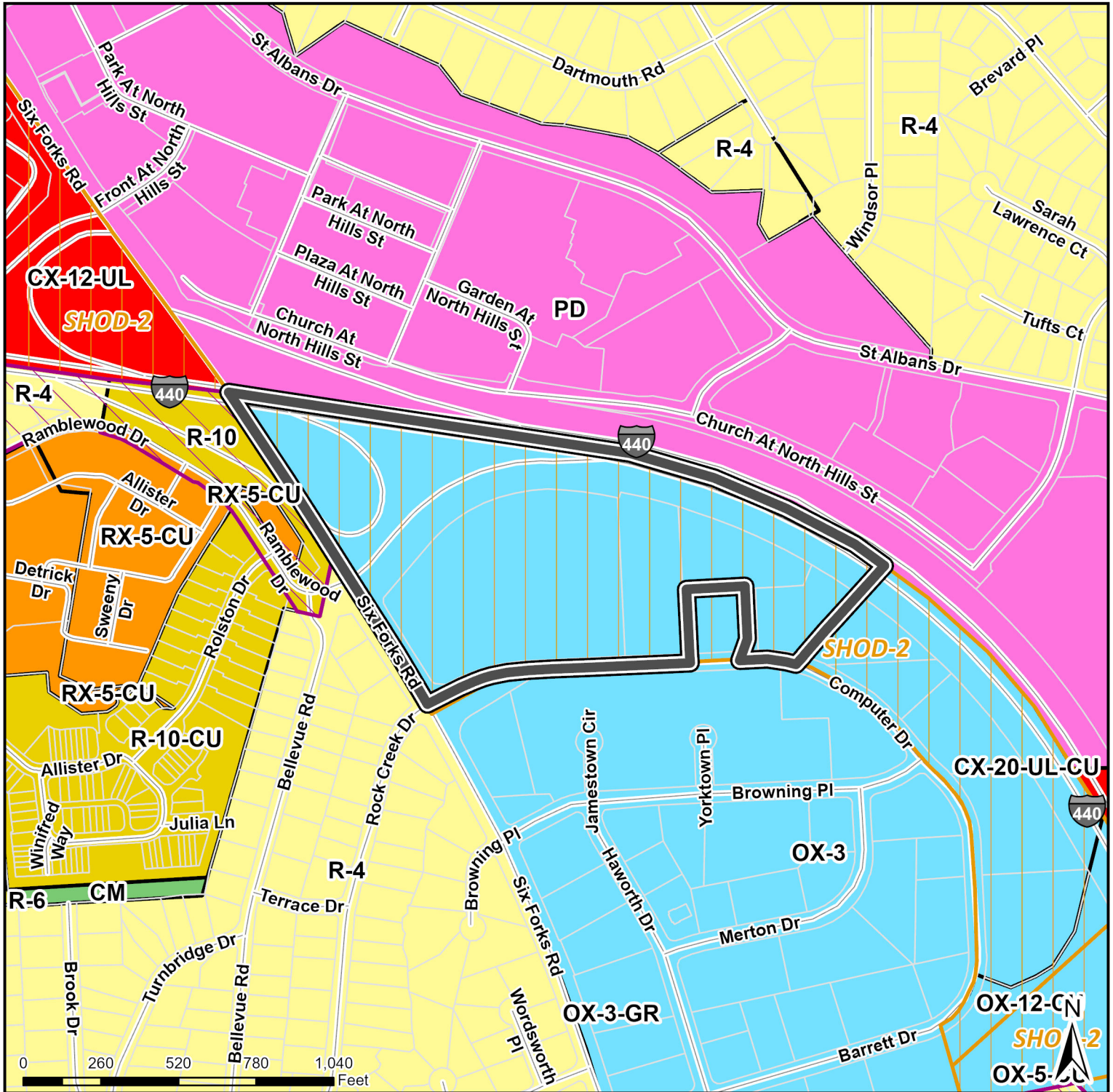
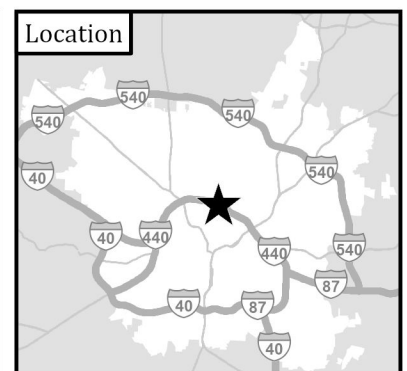


Existing Zoning

Z-55-2023



Property	3801, 3803B, 3805 Computer Dr; 3808 Six Forks Rd
Size	14.84 acres
Existing Zoning	OX-3 w/ SHOD-2
Requested Zoning	OX-20-CU w/ SHOD-2





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		
Existing zoning base district: OX		Height: 3	Frontage: N/A
Proposed zoning base district: OX		Height: 20	Frontage: N/A
			Overlay(s): SHOD-2
			Overlay(s): SHOD-2
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: Z-27B-14			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 3801, 3803B, 3805 Computer Drive & 3808 Six Forks Road		
Property PIN: 1705885227; 1705887383; 1705889196; 1705880219		
Deed reference (book/page): See attached addendum		
Nearest intersection: Six Forks Road and Computer Drive		Property size (acres): 14.84 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 and address: See attached addendum		
Property owner email: See attached addendum		
Property owner phone: See attached addendum		
Applicant name and address: Jamie Schwedler 301 Fayetteville St, Suite 1400, Raleigh, NC 27601		
Applicant email: jamieschwedler@parkerpoe.com		
Applicant phone: 919.835.4529		
Applicant signature(s):		
Additional email(s):		

Atlas Stark Barrett Drive II, LLC,
a North Carolina limited liability company

By: 
B2D65818CB76479...
Gabriel Guillois, Its Manager

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By Robert Tate at 4:26 pm, Nov 13, 2023



Rezoning Application and Checklist

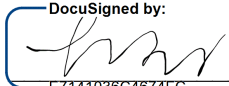
Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

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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		
Existing zoning base district: OX		Height: 3	Frontage: N/A
Proposed zoning base district: OX		Height: 20	Frontage: N/A
			Overlay(s): SHOD-2
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: Z-27B-14			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 3801, 3803B, 3805 Computer Drive & 3808 Six Forks Road		
Property PIN: 1705885227; 1705887383; 1705889196; 1705880219		
Deed reference (book/page): See attached addendum		
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Property owner name and address: See attached addendum		
Property owner email: See attached addendum		
Property owner phone: See attached addendum		
Applicant name and address: Jamie Schwedler 301 Fayetteville St, Suite 1400, Raleigh, NC 27601		
Applicant email: jamieschwedler@parkerpoe.com		
Applicant phone: 919.835.4529		
Applicant signature(s):		
Additional email(s):		

Computer Drive Associates LLC,
a North Carolina limited liability company

By: 
E7141038C4674FC...
Lauren M. Wheeler, Managing Member

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By Robert Tate at 4:26 pm, Nov 13, 2023



Rezoning Application and Checklist

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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		
Existing zoning base district: OX		Height: 3	Frontage: N/A
Proposed zoning base district: OX		Height: 20	Frontage: N/A
			Overlay(s): SHOD-2
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: Z-27B-14			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 3801, 3803B, 3805 Computer Drive & 3808 Six Forks Road		
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Deed reference (book/page): See attached addendum		
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Property owner name and address: See attached addendum		
Property owner email: See attached addendum		
Property owner phone: See attached addendum		
Applicant name and address: Jamie Schwedler 301 Fayetteville St, Suite 1400, Raleigh, NC 27601		
Applicant email: jamieschwedler@parkerpoe.com		
Applicant phone: 919.835.4529		
Applicant signature(s):		
Additional email(s):		

State Employees' Credit Union

DocuSigned by:
 By: Jamie Applequist
 DA8A5A3BE345466...
 Jamie Applequist, Chief Delivery Officer

RECEIVED

By Robert Tate at 4:26 pm, Nov 13, 2023

Conditional Use District Zoning Conditions

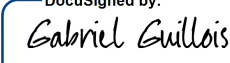
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case # _____
Existing zoning: OX-3 w/ SHOD-2	Proposed zoning: OX-20-CU w/ SHOD-2	

Narrative of Zoning Conditions Offered

1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the OX- district shall be prohibited: Outdoor sports or entertainment facility; and detention center, jail, prison.
2. The total area of "Office" uses shall not exceed 500,000 square feet.
3. The total area of "Retail Sales" uses shall not exceed 150,000 square feet.
4. The total number of residential units shall not exceed 1,500.

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.

Atlas Stark Barrett Drive II, LLC,
a North Carolina limited liability company

By: 
B2D6B81BCB76479...
Gabriel Guillois, Its Manager

RECEIVED**By Robert Tate at 4:26 pm, Nov 13, 2023**

REVISION 10.27.20

raleighnc.gov

Conditional Use District Zoning Conditions

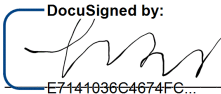
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case # _____
Existing zoning: OX-3 w/ SHOD-2	Proposed zoning: OX-20-CU w/ SHOD-2	

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Computer Drive Associates LLC,
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By: 
E7141036C4674FC...
Lauren M. Wheeler, Managing Member

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raleighnc.gov

Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case # _____
Existing zoning: OX-3 w/ SHOD-2	Proposed zoning: OX-20-CU w/ SHOD-2	

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State Employees' Credit Union

By: 
 DA8A6A3BE345466...
 Jamie Applequist, Chief Delivery Officer

RECEIVED**By Robert Tate at 4:26 pm, Nov 13, 2023**

REVISION 10.27.20

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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 Addendum.	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
See attached Addendum.	

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	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	

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: City Growth Center

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

1

All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.

Response:

The proposed zoning will allow a mix of retail, office, and residential uses in a compact pedestrian friendly form.

2

Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.

Response:

Appropriate transitions will be incorporated into the layout of the site at the site plan stage.

3

A mixed-use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed-use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed-use area should be possible without requiring travel along a major thoroughfare or arterial.

Response:

The applicant will work with transportation staff to ensure that there is adequate connectivity to the road network of the surrounding community.

4

Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.

Response:

The applicant will work with transportation staff to ensure that there is adequate connectivity to the road network of the surrounding community.

5

New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.

Response:

The applicant will work with transportation staff to ensure that there is adequate connectivity to the road network of the surrounding community.

6

A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.

Response:

The requested zoning will allow additional height on infill and redevelopment sites which will permit vertical redevelopment to define adjacent streets and shared spaces.

7	<p>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high-volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</p> <p>Response:</p> <p>Appropriate pedestrian friendly streetscapes will be incorporated at the site plan stage.</p>
8	<p>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</p> <p>Response:</p> <p>Building location will be consistent with UDO standards.</p>
9	<p>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</p> <p>Response:</p> <p>Open space areas will be provided as required by the UDO and will be designed to ensure sufficient access.</p>
10	<p>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</p> <p>Response:</p> <p>Urban spaces will be provided as required by the UDO.</p>
11	<p>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</p> <p>Response:</p> <p>The proposed zoning will allow the desired mix of uses on the site.</p>
12	<p>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</p> <p>Response:</p> <p>Public open spaces shall be designed to ensure it is accessible and a desirable place to gather.</p>
13	<p>New public spaces should provide seating opportunities.</p> <p>Response:</p> <p>Public open spaces shall be designed to ensure it is accessible and a desirable place to gather.</p>

14	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p>Response:</p> <p>Parking areas will be designed at the site plan stage consistent with UDO requirements; existing surface parking is anticipated to be reduced by this development.</p>
15	<p>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</p> <p>Response:</p> <p>Parking areas will be designed at the site plan stage consistent with UDO requirements.</p>
16	<p>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</p> <p>Response:</p> <p>Parking structures, if proposed, will be designed at the site plan stage consistent with UDO requirements.</p>
17	<p>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</p> <p>Response:</p> <p>There are several transit stops in close proximity to the site, including on Six Forks Road.</p>
18	<p>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</p> <p>Response:</p> <p>Pedestrian access will be provided as required by the UDO.</p>
19	<p>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</p> <p>Response:</p> <p>There are no known sensitive natural areas on the property.</p>
20	<p>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</p> <p>Response:</p> <p>New public and private streets will incorporate pedestrian facilities that are designed and scaled appropriately.</p>

21	<p>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</p> <p>Response:</p> <p>Streets and driveways will be designed at the site plan stage in accordance with UDO requirements.</p>
22	<p>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</p> <p>Response:</p> <p>Street trees will be provided as required by the UDO.</p>
23	<p>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</p> <p>Response:</p> <p>The requested zoning will allow additional height on infill and redevelopment sites which will permit vertical redevelopment to define adjacent streets and shared spaces.</p>
24	<p>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</p> <p>Response:</p> <p>Architectural elements will be designed at the site plan stage to be consistent with this policy.</p>
25	<p>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</p> <p>Response:</p> <p>Building design will be determined at the site plan stage in accordance with UDO standards.</p>
26	<p>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</p> <p>Response:</p> <p>Sidewalks will be provided throughout the site to create a pedestrian-friendly environment.</p>

Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – General Use or Conditional Use Rezoning	Yes	N/A	Yes	No	N/A
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Pre-application conference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Rezoning application review fee (see Fee Guide for rates).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design guidelines	<input checked="" type="checkbox"/>	<input 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 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:					
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"/>

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 & 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 2 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"/>

NORTH HILL SECU REZONING – APPLICATION ADDENDUM

OWNER INFORMATION

Parcel 1

Site Address: 3808 Six Forks Road, Raleigh, NC 27609
PIN: 1705880219
Deed Reference (book/page): 011613/ 02187
Acreage: 8.96 ac
Owner: State Employees Credit Union
Owner Address: PO Box 26807, Raleigh, NC 27611-6807

Parcel 2

Site Address: 3801 Computer Drive, Raleigh, NC 27609
PIN: 1705885227
Deed Reference (book/page): 018349/ 00605
Acreage: 2.46 ac
Owner: Atlas Stark Barrett Drive II LLC
Owner Address: P.O. Box 6309, Raleigh, NC 27628-6309

Parcel 3

Site Address: 3803B Computer Drive, Raleigh, NC 27609
PIN: 1705887383
Deed Reference (book/page): 018349/00605
Acreage: 1.97 ac
Owner: Atlas Stark Barrett Drive II LLC
Owner Address: P.O. Box 6309, Raleigh, NC 27628-6309

Parcel 4

Site Address: 3805 Computer Drive, Raleigh, NC 27609
PIN: 1705889196
Deed Reference (book/page): 002928/00029
Acreage: 1.45 ac
Owner: Computer Drive Associates LLC
Owner Address: 3805 Computer Drive, Raleigh, NC 27609-6503

NORTH HILLS SECU REZONING – APPLICATION ADDENDUM #1

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.

FUTURE LAND USE MAP

The subject property is designated as “Office and Residential Mixed Use” in the Future Land Use Map (“FLUM”), which applies primarily to frontage lots along major streets where low-density residential uses are no longer appropriate, as well as office parks and developments suitable for a more mixed-use development pattern. This category encourages a mix of residential and office uses.” OX is the primary corresponding zoning district. Building height up to 12 stories is appropriate in Emerging Urban Centers. *See* 2030 Comprehensive Plan, p. 3-11. However, heights up to 20 stories are supported under other policies, as described below. Thus, the requested zoning designation of OX-20-CU is consistent with the property’s FLUM designation.

URBAN FORM MAP

The subject property is subject to several Urban Form designations. It is located within a City Growth Center and a Frequent Transit Area. City Growth Centers “provide significant opportunities for new residential and economic development and redevelopment” and “are generally in locations with combined highway and targeted transit access, such as key interchanges along the I-440 Beltline and the I-540 Outer Loop.” *See* 2030 Comprehensive Plan, p. 2-13. City Growth Centers are where significant infill development and redevelopment are anticipated in the future. Frequent Transit Areas are “areas within a half mile or within a quarter-mile of other frequent transit routes, defined as transit with schedule waits of 15 minutes or less during peak hours. A hybrid approach to frontage is recommended.” *See* 2030 Comprehensive Plan, p. 11.4. However, a frontage designation is not recommended under other policies, as described below. The requested zoning is consistent with the City Growth Center and Frequent Transit Area designations because it will place additional density on infill and redevelopment site with convenient access to I-440 and transit stops along Six Forks Road.

The subject property is situated along Six Forks Road, a Transit Emphasis Corridor, and along I-440, a Parkway Corridor. A Transit Emphasis Corridor is a “corridor identified in the GoRaleigh 2040 Bus Development Plan or Wake County Transit Plan and programmed for a much higher level of bus service, including frequent buses, improved stop amenities, a more complete pedestrian network, and potentially traffic signal priority for transit.” *See* 2030 Comprehensive Plan, p. 11.4. Parkway Corridors are “corridors where multimodal access is not emphasized, and a heavily landscaped approach to street frontage is either called for in adopted plans, or represents the prevailing character of the area.” *See* 2030 Comprehensive Plan, p. 11.4. The existing SHOD-2 designation along I-440 will remain in order to preserve the vegetated buffer between I-440 and the subject property.

MIDTOWN AREA PLAN

The subject property is also located within the Midtown Area Plan. The Midtown Land Use/Urban Form map indicates a recommended height of 20 stories for the majority of the subject property. See 2030 Comprehensive Plan, p. MT-1. Thus, the proposed 20 story designation is consistent with the Midtown Area Plan recommended height.

COMPREHENSIVE PLAN

The proposed rezoning is 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.*

The requested OX designation directly conforms with the recommended zoning for property designated for Office and Residential Mixed Use in the Future Land Use Map.

Policy LU 1.3 – Conditional Use District Consistency. *All conditions proposed as part of a conditional use district should be consistent with the Comprehensive Plan.*

The proposed conditions are consistent with the Comprehensive Plan's guidance for this site by prohibiting uses incompatible with a City Growth Center and the subject property.

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 noncontiguous development.*

This request will allow development with increased density in a location near major commercial and employment areas and with access to public transit. A compact land use pattern is also consistent with the property's location within a City Growth Center.

Policy LU 4.4 – Reducing Vehicle Miles Traveled Through Mixed-use Compact Development. *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).*

This request will allow for additional residential density near a major commercial and employment area, allowing more people to reside closer to a range of services and amenities.

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.*

This request will create a node of mixed uses at the intersection of Six Forks Road and Computer Drive and near the Six Forks Road interchange with I-440.

Policy LU 6.1 – Composition of Mixed Use Centers. *Mixed use centers should comprise a variety of integrated residential and commercial uses - mixed both vertically and horizontally - that have well planned public spaces that bring people together and provide opportunities for active living and interaction.*

The requested zoning will allow vertical redevelopment which will provide a mix of vertically integrated office, residential, and retail uses.

Policy LU 6.2 – Complementary Land Uses and Urban Vitality. *A complementary integration and mixture of land uses should be provided within all growth centers and mixed-use centers to maintain the city's livability, manage future growth, and provide walkable and transit accessible destinations. Areas designated for mixed-use development in the Comprehensive Plan should be zoned consistently with this policy.*

The requested zoning will help manage future growth by placing additional density on infill and redevelopment sites to take advantage of existing uses, walkability, and transit access.

Policy T 6.1 – Surface Parking Alternatives. *Reduce the amount of land devoted to parking through measures such as development of parking structures and underground parking, the application of shared parking for mixed-use developments, flexible ordinance requirements, maximum parking standards, and the implementation of Transportation Demand Management plans to reduce parking needs.*

The requested zoning will allow the redevelopment of existing surface parking lots into vertically mixed-use buildings. It is anticipated that vertical redevelopment will include a variety of surface parking alternatives such as parking structures or underground parking. Additionally, placing additional density in a walkable location will promote alternative modes of transportation.

Policy ED 1.2 – Mixed-use Redevelopment. *Promote mixed-use redevelopment strategies as a means of enhancing economic development in commercial corridors and creating transit- and pedestrian-friendly environments.*

The proposed zoning will facilitate mixed-use redevelopment along the Six Forks corridor and near the North Hills activity center.

Policy ED 1.3 – Gateway Reinvestment, *Focus reinvestment efforts on those commercial areas that also serve as key gateways to the city and downtown, such as Avent Ferry Road, Six Forks Road Corridor, and South Saunders Street (Southern Gateway Corridor Plan).*

The proposed zoning will facilitate mixed-use redevelopment along the Six Forks corridor and near the North Hills activity center.

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.

The requested zoning will allow a substantial increase in housing density on the subject property.

Policy AP-MT 11 – Midtown Zoning Consistency. *Rezoning requests should be consistent with the area-specific guidance shown on Map AP-MT 1 and included in the following policies. If they are not consistent, they should not be deemed consistent with the Comprehensive Plan overall, unless significant public benefits beyond code requirements are included, such as stormwater mitigation, carbon reduction, and expanded or enhanced public space recommendations.*

The requested zoning is consistent with the Midtown area-specific guidance, including the Midtown height policy.

PUBLIC BENEFITS

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

Consistent with the Comprehensive Plan's guidance for this site, the requested zoning designation will facilitate redevelopment of various low intensity vehicle dependent uses into a dense, vertically mixed-use area. The additional residential density will add a significant number of units to the City's housing supply and enable more residents to have direct access to the existing public infrastructure and live closer to major commercial and employment centers.

October 6, 2023

Re: Notice of Neighborhood Meeting

Neighboring Property Owners and Residents:

You are invited to attend a neighborhood meeting on October 17, 2023, from 6:00-7:00pm at the Courtyard by Marriott Raleigh Midtown located at 1041 Wake Towne Drive, Raleigh, NC 27609. The purpose of the meeting is to discuss an upcoming application to rezone 4 parcels of land located at 3801 Computer Drive (PIN: 1705885227), 3803 Computer Drive (PIN 1705887383), 3805 Computer Drive (PIN 1705889196) and 3808 Six Forks Road (PIN: 1705880219) (the "Site").

The Site is currently zoned Office Mixed Use-3 Stories-w/ Special Highway Overlay 2 (OX-3-w/ SHOD-2), and is proposed to be rezoned to Office Mixed Use-20 Stories-w/ Conditions/ w/ Special Highway Overlay 2 (OX-20-CU-w/ SHOD-2). During the meeting, the applicant will describe the nature of the request and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the parcels; and (2) a current zoning map of the subject area.

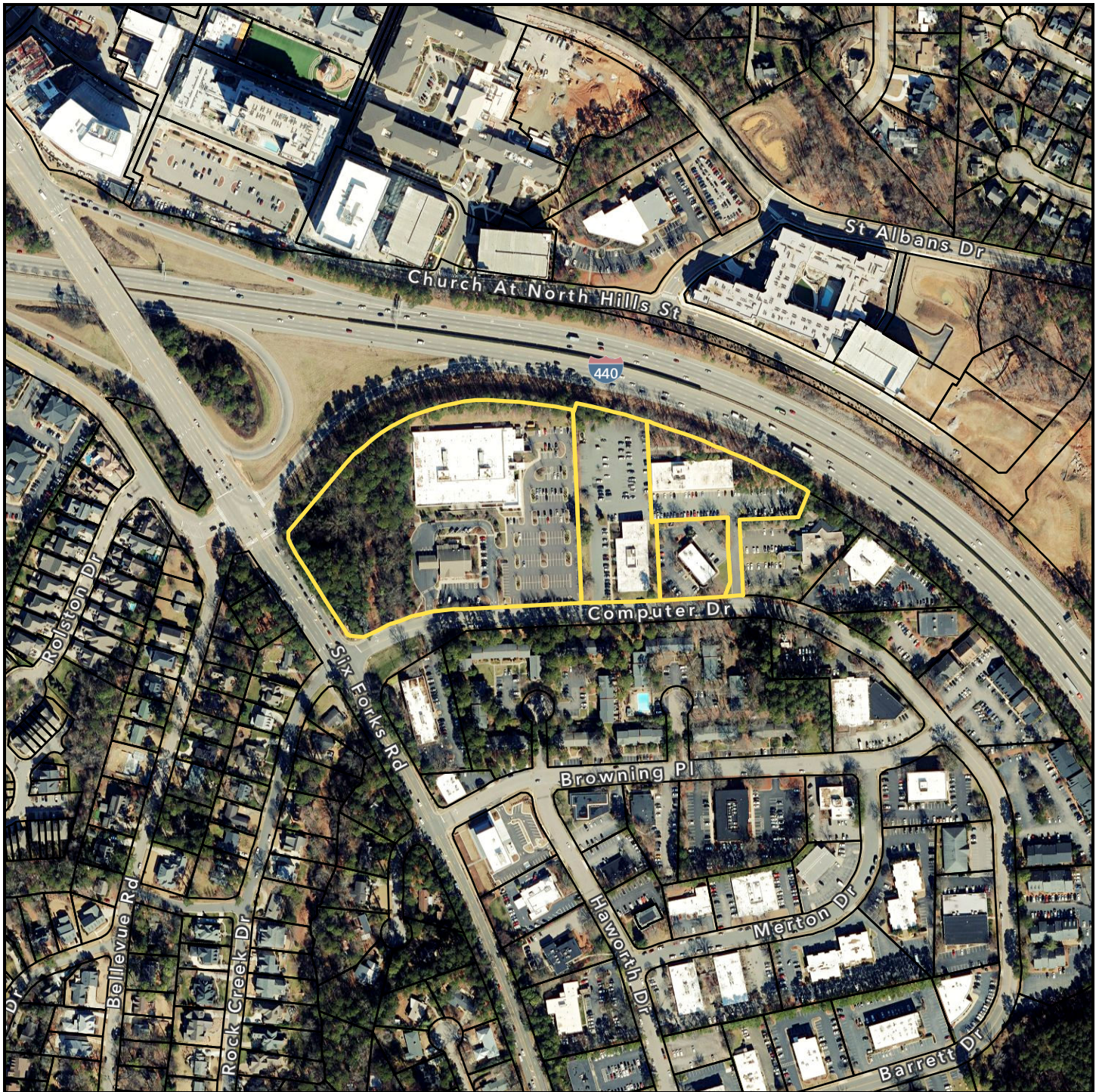
Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 500 feet of the area requested for rezoning. For this meeting, the notice is being provided to all neighbors within 1000 feet of the Property. Any landowner or tenant 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:

Robert Tate
Raleigh Planning & Development
(919) 996-2235
robert.tate@raleighnc.gov

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

Thank you,

Jamie Schwedler



**3801/3803/3805 Computer Drive; &
3808 Six Forks Road**

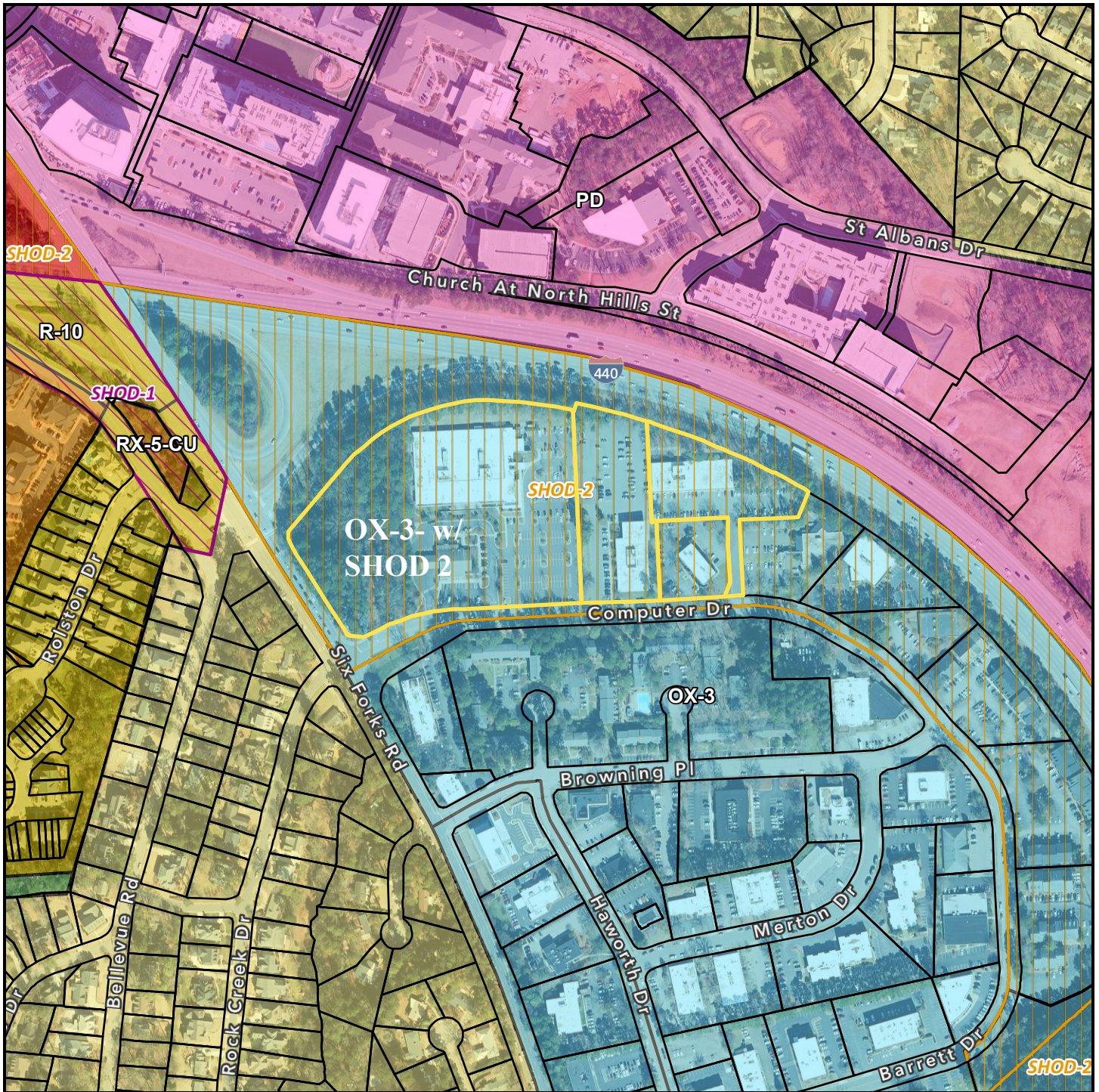


0 50 400 800
1 inch equals 400 feet

Vicinity Map

Disclaimer

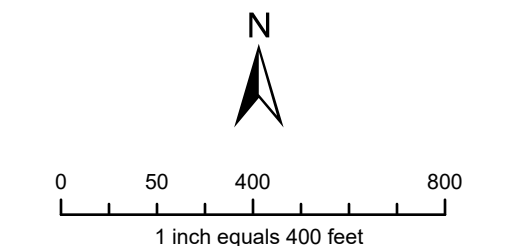
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**3801/3803/3805 Computer Drive; &
3808 Six Forks Road**

Zoning Map

Current Zoning: OX-3-w/ SHOD-2



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SUMMARY OF ISSUES

A neighborhood meeting was held on October 17, 2023 (date) to discuss a potential rezoning located at 3801, 3803, 3805 Computer Drive & 3808 Six Forks Road (property address). The neighborhood meeting was held at 1041 Wake Towne Dr, Raleigh, NC 27609 (location). There were approximately 19 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Presentation by the applicant of the rezoning request and rezoning process.

Discussion of project timeline

Discussion of impacts to traffic in area, including Six Forks Road, Computer Drive, and Barrett Drive

Discussion of what types of uses are proposed on the property, the intensity and height of development, and affordable housing

Discussion of parking deck screening

Discussion of walkability in the area and how this project can promote walkability

Discussion of impacts to stormwater drainage and requirements

Discussion of proposed Mitown bridge over I-440 at Barret Drive

ATTENDANCE ROSTER

NAME	ADDRESS
LINDA Maloof	3747 Yorktown Pl -Raleigh
Tyson McJunkin	401 Allister Dr -Raleigh
Jean Clark	3759 JAMESTOWN CR. RALEIGH
Larry HOLLAND	1013 Thonreau Drive RALEIGH
Kathryn Ridick & Bob Ridick	400 6212 Chestnut Dr. Rd 27609
Ed and Sally Moore	3622 Bellevue Rd.
MICHAEL Perkins	7101 Six Forks Road 27611
Patrick Smith	4098 Barrett Dr
John Neese	4008 Barrett Dr
Brent Rice	3801 Beacons
Verdina Walker	Raleigh Community Connector
Jay Cline & Laas	122E DREWRY LN Ral 27609
Ed Patterson	3605 Browning Pl. 27609
Alex Patterson	11
JOHN WEBB	410 BARRETT SQ 17E, 205
REGINA FINTO	3619 Ralston Drive 27609
STANFORD D. BAIRD	3614 ROCK CREEK DR 27609
Shane Collier	1205 Country Ridge Dr.