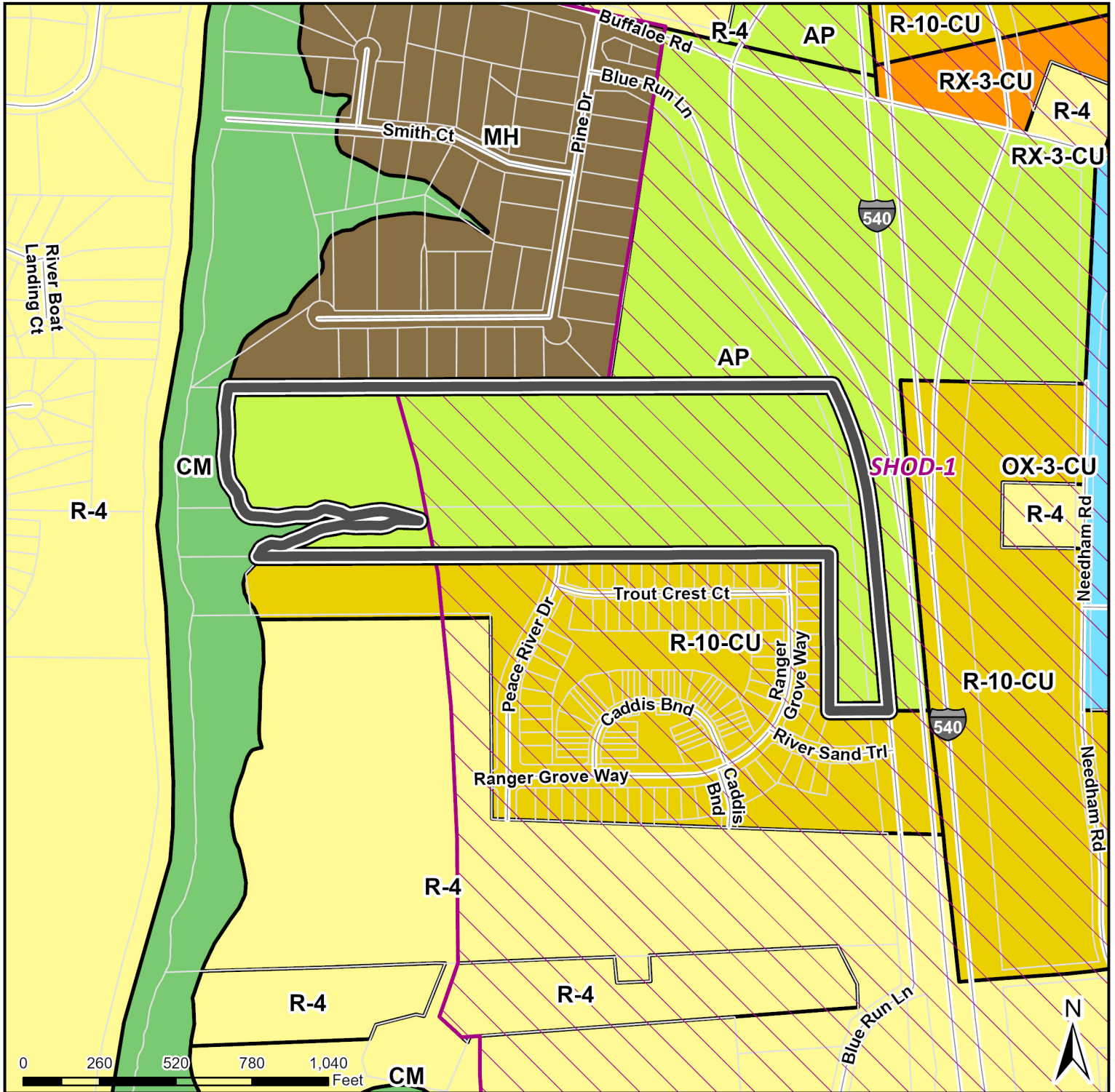


Existing Zoning

Z-59-2023



Property	6900 & 6950 Blue Run Ln
Size	30.99 acres
Existing Zoning	AP w/ SHOD-1
Requested Zoning	R-10-CU w/ SHOD-1




Rezoning Application and Checklist

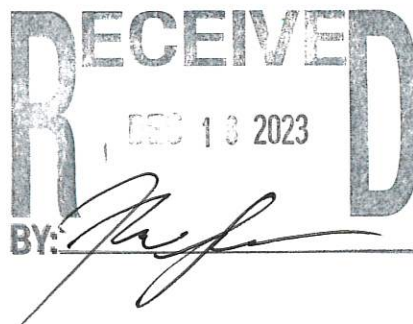
Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



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	OFFICE USE ONLY Rezoning case #
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning base district: AP/CM		Height: N/A	Frontage: N/A	Overlay(s): SHOD-1
Proposed zoning base district: R-10/CM		Height: N/A	Frontage: N/A	Overlay(s): SHOD-1
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: 12/6/2023	Date amended (1): 12/13/2023	Date amended (2):
Property address: 6900 and 6950 Blue Run Lane		
Property PIN: 1746022148 and 1746014825		
Deed reference (book/page): Book 17318, page 2049 and Book 18753, page 2103		
Nearest intersection: Pine Drive		Property size (acres): 30.99 acres
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: See attached name and contact information for Property Owners		
Property owner email: See attached name and contact information for Property Owners		
Property owner phone: See attached name and contact information for Property Owners		
Applicant name and address: Raleigh North Christian Center, c/o Ben Kuhn, Ragsdale Liggett PLLC		
Applicant email: bkuhn@rl-law.com		
Applicant phone: 919.881.2201		
Applicant signature(s): 		
Additional email(s): bkuhn@rl-law.com		



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. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the R-10 zoning district shall be prohibited: (i) dormitory, fraternity, sorority, or (ii) golf course.</p> <p>2. The Apartment building type shall be prohibited.</p> <p>3. No individual townhouse building shall contain more than seven (7) dwelling units.</p> <p>4. The subject property shall not be required to meet the stub street standards of UDO Section 8.4.3.C. as to the public street right of way dedicated and stubbed out to the southern boundary line of the property located at 6950 Blue Run Lane (PIN 1746014825), which stubbed street is located within the Peace River Village Subdivision closest to the western boundary line of said property as shown on the Right of Way, Easement & Tree Conservation Area Plat recorded at Book of Maps 2023, Page 1621, WCR;</p> <p>6. The property owner shall be required to dedicate an easement for greenway purposes which shall be no less than 12 feet in width together with a paved greenway path of no less than 8 feet in width which shall extend from and connect to "Peace River Drive" which street right of way is dedicated and stubbed out to the southern boundary line of the subject property at 6950 Blue Run Lane (PIN 1746014825) and located within the Peace River Village Subdivision closest to the Neuse River as shown on the Right of Way, Easement & Tree Conservation Area Plat recorded at Book of Maps 2023, Page 1621, WCR, and said easement for greenway purposes shall extend from said point in a westerly direction alongside and within close proximity to the southern boundary line of 6950 Blue Run Lane (PIN 1746014825) until it connects to the right of way of Blue Run Lane along the southern boundary line of the subject property located at 6950 Blue Run Lane (PIN 1746014825).</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:  Tony Lewis (Nov 21, 2023 15:41 EST)  Alicia N. Cerezo Lewis (Nov 21, 2023 21:56 EST)

Printed Name: Anthony C. Lewis, Sr. and Alicia N. Cerezo Lewis

RECEIVED
By Robert Tate at 11:06 am, Dec 18, 2023

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. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the R-10 zoning district shall be prohibited: (i) dormitory, fraternity, sorority, or (ii) golf course.</p> <p>2. The Apartment building type shall be prohibited.</p> <p>3. No individual townhouse building shall contain more than seven (7) dwelling units.</p> <p>4. The subject property shall not be required to meet the stub street standards of UDO Section 8.4.3.C. as to the public street right of way dedicated and stubbed out to the southern boundary line of the property located at 6950 Blue Run Lane (PIN 1746014825), which stubbed street is located within the Peace River Village Subdivision closest to the western boundary line of said property as shown on the Right of Way, Easement & Tree Conservation Area Plat recorded at Book of Maps 2023, Page 1621, WCR;</p> <p>6. The property owner shall be required to dedicate an easement for greenway purposes which shall be no less than 12 feet in width together with a paved greenway path of no less than 8 feet in width which shall extend from and connect to "Peace River Drive" which street right of way is dedicated and stubbed out to the southern boundary line of the subject property at 6950 Blue Run Lane (PIN 1746014825) and located within the Peace River Village Subdivision closest to the Neuse River as shown on the Right of Way, Easement & Tree Conservation Area Plat recorded at Book of Maps 2023, Page 1621, WCR, and said easement for greenway purposes shall extend from said point in a westerly direction alongside and within close proximity to the southern boundary line of 6950 Blue Run Lane (PIN 1746014825) until it connects to the right of way of Blue Run Lane along the southern boundary line of the subject property located at 6950 Blue Run Lane (PIN 1746014825).</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:  
Anthony C. Lewis, Jr. (Nov 21, 2023 16:49 EST) Cheryl R. Lewis (Nov 21, 2023 15:42 EST)


Printed Name: Anthony C. Lewis, Jr. and Cheryl R. Lewis



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. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the R-10 zoning district shall be prohibited: (i) dormitory, fraternity, sorority, or (ii) golf course.</p> <p>2. The Apartment building type shall be prohibited.</p> <p>3. No individual townhouse building shall contain more than seven (7) dwelling units.</p> <p>4. The subject property shall not be required to meet the stub street standards of UDO Section 8.4.3.C. as to the public street right of way dedicated and stubbed out to the southern boundary line of the property located at 6950 Blue Run Lane (PIN 1746014825), which stubbed street is located within the Peace River Village Subdivision closest to the western boundary line of said property as shown on the Right of Way, Easement & Tree Conservation Area Plat recorded at Book of Maps 2023, Page 1621, WCR;</p> <p>6. The property owner shall be required to dedicate an easement for greenway purposes which shall be no less than 12 feet in width together with a paved greenway path of no less than 8 feet in width which shall extend from and connect to "Peace River Drive" which street right of way is dedicated and stubbed out to the southern boundary line of the subject property at 6950 Blue Run Lane (PIN 1746014825) and located within the Peace River Village Subdivision closest to the Neuse River as shown on the Right of Way, Easement & Tree Conservation Area Plat recorded at Book of Maps 2023, Page 1621, WCR, and said easement for greenway purposes shall extend from said point in a westerly direction alongside and within close proximity to the southern boundary line of 6950 Blue Run Lane (PIN 1746014825) until it connects to the right of way of Blue Run Lane along the southern boundary line of the subject property located at 6950 Blue Run Lane (PIN 1746014825).</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:  Ashley Regan Lewis (Nov 25, 2023 11:12 EST)  Jessica Lewis (Nov 25, 2023 11:35 EST)

Printed Name: Ashley Regan Lewis and Jessica Lewis

Property Owners and Addresses for Rezoning Application

1. 6900 Blue Run Lane (PIN: 1746022148):

- Anthony C. Lewis, Sr., 1058 HINTON MILL RD BOYDTON VA 23917-4634 (tonylewis.insideoutservices@yahoo.com);
- Cheryl R. Lewis, 1058 HINTON MILL RD BOYDTON VA 23917-4634 (cher237@hotmail.com);
- Anthony C. Lewis Jr., 4221 LILLIE LILES RD., WAKE FOREST, NC 27587 (alewisnc@gmail.com);
- Ashley Regan Lewis, 4221 LILLIE LILES RD., WAKE FOREST, NC 27587 (regan.lewis2283@gmail.com); and
- Jessica Lewis, 4221 LILLIE LILES RD., WAKE FOREST, NC 27587 (uncgurlie@gmail.com).

2. 6950 Blue Run Lane (PIN: 1746014825):

- Anthony C. Lewis, 1058 HINTON MILL RD BOYDTON VA 23917-4634 (tonylewis.insideoutservices@yahoo.com), and
- Cerezo N. Alicia, 1058 HINTON MILL RD BOYDTON VA 23917-4634 (alilew128@msn.com).

Rezoning Application Addendum #1	
<div>Comprehensive Plan Analysis</div> <div>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.</div>	<div>OFFICE USE ONLY</div> <div>Rezoning case #</div> <div>_____</div>
<div>Statement of Consistency</div> <div>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.</div> <div> <p>1. The proposed zoning is consistent with the overarching vision theme of Expanding Housing Choices in the 2030 Comprehensive Plan. Civic uses such as new churches as proposed by the rezoning applicant ordinarily follow and are sited in close proximity to growing residential areas such as the area surrounding the subject property. The rezoning conditions also provide for a new greenway connection for bike and pedestrian traffic from one of the stub streets within a subdivision directly to the south which will make possible a greenway trail extending from the eastern bank of the Neuse River and connecting to Blue Run Lane, which is a stated goal of the Comprehensive Plan (See Map PR-3, Greenway Corridors and Connectors; and Action RC 6.1 Neuse River Corridor Extension). Further, R-10 zoning promotes a more expansive slate of housing options that the existing AP zoning provides.</p> <p>2. The Future Land Use Map designates the subject property as Rural Residential. According to Section 3.1 defining the "Rural Residential" future land use category, "Civic uses such as churches and police or fire stations are consistent with this future land use category." The use type proposed by the rezoning applicant as to the subject property is a new church use. The proposed rezoning requests a base zoning district of R-10, which is compatible with surrounding zoning. Thus, the requested zoning is consistent with the FLUM. The subject property is unique in that it is located in an area that is experiencing substantial residential growth with more urban development patterns in the nearby area - it is located directly next to a new and recently approved subdivision just to the south with lots that are less than 1 acre in area. Other nearby residential communities are also being developed along and near Buffalo Road. Rapid residential development and increased density is occurring throughout the surrounding area. The rezoning permits a proposed Church use which is and will be needed to meet the spiritual and religious needs of residents moving into this rapidly developing area of Raleigh.</p> <p>3. The Urban Form Map designates I540 as a Parkway Corridor, which calls for vegetated buffer along the property's frontage within that Corridor. While not adjacent to I540, the requested zoning retains the SHOD-1 overlay, consistent with Urban Form Map guidance.</p> <p>4. The requested zoning is consistent with the following Comprehensive Plan policies: LU 2.6 "Zoning and Infrastructure Impacts"; LU 5.1 "Reinforcing the Urban Pattern"; LU 5.4 "Density Transitions"; LU 8.1 "Housing Variety"; LU 8.10 "Infill Development"; and LU 8.12 "Infill Compatibility"; and Action RC 6.1 Neuse River Corridor Extension).</p> </div>	
<div>Public Benefits</div> <div>Provide brief statements explaining how the rezoning request is reasonable and in the public interest.</div> <div> <p>1. The requested zoning will support additional development including civic uses such as a church as proposed by the rezoning applicant, which is compatible with and vital to the growing residential community in the surrounding area.</p> <p>2. The requested zoning creates a more consistent zoning district for the land between the easternmost bank of the Neuse River and the right of way for Blue Run Lane.</p> <p>3. The requested zoning and applicable conditions will enable a connection to one of the two stub streets being constructed within the recently approved residential subdivision to the south (SUB-0005-2021), thereby increasing public street interconnectivity with the stubbed street right of way within said subdivision located closest to Blue Run Lane (Ranger Grove Way). The rezoning applicant has also proposed a condition enabling a greenway connection for bike and pedestrian traffic from the other stub street within the subdivision immediately to the south ((SUB-0005-2021) which will also make possible a greenway trail that will connect to the City's existing greenway trails and/or easements extending from the eastern bank of the Neuse River to Blue Run Lane which is a stated goal of the Comprehensive Plan (See Map PR-3, Greenway Corridors and Connectors, and Action RC 6.1 Neuse River Corridor Extension). Accordingly, the proposed zoning promotes increased connectivity for multi-modal transportation options which is a stated goal of the 2030 Comp Plan.</p> </div>	

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.	
None.	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	

Urban Design Guidelines	
<p>The applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if:</p> <p>a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", OR;</p> <p>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.</p>	
Urban form designation: None	Click here to view the Urban Form Map.
1	<p>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.</p> <p>Response: Not applicable.</p>
2	<p>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.</p> <p>Response: Not applicable.</p>
3	<p>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.</p> <p>Response: Not applicable.</p>
4	<p>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.</p> <p>Response: Not applicable.</p>
5	<p>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.</p> <p>Response: Not applicable.</p>
6	<p>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.</p> <p>Response: Not applicable.</p>

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: Not applicable.</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: Not applicable.</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: Not applicable.</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: Not applicable.</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: Not applicable.</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: Not applicable.</p>
13	<p>New public spaces should provide seating opportunities.</p> <p>Response: Not applicable.</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: Not applicable.</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: Not applicable.</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: Not applicable.</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: Not applicable.</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: Not applicable.</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: Not applicable.</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: Not applicable.</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: Not applicable.</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: Not applicable.</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: Not applicable.</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: Not applicable.</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: Not applicable.</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: Not applicable.</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 checked="" type="checkbox"/>	<input 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"/>

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.

Benjamin R. Kuhn | D 919.881.2201 | bkuhn@rl-law.com

October 3, 2023

Re: Neighborhood Meeting About Potential Rezoning and Comprehensive Plan Amendment Applications as to 6900 and 6950 Blue Run Lane, Raleigh, NC 27604 (the "Subject Property")

Neighboring Property Owners and Tenants:

You are invited to attend a neighborhood meeting on October 16th, 2023, from 6:00 pm – 7:00 pm. The meeting will be held at the Fellowship Hall of Raleigh North Christian Center, which is located at 6021 Louisburg Rd, Raleigh NC 27616. The meeting will start promptly at 6:00 pm.

The purpose of this meeting is to discuss a potential (i) rezoning of the Subject Property from Agricultural/Productive and Conservation Management (SHOD-1 overlay) to R-10 and Conservation Management (with SHOD-1 overlay), and (ii) a comprehensive plan amendment to remove a proposed new street which is shown on the City's Street Map. Most of this site is currently zoned Agricultural/Productive, which severely limits proposed new uses due to the large setback requirements. A rezoning is proposed to permit the property to be developed for a church and other related uses associated therewith. The reason for the comprehensive plan amendment is to delete a proposed new public street that would bisect the subject properties as well as other surrounding properties. The applicant does propose a greenway/bike/pedestrian trail as a condition to the rezoning application that would help connect the greenway in the rear of the property near the river to Blue Run Lane as an alternate means of access for residents in the area.

The City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 500 feet of the property which is subject of the proposed applications. Information about the rezoning and comprehensive plan amendment processes is available online; visit www.raleighnc.gov and search for "Rezoning Process" or "Text Change to Zoning Conditions".

If you have further questions about this rezoning process, please contact Raleigh Planning & Development at 919-996-2682 or rezoning@raleighnc.gov. If you have any concerns or questions about this potential text change to zoning conditions, I can be reached at: bkuhn@rl-law.com or 919-280-8139.

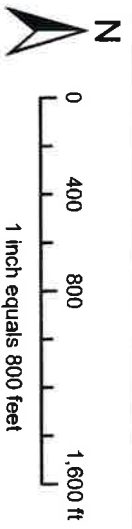
Sincerely,

Ragsdale Liggett PLLC

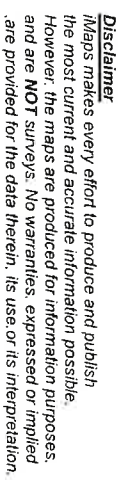
Benjamin R. Kuhn

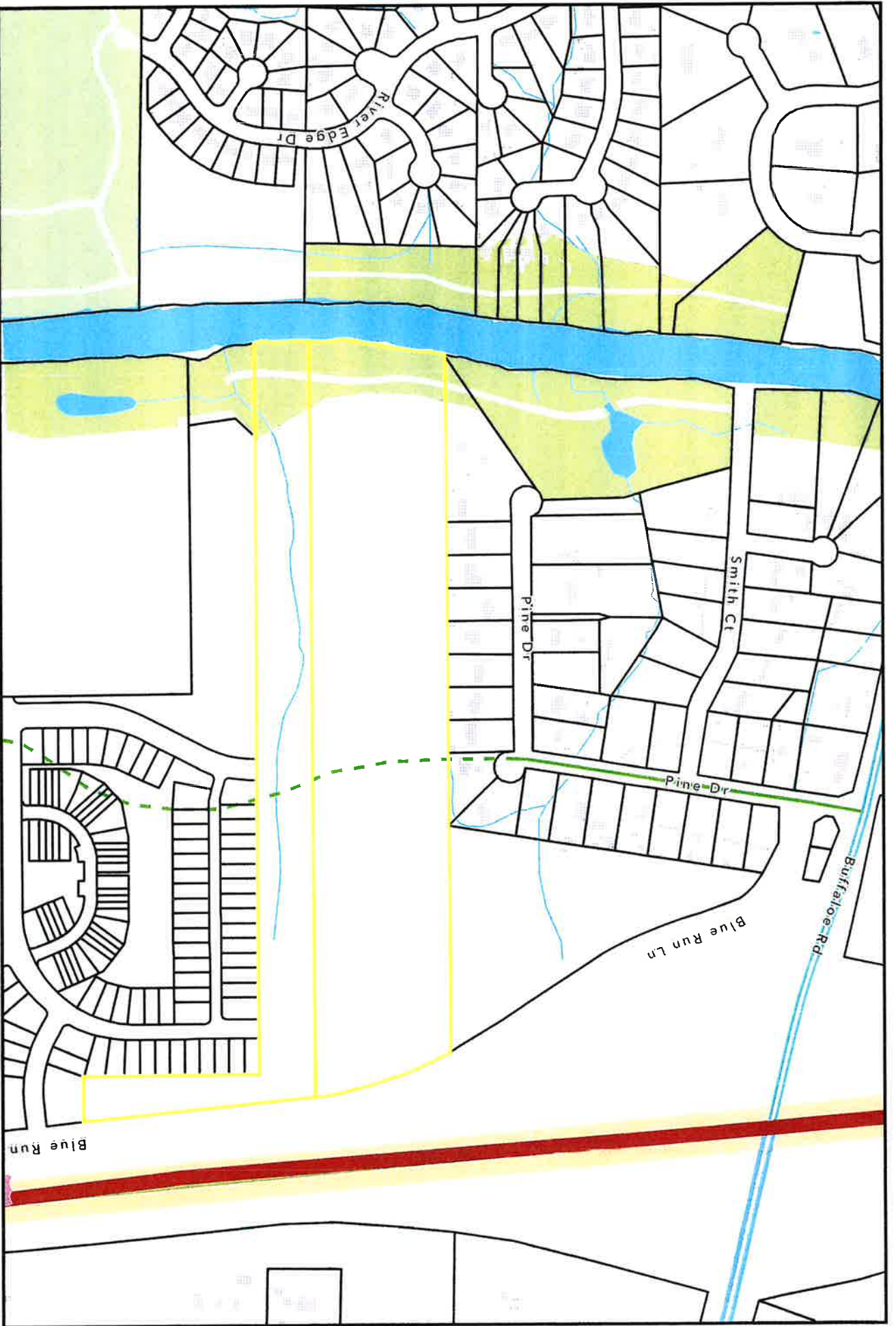


6900 and 6950 Blue Run Lane

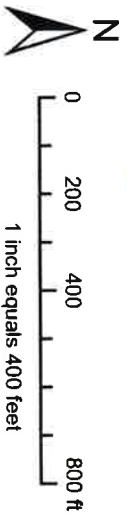


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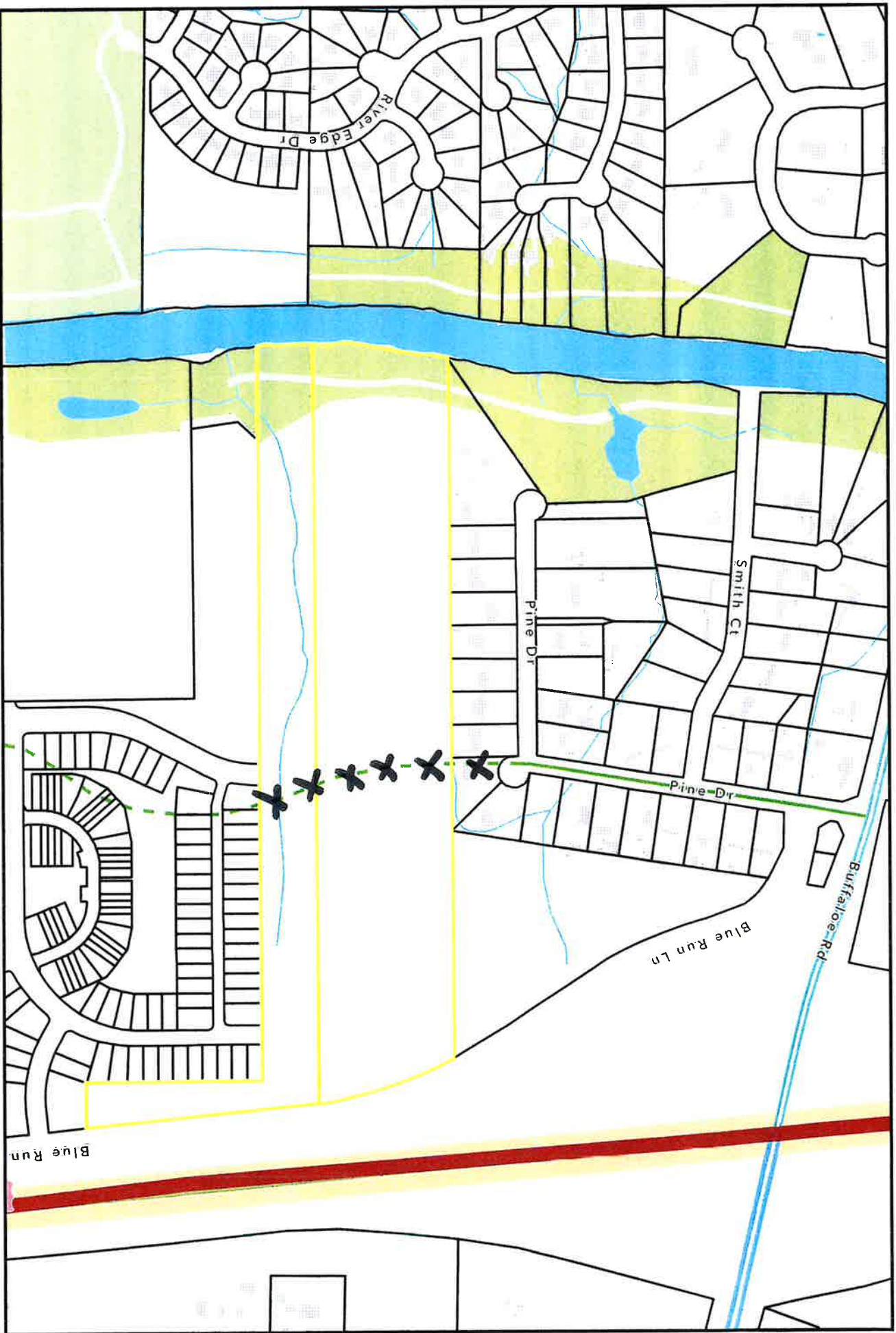




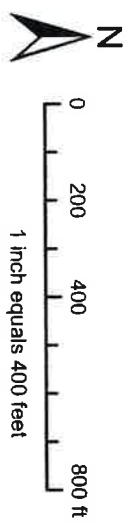
6900 and 6950 Blue Run Lane (Street Map)



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6900 and 6950 Blue Run Lane (Street Map)



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ATTESTATION TEMPLATE

Attestation Statement

I, the undersigned, do hereby attest that the electronic verification document submitted herewith accurately reflects notification letters, enclosures, envelopes and mailing list for mailing the neighborhood meeting notification letters as required by Chapter 10 of the City of Raleigh UDO, and I do hereby further attest that that I did in fact deposit all of the required neighborhood meeting notification letters with the US. Postal Service on the 4th and 6th day of October, 2023. I do hereby attest that this information is true, accurate and complete to the best of my knowledge and I understand that any falsification, omission, or concealment of material fact may be a violation of the UDO subjecting me to administrative, civil, and/or, criminal liability, including, but not limited to, invalidation of the application to which such required neighborhood meeting relates.



Signature of Applicant/Applicant Representative



Date



Raleigh North Christian Center Neighborhood Meeting Summary

Monday, October 16th, 2023
6:00 pm

Introductions | Ben Kuhn

- Land Use Attorney, [Ben Kuhn](#)
- Project Manager, Ministry Solutions with [Terry Campbell](#)
- Civil Engineering, NV5 with [Jonathan Allen](#)
- Raleigh North Christian Center
 - Senior Pastor, Dr. Chapman
 - COO, Jeffery Chapman
 - CFO, Shannon Parker
 - Project Coordinator, Andre' Bright
- *District Councilwoman, Megan Patton**

Attendance Roster of Neighbors and Attendees | See attached

Rezoning and Comprehensive Plan Amendment processes | Ben Kuhn

Reasons for the Rezoning Request | Ben Kuhn

Reasons for Comprehensive Plan Amendment | Ben Kuhn

- Outline reasons for the comp plan amendment to change the street plan and delete the "dotted green line" so that dedication of 80' wide right of way and construction of a new street bisecting the subject property would not be required (because if required it would make development un-doable due to increased expense and impacts to a site plan for a church use)

Summary of Issues Discussed:

- 1) Resident at 4824 Pine Drive, Lola B. has lived at her property for 47 years and raised the concern of run off from the back of the land. She shared that the City has been on the land and that a "silt fence doesn't prevent water run off." In response we

shared that if we can develop the land we would help to mitigate the water by collecting it with stormwater retention as required by the UDO.

- 2) A tenant, named Mike George, asked about the timeline in connection with the rezoning and/or comp plan amendment process. Mr. Kuhn explained the rezoning timeline based on the City approval process. He also asked about the mail addressee when the meeting notice is addressed to "current resident." He wasn't sure if the owner or the tenant could open the letter. Mr. Kuhn assured him that both the owner and resident are mailed the invitation to the neighborhood meeting.
- 3) Owner at 4428 River Edge Drive, Priscilla Henderson, asked about visibility. She wondered if she would see the church development from her house. Mr. Kuhn responded and highlighted the dense mature trees and the river in between her property to the west of the river and the subject properties bordering the river to the east.
- 4) Mike George also asked how the greenway path that is proposed would connect to the Bridge. Mr. Kuhn shared that part of that development is primarily in the works by the development to the south of the property, and that an extension could be made through the subject properties in accordance with the proposed conditions such that the greenway would connect to Blue Run Lane.
- 5) Owner of the 40 acres to the south of the property in development to the south of the 6900 and 6950 properties, Phil King, shared that he owns the farmland and "doesn't plan to sell it." He said that he "doesn't want that road through his property."

* Closing Notes: Councilwoman, Megan Patton did come to the meeting, but it was at the end when all neighbors had left. Ben Kuhn did share the neighborhood presentation slides with Ms. Patton and answered her questions. She indicated that she now has more clarity on the nature of our rezoning and comprehensive plan amendment application submission.

Neighborhood Meeting

ATTENDANCE ROSTER

NAME	ADDRESS
Phil King	7100 Blue Run Lane Rd. 27604
Mike George	4800 Pine Dr R 27604
Lola Dauter	4824 Pine Dr. Rd 27604
Priscilla Henderson	4428 River Edge Dr
Megan Patton	megan.patton@raleighnc.gov
Shannon Parker	sparker@mcconline.org
Terry Chapman SR	10625 MARION Stone Way Rd. Rd.
Terry Campbell	terry@ministry-solutions.com
JONATHAN ALLEN - NVS ENGINEERS	
Jeffery Chapman Jr. C.O.O.	
Andre Bright - RNCC	923 Jones Wynd, Wake Forest NC
Ben Kuhn	Ragsdale Liggett LLC