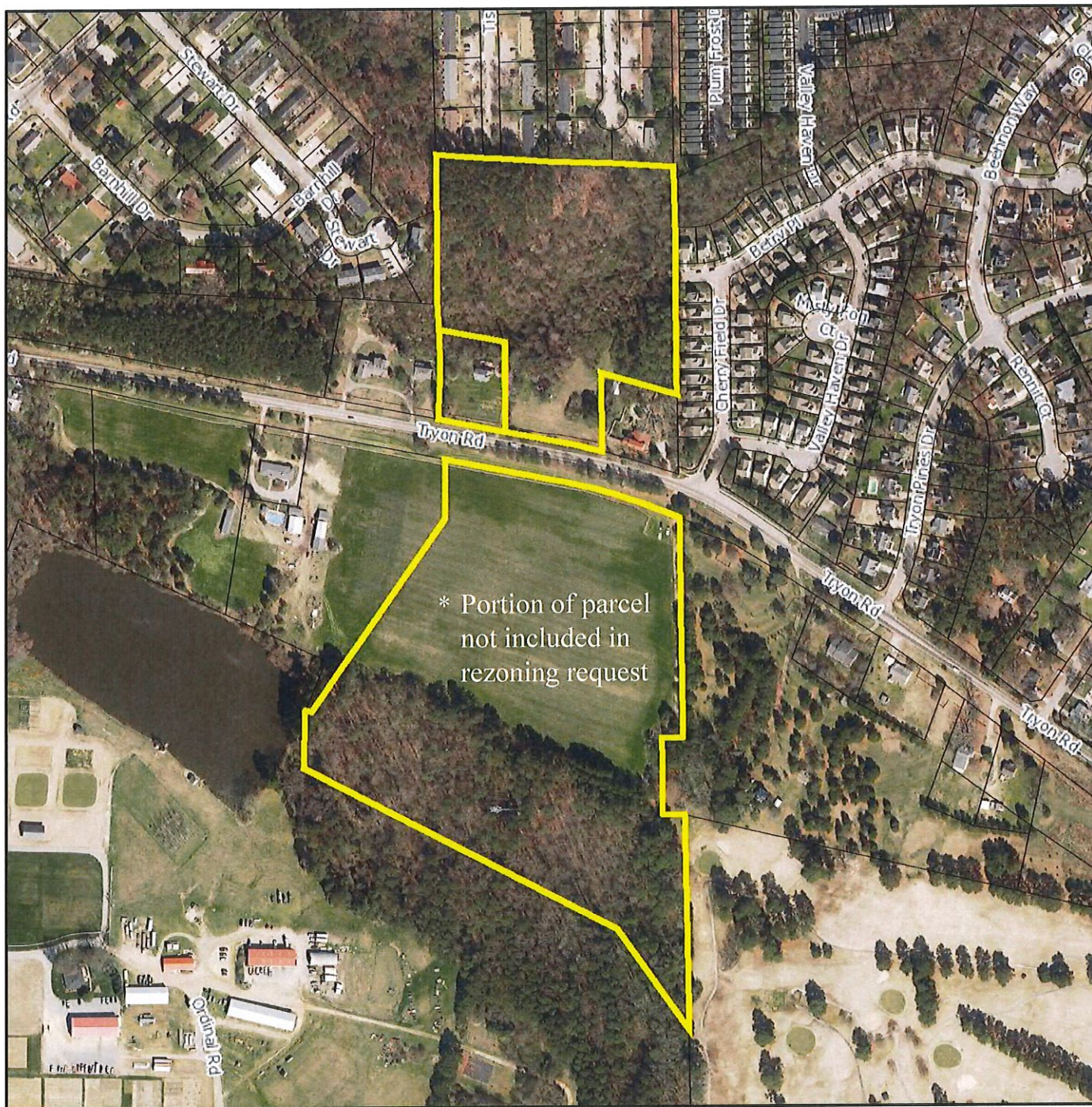
Carmen Kuan
Raleigh Planning & Development
(919) 996-2652
carmen.kuan@raleighnc.gov

If you have any questions about this rezoning, please contact me at (919) 835-4529 or via email at jamieschwedler@parkerpoe.com.

Thank you,

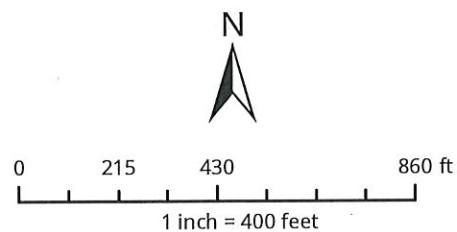


Jamie S. Schwedler



2301 & 2310 Tryon Road

Vicinity Map



Disclaimer

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SUMMARY OF ISSUES

A neighborhood meeting was held on August 17, 2021 (date) to discuss a potential rezoning located at 2301 and 2310 Tryon Road (property address).

The neighborhood meeting was held at Carolina Pines Park (location).

There were approximately 15 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Presentation of rezoning request and zoning conditions

Discussion of stormwater drainage and impact of stream on location of development

Discussion of neighborhood transition yard

Discussion of traffic and the Tryon Rd widening

Discussion of access to site and connections to stub streets on adjacent parcels

Discussion of parking requirements

Discussion of types of residential building types that could be built

[illegible]