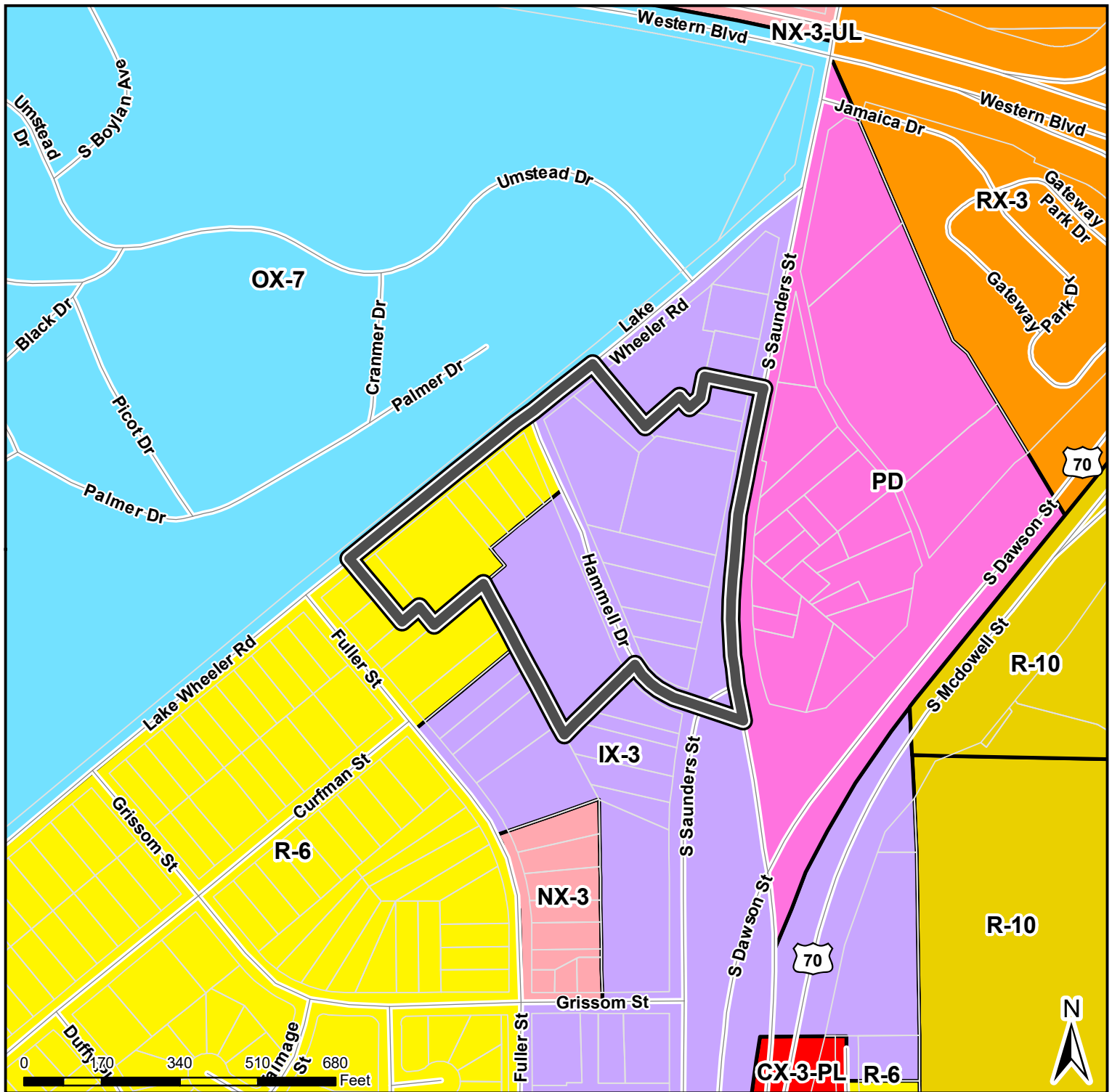


Existing Zoning

Z-60-2020



Property	1008 & 1009 Hammell Dr; 1123, 1201, 1205, 1209, 1213, 1215, & 1217 Lake Wheeler Rd; 1018, 1022, 1030	Location
Size	7.52 acres	
Existing Zoning	R-6 & IX-3	
Requested Zoning	CX-20-UL-CU	

To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	Hannah Reckhow, AICP, Senior Planner
Department	Planning and Development
Date	September 23, 2021
Subject	City Council agenda item for October 19, 2021 – Z-60-20

On September 21, 2021, City Council authorized the public hearing for the following item:

Z-60-20 Lake Wheeler Rd, Hammell Dr, S. Saunders St, approximately 7.52 acres located at [1217, 1215, 1213, 1209, 1205, 1201, 1123 Lake Wheeler Road, 1008, 1009 Hammell Drive, 1048, 1040, 1036, 1030, 1018, 1022 S. Saunders Street](#)

Signed zoning conditions provided on September 9, 2021 limit properties within 100 feet of Lake Wheeler Road south of Hammell Drive to only residential and overnight lodging above the first floor and would prohibit adult establishments; detention center, jail or prison; and self-service storage. Proposed conditions would limit residential dwelling units to 1,200, office use to 600,000 square feet, and retail use to 60,000 square feet; require installation of a City bikeshare station; require installation of public art; require certain screening of parking structure facades; and require screening of internal lighting of parking structures.

Current zoning: Residential-6 (R-6) and Industrial Mixed Use – 3 stories (IX-3)

Requested zoning: Commercial Mixed Use – 20 stories – Urban Limited – Conditional Use (CX-20-UL-CU)

The request is **inconsistent** with the 2030 Comprehensive Plan.

The request is **inconsistent** with the Future Land Use Map.

The request is **consistent** with the Urban Form Map.

The Planning Commission did not issue a recommendation on this item.

Attached are the Planning Commission Certified Recommendation (including Staff Report), the Zoning Conditions, the Petition for Rezoning, and the Neighborhood Meeting Report.



RALEIGH PLANNING COMMISSION

CERTIFIED RECOMMENDATION

CR# 13053

CASE INFORMATION: Z-60-20 HAMMELL DR

Location	North and south of Hammell Drive at its intersection with Lake Wheeler Road and S Saunders Street Address: 1217, 1215, 1213, 1209, 1205, 1201, 1123 Lake Wheeler Road, 1008, 1009 Hammell Drive, 1048, 1040, 1036, 1030, 1018, 1022 S. Saunders Street PINs: 1703347242, 1703345483, 1703346585, 1703441629, 1703348676, 1703343287, 1703349179, 1703440428, 1703440642, 1703348546, 1703349192, 1703349257, 1703346551, 1703344394, 1703349335, 1703346427 iMaps , Google Maps , Directions from City Hall
Current Zoning	R-6, IX-3
Requested Zoning	CX-20-UL-CU
Area of Request	7.52 acres
Corporate Limits	The subject site is inside Raleigh corporate limits
Property Owner	Dorothea Dix Development, LLC; CABA Properties II, LLC; Dix Park East, LLC; Investisniff, LLC; College Paint, LLC, Motaparthi Properties, LLC; MG Willard, LLC
Applicant	Gabriel Guillois, Atlas Stark Development
Council District	District D
PC Recommendation Deadline	August 23, 2021

SUMMARY OF PROPOSED CONDITIONS

1. Properties within 100 feet of Lake Wheeler Road and south of its intersection with Hammell Drive shall only have residential, overnight lodging, and parking uses above the ground floor.
2. The following uses shall not be permitted on the property: adult establishment; detention center, jail or prison; and self-service storage.
3. No more than 1,200 dwelling units, 600,000 square feet of office use, 60,000 square feet of retail use shall be permitted on the property.
4. No certificate of occupancy shall be issued for any structure that would result in more than 500,000 square feet of new construction, except where any approved site plan has provided for a location on the property or adjacent right-of-way to accommodate a City bikeshare station with no fewer than 8 docks, which shall be installed by the property owner.

5. One public art installation shall be located at least partly within 500 feet of the intersection of Lake Wheeler Road and Hammell Drive and visible from the public right of way or other publicly accessible outdoor area. If the required installation is a mural, it shall be no smaller than 120 square feet, and if three-dimensional, it shall be no smaller than 10 feet in height.
6. Restrictions for the screening of structured parking.
7. Lighting within parking structures shall be designed to reduce light spillage outside the parking structure. Internal illumination of parking structures shall conform to the standards of UDO 7.4.7. Vehicular Canopies.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	High Density Residential; Regional Mixed Use
Urban Form	Core Transit Area; Transit Oriented District; Main Street
Consistent Policies	Policy LU 2.2 Compact Development Policy LU 2.6 Zoning and Infrastructure Impacts Policy LU 4.7 Capitalizing on Transit Access Policy LU 6.2 Complimentary Land Uses and Urban Vitality Policy T 10.4 Bikeshare Policy H 1.8 Zoning for Housing Policy UD 1.10 Frontage Policy UD 6.1 Encouraging Pedestrian-oriented Uses Policy UD 7.3 Design Guidelines Policy AC 1.4 Public Art in Private Development Policy AP-SG 8 Main Street Character of S. Saunders Policy AP-SG 10 Redevelopment of Lake Wheeler Road
Inconsistent Policies	Policy LU 1.2 Future Land Use Map and Zoning Consistency Policy LU 5.1 Reinforcing the Urban Pattern Policy LU 5.2 Managing Commercial Development Impacts Policy LU 5.4 Density Transitions Policy LU 5.7 Building Height Transitions Policy LU 7.4 Scale and Design of New Commercial Uses Policy LU 8.5 Conservation of Single-family Neighborhoods Policy LU 10.3 Ancillary Retail Uses Policy LU 11.4 Rezoning/Development of Industrial Areas Policy AP-SG 6 Warehouse Adaptive Reuse Policy AP-SG 7 Preserving Historic Character

FUTURE LAND USE MAP CONSISTENCY

The rezoning case is ☐ **Consistent** ☒ **Inconsistent** with the Future Land Use Map.

COMPREHENSIVE PLAN CONSISTENCY

The rezoning case is ☐ **Consistent** ☒ **Inconsistent** with the 2030 Comprehensive Plan.

PUBLIC MEETINGS

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
September 24, 2020; 13 attendees	May 12, 2021; 2 attendees	5/25/21; 6/24/21; 8/5/21; 8/26/21; 9/14/21	8/17/21; 9/21/21

PLANNING COMMISSION RECOMMENDATION

The rezoning case is **Consistent/Inconsistent** with the Future Land Use Map and **Consistent/Inconsistent** with the relevant policies in the Comprehensive Plan, furthermore **Approval/Denial** is reasonable and in the public interest because:

Reasonableness and Public Interest	N/A
Change(s) in Circumstances	N/A
Amendments to the Comprehensive Plan	N/A
Recommendation	The Planning Commission recommends extension of review by 60 days.
Motion and Vote	Motion: Rains Second: O'Haver In Favor: Dautel, Elder, Fox, Lampman, Mann and Rains Opposed: Bennett, Miller and O'Haver
Reason for Opposed Vote(s)	Applicant expressed expectation that the request would not change further.

ATTACHMENTS

1. Staff report
2. Rezoning Application
3. Comprehensive Plan Amendment Analysis

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the attached Staff Report and Comprehensive Plan Amendment Analysis.



Ken A. Bowers, AICP
Planning and Development Deputy Director

Date: September 14, 2021

Staff Coordinator: Hannah Reckhow: (919) 996-2622; Hannah.Reckhow@raleighnc.gov



ZONING STAFF REPORT – CASE Z-60-20

Conditional Use District

OVERVIEW

The request is to rezone approximately 7.52 acres from Residential – 6 (R-6) and Industrial Mixed Use – 3 stories (IX-3) to Commercial Mixed Use – 20 stories – Urban Limited – Conditional Use (CX-20-UL-CU). Proposed conditions would prohibit some high impact uses and specify that properties along Lake Wheeler Road south of Hammell Drive have only residential, overnight lodging, and parking uses above ground floor. Proposed conditions would also limit the total number of residential dwelling units, total office use, and total retail use on the site, require a City bikeshare station to be installed, require a public art installation be installed, and add restrictions for screening and lighting of parking structures.

The rezoning site is 16 parcels located on either side of Hammell Drive, along Lake Wheeler Road and along S Saunders Street. Six parcels that front along Lake Wheeler Road are zoned R-6 and contain detached houses. Parcels fronting Hammell Drive, an unimproved city street, and S Saunders Street are zoned IX-3 and contain light manufacturing uses to the south and auto-oriented uses to the north.

The rezoning request would increase overall entitlement significantly, allowing up to 20 stories on the site. The requested district would also increase the number of uses permitted on the site, by adding higher density residential and commercial uses to areas where only low density residential is currently permitted and removing restrictions on ground-story residential in IX- districts. The proposed conditions would prohibit some uses normally allowed in CX- and specify that upper stories fronting along Lake Wheeler Road would be residential or overnight lodging.

The rezoning site is designated mostly as High Density Residential on the Future Land Use Map, with a portion of 1008 Hammell Drive designated as Regional Mixed Use. High Density Residential envisions apartment buildings and condominiums, with only ancillary retail located on the ground floor, and between five and 12 stories in height depending on context. Further height guidance for an Edge context where low density residential is nearby recommends no more than four stories in height. The requested district would permit a variety of non-residential uses at a height that far exceeds the recommended height for the context.

The rezoning site has several designations on the Urban Form Map that relate to its proximity to planned Bus Rapid Transit (BRT) along Western Boulevard. These designations include Core Transit Area and Transit Oriented District. This recommends an urban frontage, which the request includes with Urban Limited.

Update for August 5, 2021: Since the case was last discussed on June 24, 2021, the applicant has submitted revised zoning conditions. These conditions amend condition 1 to apply 100 feet from Lake Wheeler Road rather than to fronting properties and add conditions 3 through 6. The new conditions provide a limit on number of dwelling units, total office use,

and total retail use on the site; require preservation or reconstruction of the existing building facades along S. Saunders Street; provide space for 8 docks of City bikeshare; and require a public art installation near Lake Wheeler Road and Hammell Drive. The revised conditions add consistency with three policies - T 10.4 Bikeshare, HP 1.2 Cultural and Historic Resource Preservation, and AC 1.4 Public Art in Private Development. While this increases the overall number of policies the request is consistent with, the case remains inconsistent with the Future Land Use Map, Southern Gateway area-specific guidance, and policies covering a variety of land use and urban form considerations. Overall, the request is inconsistent with the 2030 Comprehensive Plan.

Update for August 26, 2021: Since the case was last published, the applicant has revised condition 1. The revision adds parking as a principal use that is permitted above the ground floor within 100 feet of Lake Wheeler Road. This amended language does not change consistency with the 2030 Comprehensive Plan.

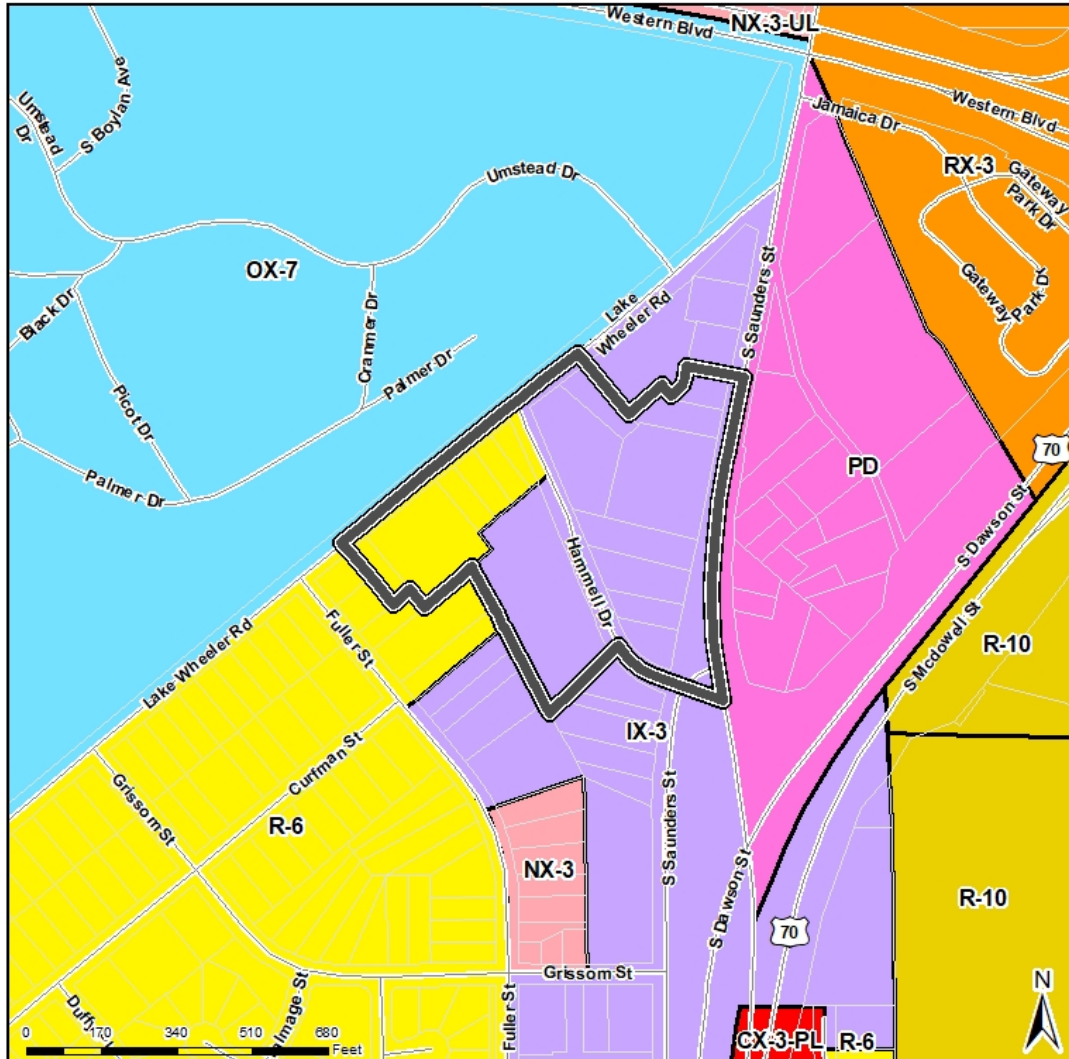
Update for September 14, 2021: Since the case was last discussed, the applicant has revised the zoning conditions. A condition regarding preservation of building facades along S. Saunders Street was removed, and two new conditions were added. The new conditions add restrictions for screening elements of structured parking and lighting within parking structures. The removal of the condition regarding preservation of facades resulted in removal of policy HP 1.2 Cultural and Historic Resource Preservation from the list of consistent policies. The amended conditions do not alter the overall inconsistency of the request with the 2030 Comprehensive Plan.

OUTSTANDING ISSUES

Outstanding Issues	1. None	Suggested Mitigation	1. N/A
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Existing Zoning

Z-60-2020

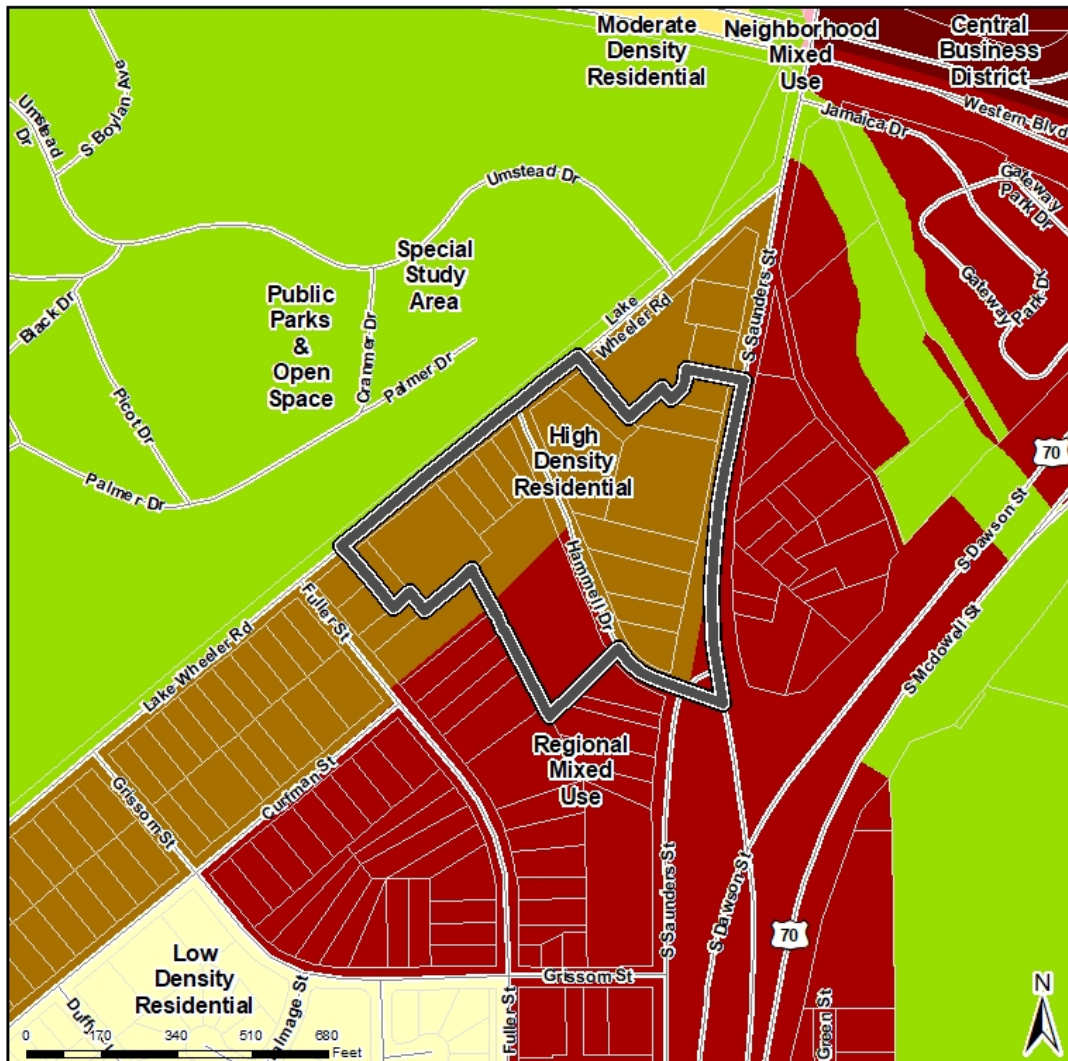


Property	1008 & 1009 Hammell Dr; 1123, 1201, 1205, 1209, 1213, 1215, & 1217 Lake Wheeler Rd	Location	1018, 1022, 1030
Size	7.52 acres		
Existing Zoning	R-6 & IX-3		
Requested Zoning	CX-20-UL-CU		

Map by Raleigh Department of City Planning (mansolf); 11/16/2020

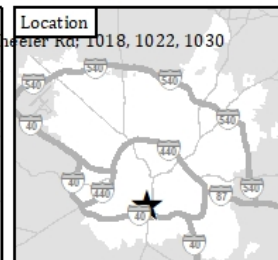
Future Land Use

Z-60-2020



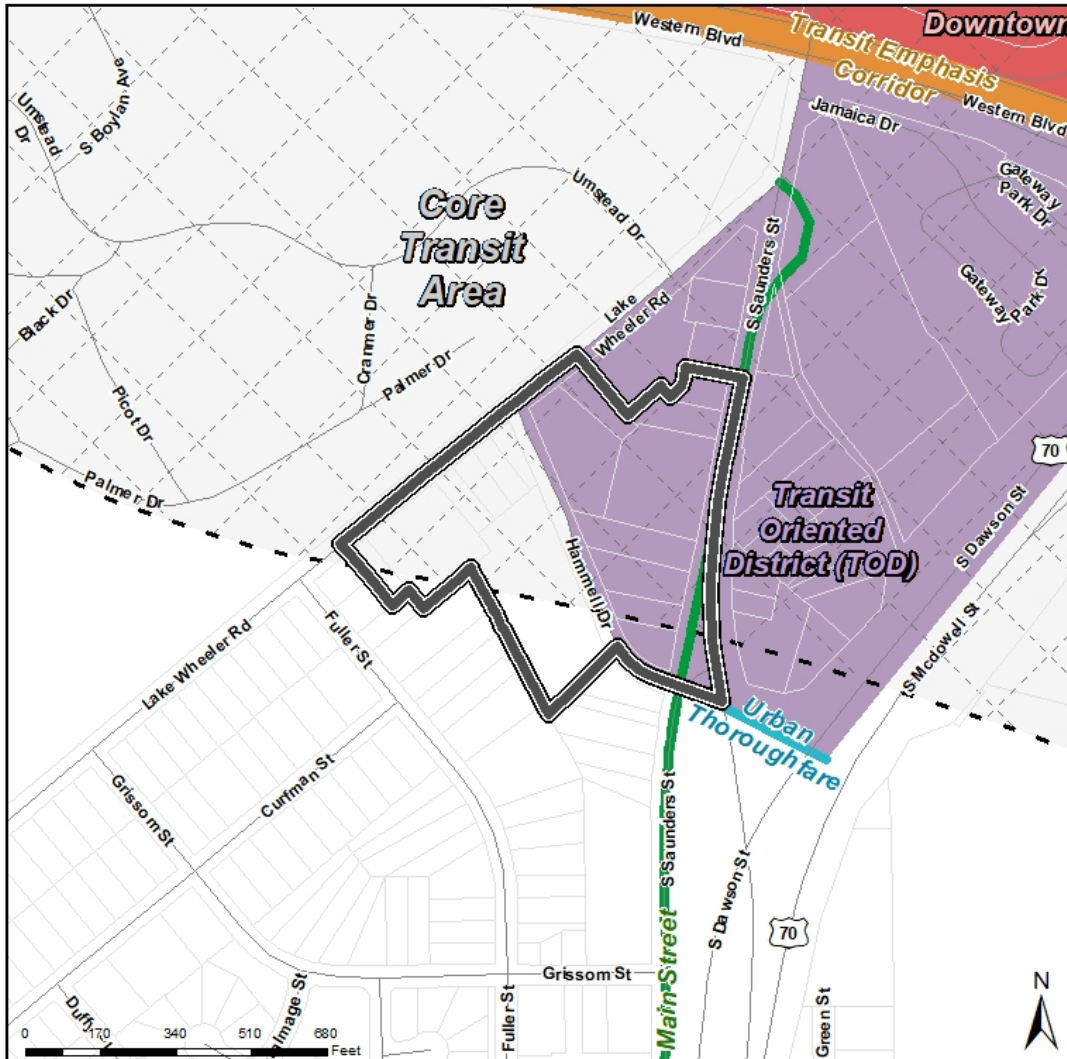
Property	1008 & 1009 Hammell Dr; 1123, 1201, 1205, 1209, 1213, 1215, & 1217 Lake Wheeler Rd; 1018, 1022, 1030
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Map by Raleigh Department of City Planning (mansolf); 11/16/2020



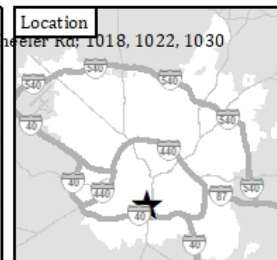
Urban Form

Z-60-2020



Property	1008 & 1009 Hammell Dr; 1123, 1201, 1205, 1209, 1213, 1215, & 1217 Lake Wheeler Rd; 1018, 1022, 1030
Size	7.52 acres
Existing Zoning	R-6 & IX-3
Requested Zoning	CX-20-UL-CU

Map by Raleigh Department of City Planning (mansolf); 11/16/2020



COMPREHENSIVE PLAN

Determination of the conformance of a proposed use or zone with the Comprehensive Plan includes consideration of the following questions:

- A. Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?

While the request is consistent with the Urban Form Map and policies around capitalizing on transit access, zoning for housing, urban form guidelines, and policies in the Southern Gateway area plan supporting additional development in this area, the request is inconsistent with the Future Land Use Map for much of the site and the requested district would significantly alter the character of the area and could have impacts on the surrounding area. The request is inconsistent with policies regarding reinforcing the urban pattern, establishing transitions in density, and managing commercial impacts on nearby residential areas. The request is also inconsistent with several area specific guidance policies in the Southern Gateway area plan and may not complement the existing character of the area as envisioned in the Growing Successful Neighborhoods and Communities vision theme.

- B. Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?

No, while the use being considered is designated on a portion of the site designated Regional Mixed Use, the majority of the site is designated High Density Residential, and the request would permit uses and buildings heights that are not envisioned by this designation.

- C. If the use is not specifically designated on the Future Land Use Map in the area where its location is proposed, is it needed to service such a planned use, or could it be established without adversely altering the recommended land use and character of the area?

The request would permit development that would alter the land use and character of the area. This includes permitting commercial uses in a largely residential and light-industrial area and permitting 20-story development in an area characterized largely by one-story development. Amendments to the requested height and additional zoning conditions that limit the impacts of commercial uses could improve consistency of the request.

- D. Will community facilities and streets be available at City standards to serve the use proposed for the property?

Hammell Drive is currently an unimproved street and would need to be improved to support additional development. A traffic impact analysis was conducted that identified mitigation measures and additional studies to be completed at site plan stage. Otherwise, the community facilities and streets appear able to serve the proposed use.

Future Land Use

Future Land Use designation: High Density Residential, Regional Mixed Use

The rezoning request is

☐ **Consistent** with the Future Land Use Map.

☒ **Inconsistent**

The rezoning site is designated mostly as High Density Residential on the Future Land Use Map, with a portion of 1008 Hammell Drive designated as Regional Mixed Use. High Density Residential envisions apartment buildings and condominiums, with only ancillary retail located on the ground floor, and between five and 12 stories in height depending on context. While the proposed conditions would permit only residential, overnight lodging, and parking above the ground floor within 100 feet of Lake Wheeler Road south of Hammell Drive, the request would not limit non-residential uses in a majority of the site and a majority of the area designated High Density Residential.

Additionally, the request would permit up to 20 stories in an area that is recommended for up to 12 in areas farther away from residential uses and up to four in areas adjacent to residential uses. Consistency could be improved if height were limited to step down to the surrounding residential context and if uses were limited in the remainder of the site or if an RX- district were requested.

Urban Form

Urban Form designation: Core Transit Area; Transit Oriented District; Main Street

The rezoning request is

☒ **Consistent** with the Urban Form Map.

☐ **Inconsistent**

Overview: The subject site has several designations that recommend an urban approach to frontage.

Impact: The request includes Urban Limited frontage (UL) which would require parking to be located behind buildings and building facades to be no more than 20 feet from the street.

Compatibility: Surrounding development does not have a frontage applied and is generally low-density residential or industrial mixed-use. Maximum build-to required in UL is similar to surrounding development on Lake Wheeler Road and S. Saunders Street.

Compatibility

The proposed rezoning is

☐ **Compatible** with the property and surrounding area.

☒ **Incompatible.**

The surrounding area is currently developed with detached houses and single-story industrial uses. While the request is similar to the entitlement of several nearby sites – specifically South Saunders PD/Z-32-18 and Z-13-20 – as well as the commercial uses along S. Saunders Street more broadly, the request is not compatible with the current surrounding development. The request would introduce commercial uses and permit development of up to 20 stories.

Public Benefits of the Proposed Rezoning

- The request would increase entitlement near future BRT service and the Dorothea Dix Park, increasing access to major amenities, jobs, and housing.

Detriments of the Proposed Rezoning

- The request would have impacts on the existing residential neighborhood, likely including traffic, noise, and light.

Policy Guidance

*The rezoning request is **consistent** with the following policies:*

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.

Policy LU 4.7 Capitalizing on Transit Access

Sites within walking distance of existing and proposed rail and bus rapid transit stations should be developed with intense residential and mixed uses to take full advantage of and support investment in transit infrastructure.

- The requested district would significantly increase the entitlement on a site that is along two major corridors and within half a mile of future bus rapid transit service.

Policy LU 2.6 Zoning and Infrastructure Impacts

Carefully evaluate all amendments to the zoning map that significantly increase permitted density or floor area to ensure that impacts to infrastructure capacity resulting from the projected intensification of development are adequately mitigated or addressed.

- A traffic impact analysis has been completed for the request. The analysis found that the roadway structure is sufficient to support the request. Additional studies were identified to support site plan review.

Policy LU 6.2 Complimentary 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 rezoning request would permit a variety of land uses, including residential, office, and commercial on the site.

Policy T 10.4 Bikeshare

Support bikeshare, both public and private, through city support of a public system and through appropriate regulation of any private systems.

- A proposed zoning condition requires installation of a City bikeshare station with at least 8 docks before a building of 500,000 square feet or more can receive a certificate of occupancy. The condition could be made more consistent with the goals of this policy by lowering the trigger for provision of the station and by requiring additional bikes be added to the system.

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 request would significantly increase the housing entitlement for the site, including increasing the variety of housing types permitted.

Policy UD 1.10 Frontage

Coordinate frontage across multiple sites to create cohesive places. Encourage consistency with the designations on the Urban Form Map. Development in centers and along corridors targeted for public investment in transit and walkability should use a compatible urban form.

Policy UD 6.1 Encouraging Pedestrian-oriented Uses

New development, streetscape, and building improvements in Downtown, Main Streets, and TOD areas should promote high intensity, pedestrian-oriented use and discourage automobile oriented uses and drive-through uses.

Policy UD 7.3 Design Guidelines

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 rezoning request includes an Urban Limited frontage. While much of the surrounding development does not have a frontage applied, an urban frontage is in line with the Urban Form Map designations of Core Transit Area, Transit Oriented District, and Main Street. Urban Limited frontage promotes a pedestrian-oriented urban form, including bring buildings close to the street and requiring parking to be located behind the building façade, that aligns with Policy UD 7.3 Design Guidelines.

Policy AC 1.4 Public Art in Private Development

Encourage inclusion of public art in private development.

- A proposed condition requires public art be installed within 500 feet of the intersection of Hammell Drive and Lake Wheeler Road, and that it is visible from the right-of-way. Additional specificity on the where the art will be located or be visible from would make the condition more consistent with the goals of this policy.

*The rezoning request is **inconsistent** with the following policies:*

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 Future Land Use Map generally recommends high density residential for the site, with only ancillary commercial uses. The request would permit a mix of uses, including significantly more commercial uses than envisioned. In addition, the request would permit heights not envisioned by the Future Land Use Map. To improve consistency, building heights could be limited near lower density residential areas and commercial land uses could be limited in High Density Residential areas.

Policy LU 5.1 Reinforcing the Urban Pattern

New development should acknowledge existing buildings, and, more generally, the surrounding area. Quality design and site planning is required so that new development opportunities within the existing urban fabric of Raleigh are implemented without adverse impacts on local character and appearance.

- The surrounding area contains detached houses and single-story light industrial uses. The requested district would permit a mix of uses at a much taller height - up to 20 stories. While the South Saunders PD to the east has entitlement for up to 20 stories, the surrounding existing development is significantly different than the requested district.

Policy LU 5.2 Managing Commercial Development Impacts

Manage new commercial development using zoning regulations and through the conditional use zoning and development review processes so that it does not result in unreasonable and unexpected traffic, parking, litter, shadow, view obstruction, odor, noise, and vibration impacts on surrounding residential areas.

- While the proposed conditions limit non-residential uses above ground floor for a portion of the site closest to existing residential areas, the request would permit commercial uses and much taller buildings (up to 20 stories) that could have impacts on the adjacent residential areas. Consistency could be improved limiting hours of operation and restricting higher impact commercial uses near residential areas.

Policy LU 5.7 Building Height Transitions

When a mixed-use or nonresidential area contemplated for building heights in excess of seven stories abuts an area designated for low or moderate density on the future land use map, building heights should not exceed a 45-degree plane starting 10 feet from the adjoining lower-density area. When any mixed-use or non-residential area is separated from an area of low- or moderate-density by an intervening street other than a Major Street, building faces along the frontage facing the residential area should not exceed three stories.

Policy LU 7.4 Scale and Design of New Commercial Uses

New uses within commercial districts should be developed at a height, mass, scale, and design that is appropriate and compatible with surrounding areas.

- The requested district would permit up to 20 stories adjacent to 3 story residential uses. While Neighborhood Transition Yard requirements include a height step-down with adjacent Residential Districts, similar requirements do not exist for establishing height and massing that is similar to surrounding Mixed Use areas. Consistency with this policy could be improved if building heights were further limited or step down toward adjacent surrounding areas.

Policy LU 8.5 Conservation of Single-family Neighborhoods

Protect and conserve the city's single-family neighborhoods and ensure that their zoning reflects their established low-density character. Carefully manage the development of vacant land and the alteration of existing structures in and adjacent to single-family neighborhoods to protect low-density character, preserve open space, and maintain neighborhood scale.

- Several parcels of the rezoning site are part of the Fuller Heights neighborhood. The request would allow them to redevelop with high density residential and mixed-use development.

Policy LU 5.4 Density Transitions

Low- to medium-density residential development and/or low-impact office uses should serve as transitional densities between lower-density neighborhoods and more intensive commercial and residential uses. Where two areas designated for significantly different development intensity abut on the Future Land Use Map, the implementing zoning should ensure that the appropriate transition occurs on the site with the higher intensity.

Policy LU 10.3 Ancillary Retail Uses

Ancillary retail uses in residential and office developments located in areas designated High Density Residential, Office and Residential Mixed Use and Office/Research and Development should not be larger in size than appropriate to serve primarily the residents, employees, visitors, and patrons of the primary uses in the area; should preferably be located within a mixed-use building; and should be sited to minimize adverse traffic, noise, and visual impacts on adjoining residential areas.

- The rezoning request would permit a mix of residential and commercial uses up to 20 stories in height. While the proposed conditions limit upper stories on a portion of the site to only residential and overnight lodging uses, a majority of the site could contain retail uses that are not ancillary to the residential uses on the site. A proposed condition does limit total retail use to 60,000 square feet, this is large enough to support more than the surrounding residents and could be located outside a mixed-use building or adjacent to existing residential uses. Consistency with these policies could be improved by limiting commercial uses nearest lower density residential to office and other lower impact uses or further restricting the amount of retail permitting in the High Density Residential areas of the site.

Policy LU 11.4 Rezoning/Development of Industrial Areas

Allow the rezoning and/or redevelopment of industrial land for non-industrial purposes when the land can no longer viably support industrial activities or is located such that industry is not consistent with the Future Land Use Map. Examples include land in the immediate vicinity of planned transit stations.

- While the request is not indicated for industrial use on the Future Land Use Map, the existing light-industrial uses appear to be viable and are supported by the Southern Gateway area-specific guidance. The request would permit a mix of uses other than

industrial, including residential, office, and retail.

Area Plan Policy Guidance

*The rezoning request is **consistent** with the following policies:*

Policy AP-SG 8 Main Street Character of S. Saunders

New buildings and additions along old S. Saunders Street should use an urban approach to frontage and placed close to the street with no parking between the lot line and building facade. Ground floor retail should create a retail-serving Main Street that can capitalize on traffic generated by a destination park on Dix Hill.

- The request includes an urban approach to frontage (Urban Limited) that would require a small build-to and parking to not be located between the building and street.

Policy AP-SG 10 Redevelopment of Lake Wheeler Road

Development along Lake Wheeler Road should create an attractive and prominent edge to Dorothea Dix Park. Higher densities will capture value from the park and put more users within close proximity.

- The request would increase the potential density of development on the site, which has close proximity to Dorothea Dix Park.

*The rezoning request is **inconsistent** with the following policies:*

Policy AP-SG 6 Warehouse Adaptive Reuse

Encourage the reuse of warehouse and raw spaces in the Caraleigh/Saunders focus area to attract small businesses in the emerging “maker” industry. It would be advantageous for these businesses, such as tech shops, brewers, alternative/indoor farming, to be located close to downtown to build new businesses and a community.

Policy AP-SG 7 Preserving Historic Character

New development and redevelopment should borrow design cues from the existing warehouses and complement the historic character of the adjacent neighborhoods such as Caraleigh.

- The requested district would facilitate the redevelopment of the site that partially contains one-story industrial warehouses along S. Saunders Street and redevelopment under the proposed district could be significantly different from the existing historic character of the area.

The rezoning site is also within the Dix Edge Area Study, which is expected to conclude in 2022. The study was initiated because of planned public investments in Dorothea Dix Park

and bus rapid transit and anticipated changes these investments would bring to the area. Recent rezonings (Park City South, Downtown South) have requested significant changes, which indicates that the built form in the area is on the cusp of change. Policy guidance for this area is likely to change as a result of the study, but it is uncertain if the request would better align with future policy.

EQUITY AND CLIMATE CHANGE ANALYSIS

Transportation Cost and Energy Analysis

	City Average	Site	Notes
Transit Score	30	52	Higher transit access than city-wide average
Walk Score	30	44	Slightly less car dependent than city-wide average.
Bike Score	41	53	More bikeable than city-wide average.
HUD Low Transportation Cost Index	[N/A, index is expressed as a percentile.]	76	Lower cost of transportation
HUD Jobs Proximity Index	[N/A, index is expressed as a percentile.]	91	Higher proximity to jobs

Source: [Walk Score](#) is a publicly available service that measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. The higher the Transit Score or Walk Score, the greater the percentage of trips that will be made on transit or by walking, and the smaller the carbon footprint. HUD index scores are percentiles indicating how well the subject tract performs compared to all other census tracts in the United States. A higher percentile for Low Transportation Cost or Jobs Proximity indicates a lower the cost of transportation and higher access to jobs in the nearby area, respectively.

Housing Energy Analysis

Housing Type	Average Annual Energy Use (million BTU)	Permitted in this project?
Detached House	82.7	No
Townhouse	56.5	Yes
Small Apartment (2-4 units)	42.1	Yes
Larger Apartment	34.0	Yes

Source: U.S. Energy Information Administration, 2015 survey. Statistics for residential structures in the South.

Housing Supply and Affordability

Does the proposal add or subtract from the housing supply?	Adds	
Is naturally occurring affordable housing present on the site?	Likely	
Does it include any subsidized units?	No	
Does it permit a variety of housing types beyond detached houses?	Yes	Townhouse and apartment building types are permitted.
If not a mixed-use district, does it permit smaller lots than the average? *	N/A	
Is it within walking distance of transit?	Yes	

*The average lot size for detached residential homes in Raleigh is 0.28 acres.

Demographic Indicators from EJSCREEN*

Indicator	Site Area	Raleigh
Demographic Index** (%)	50	36
People of Color Population (%)	54	46
Low Income Population (%)	46	30
Linguistically Isolated Population (%)	6	3
Population with Less Than High School Education (%)	16	9
Population under Age 5 (%)	9	6
Population over Age 64 (%)	5	11
% change in median rent since 2015	7.1	20.3

*Environmental Justice Screening and Mapping Tool from the Environmental Protection Agency
(<https://www.epa.gov/ejscreen>)

**The Demographic Index represents the average of the percentage of people who are low income and the percentage of people who are minorities

Health and Environmental Analysis

What is the life expectancy in this zip code tract? Is it higher or lower than the City average?	81.8	
Are there known industrial uses or industrial zoning districts within 1,000 feet?	Yes	Rezoning site and adjacent uses are industrial uses and industrial zoning
Are there hazardous waste facilities located within one kilometer?	Yes	Axis Holding Company; Dorothea Dix Hospital; Baker Roofing; Rose & Sons Auto Service Inc.
Are there known environmental hazards, such as flood-prone areas, that may directly impact the site?	No	
Is this area considered a food desert by the USDA?	Yes	Low Income and Low Access at 1 and 10 miles

Land Use History

When the property was annexed into the City or originally developed, was government sanctioned racial segregation in housing prevalent?*	Yes	Site was annexed in 1907.
Has the area around the site ever been the subject of an urban renewal program?*	No	Site is adjacent to Southside Redevelopment Plan.
Has the property or nearby properties ever been subject to restrictive covenants that excluded racial groups?*	No	
Are there known restrictive covenants on the property or nearby properties that restrict development beyond what the UDO otherwise requires?*	No	

**The response to this question is not exhaustive, and additional information may be produced by further research. Absence of information in this report is not conclusive evidence that no such information exists.*

Analysis Questions

1. Does the rezoning increase the site's potential to provide more equitable access to housing, employment, and transportation options? Does the rezoning retain or

increase options for housing and transportation choices that reduce carbon emissions?

Response: The request would increase the residential and commercial entitlement on the site and therefore increase the potential for access to housing, employment, and office for the surrounding area. The site's proximity to transit and future bus rapid transit increase the potential for the request to improve access to these uses. Both proximity to transit service and additional options for housing types increase the choices that reduce carbon emissions.

2. Is the rezoning in an area where existing residents would benefit from access to lower cost housing, greater access to employment opportunities, and/or a wider variety of transportation modes? Do those benefits include reductions in energy costs or carbon emissions?

Response: Development resulting from the rezoning request may be accessible to surrounding neighborhoods. While a portion of the site likely contains naturally occurring affordable housing, the request would permit multi-unit housing that is often more affordable than detached housing in the long run.

3. Have housing costs in this area increased in the last few years? If so, are housing costs increasing faster than the city average?

Response: The housing costs have increased in this area, but not as much as city-wide average.

4. Are there historical incidences of racial or ethnic discrimination specific to this area that have deprived Black, Indigenous, and People of Color (BIPOC) of access to economic opportunity, public services, or housing? If so, does the rezoning request improve any current conditions that were caused, associated with, or exacerbated by historical discrimination?

Response: No historical incidences of racial or ethnic discrimination were found.

5. Do residents of the area have disproportionately low life expectancy, low access to health insurance, low access to healthy lifestyle choices, or high exposure to environmental hazards and/or toxins? If so, does the rezoning create any opportunities to improve these conditions?

Response: The site contains and is adjacent to known industrial uses and is located in a food desert, as determined by the USDA. The rezoning request may create an opportunity to improve this, as it permit additional uses on the site such as commercial and residential.

IMPACT ANALYSIS

Historic Resources

The site is not located within or adjacent to a National Register Historic District or Raleigh Historic Overlay District. It does not include nor is adjacent to any National Register individually-listed properties or Raleigh Historic Landmarks. The site does include 5 properties that have been surveyed by North Carolina Department of Cultural Resources [WA8120 (CJ Mallard Food Co); WA8126 (Capital Welding Co); WA8127 (Bass GMC Sales & Service); WA8128 (Tunstall-Williams Paint & Body Works); WA8129 (BH Ingle & Sons)].

Impact Identified: None

Parks and Recreation

Overall Park Access Level of Service (LOS) in this area is considered an “A” letter grade. Nearest existing greenway access is located approximately 0.10 miles from the site, at the intersection of the Rocky Branch Greenway Trail and S Saunders Rd. Nearest existing park access is provided by Dorothea Dix Park, adjacent to this site. Development of this site should accommodate future plans for Lake Wheeler Road, including but not limited to bike and pedestrian amenities as well as safe, direct access between the site and planned entrances to Dorothea Dix Park (e.g. at Hammel Dr.). Development of this site should respond proactively to recommendations in the Dorothea Dix Park Master Plan and should consider partnership opportunities for the development of complementary resources such as shared structured parking. Please contact Parks, Recreation and Cultural Resources staff to discuss collaboration and partnership opportunities.

Impact Identified: None

Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	2,000	56,213	604,750
Waste Water	2,000	56,213	604,750

Impact Identified:

1. The proposed rezoning would add approximately 602,750 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area

2. At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy
3. Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developed

Stormwater

Floodplain	n/a
Drainage Basin	Rocky
Stormwater Management	UDO Chapter 9
Overlay District	n/a

Impact Identified: No downstream structural impacts identified.

Transportation

Site and Location Context

Location

The Z-60-20 site is in Southwest Raleigh along the block of Hammell Drive between Lake Wheeler Road and S Saunders Street. The site includes frontage along Hammel Drive, Lake Wheeler Drive, and South Saunders Street.

Area Plans

The Z-60-20 site is located within the adopted Southern Gateway Corridor Study Boundary, specifically within the Old Saunders Focus Area. This plan has many important transportation-related policies and action items, including, but not limited to:

- Policy AP-SG 3 focuses on improving connectivity throughout the Southern Gateway district, including sidewalks, shared-use trails, and on-road bike facilities.
- Policy AP-SG 8 focuses on developing a Main Street character along South Saunders Street.

The plan is also located within the Dix Edge Area Study, which is currently in the planning process. This plan is looking at the Caraleigh, Fuller Heights, Wheeler Crossing, Carolina Pines, Wheeler Park, Walnut Terrace and Gateway Park neighborhoods and will make recommendations to mitigate displacement and gentrification, improve the transportation network for all users, address the health of the creek and stormwater, and urban design in the study area. The plan is expected to be completed in Fall 2021 adopted in Winter 2022.

Existing and Planned Infrastructure

Streets

The Z-60-20 site majority of frontage is along Hammel Drive, but it also has 685 feet of frontage on Lake Wheeler Road and 685 feet of frontage on South Saunders Street. Lake Wheeler Road is designated as a 2-lane Avenue, Divided in the Raleigh Street Plan (Map T-1 in the Comprehensive Plan); Hammel Drive is designated as an Commercial/Industrial Street; and South Saunders Street is designated at a Main Street, Parallel Parking. All three streets are maintained by the City of Raleigh.

In accordance with UDO section 8.3.2, the maximum block perimeter for CX-20 zoning districts is 2,500 feet. The site sits on two existing blocks. One has a perimeter of approximately 2,480 feet. The other has a current perimeter of approximately 3,200 feet. This larger block is bisected by a planned extension of Curfman Street as a neighborhood street. When this street is constructed, both blocks will meet perimeter standards for CX-20 districts.

Planned Streets

The Street Plan (Map T-1) proposes to realign several streets in proximity to the Z-60-20 site. These changes, which are recommended through the Southern Gateway Corridor Study, include the reconfiguration of the intersection of Lake Wheeler Road and South Saunders Street to make Lake Wheeler Road the primary movement to and from the Warehouse District. The Comprehensive Plan also calls for street realignments directly west of the site. The plan is to extend Hammell Drive east to the Dawson-McDowell Connector and to eliminate the existing connection between South Saunders and the Dawson-McDowell Connector. Southbound lanes of the Dawson-McDowell Connector are to be shifted eastward as much possible, creating usable land in a block bound by the Dawson-McDowell Connector, Hammell Drive, South Saunders, and Grissom Street. This a recommendation is part of the Southern Gateway Plan aimed at improving the character of South Saunders and the Dawson-McDowell Connector to support a more walkable district.

Pedestrian Facilities

Sidewalks are complete on the western side of South Saunders from Lake Wheeler Road to Prospect Avenue, including the site's frontage on Lake Wheeler Road. There are no existing sidewalks on Lake Wheeler Road or Hammel Drive. Sidewalk construction and streetscape improvements are required as part of the development for tier 3 site plans and subdivisions, as outlined in Article 8.5 of the UDO.

Bicycle Facilities

There are no existing on-street bicycle facilities along Lake Wheeler Road, Hammel Drive, and South Saunders. The BikeRaleigh Plan (Map T-3 in the 2030 Comprehensive Plan) calls for a separated bikeway on Lake Wheeler Road and South Saunders Street.

There is access to an existing greenway trail along the Rocky Branch Creek 0.1 miles north of the site.

The Z-60-20 is within the bikeshare service area. Stations nearest the sites at the intersection of South Saunders Street and within Dix Park. Bikeshare station spacing guidelines indicate that an additional station in the vicinity of this site may be appropriate. There is a positive correlation between station density and ridership in larger systems like

Citibike (New York City), Capital Bikeshare (Washington, DC), and Hubway (Boston, MA). An additional station at this site would increase bikeshare ridership and may help to mitigate traffic concerns of Z-60-20.

A condition has been submitted that requires installation of a bikeshare station. The condition does not require the addition of additional bikes for the system fleet. The usual dock to bike ratio used in Raleigh is 1.6 to 1; suggesting that an additional five bikes for the system will be appropriate. If the additional five bikes are not purchased and added to the system fleet, the ratio of available bikes to docking points would become disproportionate, disrupting daily operations and rebalancing efforts across all bikeshare stations in the system.

Transit

GoRaleigh Route 21 operates eastbound in a clockwise loop along Lake Wheeler to Downtown, south down Blount Street, and east on Maywood back to Lake Wheeler road. The route operates with service every 30 minutes. The nearest stop is located approximately 120 feet south of the site at the intersection of Lake Wheeler Road and Fuller Street. GoRaleigh Route 7 operates along the Dawson-McDowell Connector between Downtown Raleigh and the town of Garner. The route operates with service every 15 minutes. The nearest stop for Route 7 is approximately 0.25 miles south of the site at the intersection of S Saunders Street and McDowell Street.

The site is south of the Western BRT Corridor, which will connect downtown Raleigh with downtown Cary along Western Boulevard. The nearest stop to the Z-60-20 will be at Western Boulevard and South Saunders 0.15 miles north of the site. The Western BRT Corridor Study has been completed and is pending adoption by City Council. The Southern BRT Corridor is planned to operate on South Wilmington Street, approximately 2/3 mile east of the site. Construction timelines for these BRT projects is unknown at this time.

Access

The Z-60-20 site is accessed by Lake Wheeler Road, Hammel Drive, and South Saunders Street.

Other Projects in the Area

There are several projects within a mile of the Z-60-20 site:

Directly adjacent to the site the City of Raleigh is has a project to design an improved streetscape of Lake Wheeler Road from Centennial Parkway to S Saunders Street. Streetscape improvements will include curb and gutter, sidewalks, bicycle facilities, improved pedestrian crossings, and traffic calming elements. Design activities for this project have been funded, but right-of-way and construction funding is not currently programmed.

Also adjacent to the site on the west side of Lake Wheeler is the Dix Park Plaza and Play project, which is the first phase described in the Dix Park Master Plan. The Plaza & Play covers approximately 18 acres in Dix Park along the Lake Wheeler edge and will include one of a kind play spaces, a civic plaza, fountains, gardens, and areas to cookout and relax with family and friends.

The site is within the Dix Edge Area Study, which is currently in the planning process. This plan is looking at the Caraleigh, Fuller Heights, Wheeler Crossing, Carolina Pines, Wheeler Park, Walnut Terrace and Gateway Park neighborhoods and will make recommendations to

mitigate displacement and gentrification, improve the transportation network for all users, address the health of the creek and stormwater, and urban design in the study area. The plan will also analyze the potential realignment of Lake Wheeler Road and Centennial Parkway as outlined in NCDOT's Dix Park Access Plan. The Dix Edge Area Study is expected to be completed in Fall 2021 adopted in Winter 2022.

Traffic Impact Analysis (TIA)

TIA Determination

Based on the Envision results, approval of case Z-60-20 would increase the amount of projected vehicular trips for the site compared to the existing zoning entitlement. The proposed rezoning from R-6 and IX-3 to CX-20-UL-CU is projected to generate 1185 new trips in the AM peak hour and 1256 new trips in the PM peak hour. These values trigger a Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual.

Z-60-20 Existing Land Use	Daily	AM	PM
Residential and Light Industrial	177	20	21
Z-60-20 Current Zoning Entitlements	Daily	AM	PM
Residential and Industrial Mixed Use	2,275	189	239
Z-60-20 Proposed Zoning Maximums	Daily	AM	PM
Commercial Mixed Use	9,899	816	941
Z-60-20 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	7,624	627	702

TIA Review

A TIA was performed by Kimley-Horn and Associates, Inc. and reviewed by City staff. The analysis shows that the development as proposed will have impacts to the surrounding roadway network but can be partially mitigated with the following recommendations:

- Hammell Drive:
 - o Improve Hammell Drive to provide a paved street from Lake Wheeler Road to South Saunders Street
- Lake Wheeler Road at South Saunders Street:
 - o Increase cycle length of signal to 120 seconds in PM peak hour and optimize splits
- Lake Wheeler Road at Hammell Drive:
 - o Construct an exclusive southbound left-turn lane on Lake Wheeler Road with at least 100 feet of storage and appropriate taper
 - o Construct an exclusive westbound right-turn lane on Hammell Drive with storage back to Site Driveway 2
- South Dawson Street at South Saunders Street:

- Adjust signal timings to provide more green time to the S Saunders Street approaches in the PM peak hour

See the attached technical review memo for additional details regarding the TIA.

Urban Forestry

Impact Identified: None

Impacts Summary

The TIA identified mitigation measure to address traffic impacts and additional analyses to conduct at site plan stage.

Mitigation of Impacts

No mitigation measures needed at rezoning stage.

CONCLUSION

Request Z-60-20 would rezone approximately seven and a half acres between S. Saunders Street and Dorothea Dix Park from R-4 and IX-3 to CX-20-UL-CU. The request would increase the entitlement significantly, including allowing development up to 20 stories. While the request includes an urban frontage that aligns with the Urban Form Map and adds entitlement within a Core Transit Area, the request would permit height and commercial uses that are inconsistent with the Future Land Use Map and Comprehensive Plan policies around compatibility, managing commercial impacts, and area-specific guidance for the Southern Gateway area plan. The request is inconsistent with the Growing Successful Neighborhoods and Communities vision theme and with the 2030 Comprehensive Plan overall.

CASE TIMELINE

Date	Action	Notes
11/13/20	Application submitted	
12/29/20	Initial staff review provided	
4/16/21	Application deemed complete	
5/25/21	Planning Commission review begins	

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	R-6; IX-3	IX-3; OX-7	IX-3; NX-3	PD	R-6
Additional Overlay	-	-	-	-	-
Future Land Use	High Density Residential; Regional Mixed Use	High Density Residential; Public Parks & Open Space	Regional Mixed Use	Regional Mixed Use	High Density Residential; Public Parks & Open Space
Current Land Use	Residential; Light Industrial	Light Industrial; Park	Light Industrial; Commercial	Light Industrial	Residential; Park
Urban Form	Transit Oriented District; Core Transit Area; Main Street	Transit Oriented District; Core Transit Area	Core Transit Area	Transit Oriented District; Core Transit Area	Core Transit Area

CURRENT VS. PROPOSED ZONING SUMMARY

EXISTING ZONING		PROPOSED ZONING
Zoning	R-6; IX-3	CX-20-UL-CU
Total Acreage	7.52	7.52
Setbacks:		
Front	10'	5' to 20'
Side	5'	0' or 6'
Rear	20'	0' or 6'
Residential Density:	16.09	159.57
Max. # of Residential Units	121	1,200
Max. Gross Building SF	575,149	2,135,138
Max. Gross Office SF	165,070	600,000
Max. Gross Retail SF	92,290	60,00
Max. Gross Industrial SF	560,149	-
Potential F.A.R.	1.76	8.69

*The development intensities for proposed zoning districts were estimated using an impact analysis tool. The estimates presented are only to provide guidance for analysis.



COMPREHENSIVE PLAN AMENDMENT ANALYSIS – CASE Z-60-20

OVERVIEW

Approval of this case would cause an amendment to the Future Land Use Map to a designation that recommends commercial uses and heights in excess of 12 stories.

The Future land Use map identifies a portion of the site as High Density Residential. This designation only envisions ancillary commercial uses and heights up to 12 stories in some places.

If approved, the Future Land Use map would be updates from High Density Residential to Regional Mixed Use. Of the Regional Mixed Use designation, the 2030 Comprehensive Plan states:

“This category applies to the Triangle Town Center are, the Brier Creek area, and the North Hills/Midtown and Crabtree Centers. The intent is to identify the major retail and service hubs that draw customers from across the city. These areas may include high-density housing, office development, hotels, and region-serving retail uses such as department stores and specialty stores. These areas would typically be zoned CX. Heights could be as tall as 12 to 20 stories in core locations, but should taper down to meet the context of surrounding development. As in other mixed-use areas, taller buildings should be accompanied by enhanced pedestrian amenities.”

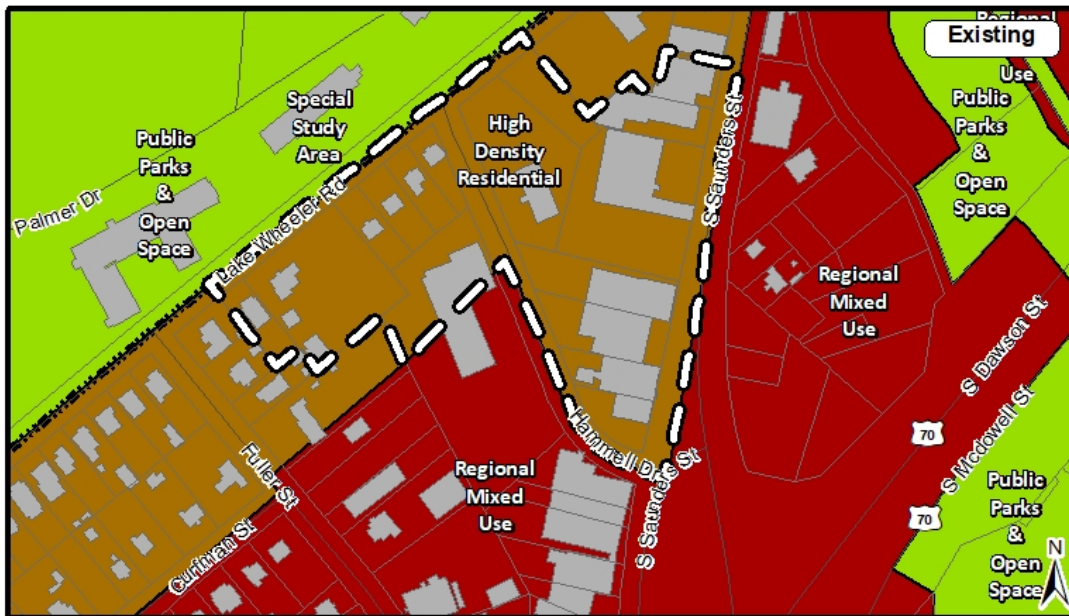
LIST OF AMENDMENTS

1. Amend the Future Land Use Map from High Density Residential to Regional Mixed Use.

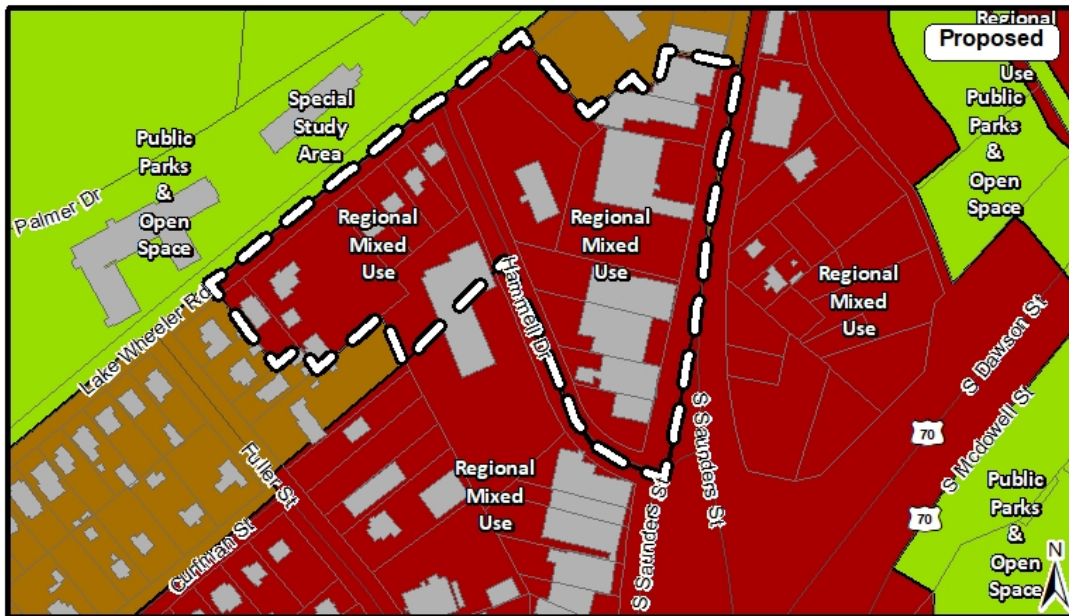
AMENDED MAPS

Z-60-2020: Required Amendment to the Future Land Use Map

Existing Designation: High Density Residential



Proposed Designation: Regional Mixed Use



IMPACT ANALYSIS

Amending the Future Land Use Map to Regional Mixed use for the rezoning site would add to the area with this designation east of Dorothea Dix Park and would give policy support to zoning districts like CX- with heights up to 12 to 20 stories. These districts would allow a mix of residential, office, retail, and other commercial uses with a regional draw.

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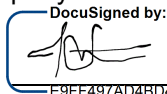
By Hannah Reckhow at 10:39 am, Sep 09, 2021

CONDITIONAL USE DISTRICT ZONING CONDITIONSZoning Case Number **Z-60-20****OFFICE USE ONLY**Date Submitted **September 2, 2021****Rezoning Case #**Existing Zoning **See Exhibit A** Proposed Zoning **CX-20-UL-CU****Narrative of Zoning Conditions Offered**

1. For all areas within 100 feet of Lake Wheeler Road southern right of way line and located southwest of its intersection with Hammell Drive, only residential, overnight lodging, and parking uses shall be permitted principal uses on any story above the ground floor.
2. The following uses shall not be permitted principal uses on the property: adult uses; detention center, jail, or prison; and self-service storage.
3. Not more than 1,200 dwelling units, nor more than 600,000 square feet of gross office use, nor more than 60,000 square feet of gross retail use shall be permitted within the area conditionally rezoned.
4. No certificate of occupancy shall be issued for any structure that would result in more than 500,000 square feet of cumulative new construction on the subject site after the effective date of these conditions, except where any approved site plan for development of any portion of the property has provided for a location on the property or adjacent right-of-way to accommodate a City bikeshare station with no fewer than 8 docks, which shall be installed by the property owner, subject to approval of an encroachment agreement for such work by the City of Raleigh.
5. One public art installation shall be located at least partly within 500 feet of the intersection of Lake Wheeler Road and Hammell Drive and visible from the public right of way or other publicly accessible outdoor area. If the required installation consists of a mural, it shall be no smaller than 120 square feet in area, and, if a three-dimensional installation, no less than 10 feet in height, not including any base or pedestal supporting such installation. If more than one public art installation is provided on the subject site, the owner shall designate which such installation is that required by this condition.
6. Public facades of structured parking: Parking structure facades shall comply with the following: Screening elements shall have a gap of no more than 18 inches from the frame of the screening element to the wall opening. Alternative decorative elements which provide an equivalent level of screening may be allowed in a parking structure where such elements are employed to complement the architectural character of any building on the site. Mesh or decorative panels, louvers, green walls, tinted or sandblasted opaque spandrel glass, or similar screening elements shall be used. Where mesh or other materials containing openings is used in conjunction with the screening frame, no individual opening shall exceed four (4) square inches. Chain link fencing and similar screening elements shall be prohibited as an allowable mesh or similar screening element.
7. Lighting within parking structures: Lighting shall be designed to reduce light spillage outside the parking structure according to the following:
 - a. Internal illumination of parking structures shall be screened so that internal light sources shall not be visible from public rights of way or adjacent parcels outside the property governed by these conditions. Light fixtures directly visible from the exterior of a parking structure shall be directed internally upward or shall contain shielded fixtures to minimize such visibility.
 - b. Internal illumination of parking structures shall conform to the standards of UDO Section 7.4.7. Vehicular Canopies.

The property owner(s) hereby offers, consents to, and agrees to abide by, 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

DocuSigned by:

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Print Name Jeremiah Smith

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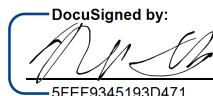
By Hannah Reckhow at 10:40 am, Sep 09, 2021

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Property Owner(s) Signature

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Neal Motaparthi

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By Hannah Reckhow at 10:39 am, Sep 09, 2021

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Property Owner(s) Signature

DocuSigned by:

David Meeker

Print Name

David Meeker

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By Hannah Reckhow at 10:40 am, Sep 09, 2021

CONDITIONAL USE DISTRICT ZONING CONDITIONSZoning Case Number **Z-60-20****OFFICE USE ONLY**Date Submitted **September 2, 2021****Rezoning Case #**Existing Zoning **See Exhibit A** Proposed Zoning **CX-20-UL-CU****Narrative of Zoning Conditions Offered**

1. For all areas within 100 feet of Lake Wheeler Road southern right of way line and located southwest of its intersection with Hammell Drive, only residential, overnight lodging, and parking uses shall be permitted principal uses on any story above the ground floor.
2. The following uses shall not be permitted principal uses on the property: adult uses; detention center, jail, or prison; and self-service storage.
3. Not more than 1,200 dwelling units, nor more than 600,000 square feet of gross office use, nor more than 60,000 square feet of gross retail use shall be permitted within the area conditionally rezoned.
4. No certificate of occupancy shall be issued for any structure that would result in more than 500,000 square feet of cumulative new construction on the subject site after the effective date of these conditions, except where any approved site plan for development of any portion of the property has provided for a location on the property or adjacent right-of-way to accommodate a City bikeshare station with no fewer than 8 docks, which shall be installed by the property owner, subject to approval of an encroachment agreement for such work by the City of Raleigh.
5. One public art installation shall be located at least partly within 500 feet of the intersection of Lake Wheeler Road and Hammell Drive and visible from the public right of way or other publicly accessible outdoor area. If the required installation consists of a mural, it shall be no smaller than 120 square feet in area, and, if a three-dimensional installation, no less than 10 feet in height, not including any base or pedestal supporting such installation. If more than one public art installation is provided on the subject site, the owner shall designate which such installation is that required by this condition.
6. Public facades of structured parking: Parking structure facades shall comply with the following: Screening elements shall have a gap of no more than 18 inches from the frame of the screening element to the wall opening. Alternative decorative elements which provide an equivalent level of screening may be allowed in a parking structure where such elements are employed to complement the architectural character of any building on the site. Mesh or decorative panels, louvers, green walls, tinted or sandblasted opaque spandrel glass, or similar screening elements shall be used. Where mesh or other materials containing openings is used in conjunction with the screening frame, no individual opening shall exceed four (4) square inches. Chain link fencing and similar screening elements shall be prohibited as an allowable mesh or similar screening element.
7. Lighting within parking structures: Lighting shall be designed to reduce light spillage outside the parking structure according to the following:
 - a. Internal illumination of parking structures shall be screened so that internal light sources shall not be visible from public rights of way or adjacent parcels outside the property governed by these conditions. Light fixtures directly visible from the exterior of a parking structure shall be directed internally upward or shall contain shielded fixtures to minimize such visibility.
 - b. Internal illumination of parking structures shall conform to the standards of UDO Section 7.4.7. Vehicular Canopies.

The property owner(s) hereby offers, consents to, and agrees to abide by, 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

DocuSigned by:

 3174180D0DDF47B...

Richard Johnson

Print Name

RECEIVED

By Hannah Reckhow at 10:38 am, Sep 09, 2021

CONDITIONAL USE DISTRICT ZONING CONDITIONSZoning Case Number **Z-60-20****OFFICE USE ONLY**Date Submitted **September 2, 2021****Rezoning Case #**Existing Zoning **See Exhibit A** Proposed Zoning **CX-20-UL-CU****Narrative of Zoning Conditions Offered**

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Property Owner(s) Signature

DocuSigned by:

Gabriel Guillois

82D6B618CB70479...

Print Name

Gabriel Guillois



Raleigh

MEMO

TO: Bynum Walter, AICP, Comprehensive Planning Supervisor

FROM: Eric J. Lamb, PE, Transportation Planning Manager

DATE: April 16, 2021

SUBJECT: Traffic Impact Analysis Review for Z-60-20 – Dorothea Dix Development

We have reviewed the Traffic Impact Analysis (TIA) prepared by Kimley-Horn and Associates, Inc. for the Dorothea Dix Development rezoning, case number Z-60-20. The following memorandum summarizes the most relevant information pertaining to the study as well as City Staff's review of the analysis and recommendations.

Development Details

<i>Site Location:</i>	Central Raleigh southwest of Lake Wheeler Road and South Saunders Street
<i>Address:</i>	1123, 1201, 1205, 1209, 1213, 1215, and 1217 Lake Wheeler Road; 1008 and 1009 Hammell Drive; 1018, 1022, 1030, 1036, 1040, 1044, and 1048 South Saunders Street
<i>Property PIN(s):</i>	1703343287, 1703344394, 1703345483, 1703346427, 1703346551, 1703346585, 1703347242, 1703348546, 1703348676, 1703349179, 1703349192, 1703349257, 1703349335, 1703440428, 1703440642, 1703441629
<i>Current Zoning:</i>	IX-3 and R-6
<i>Proposed Zoning:</i>	CX-20
<i>Existing Land Use:</i>	Residential and warehouse
<i>Allowable Land Use:</i>	175,554 SF of Industrial 63,421 SF of Retail 10 Single Family Homes
<i>Maximum Proposed Zoning Land Use:</i>	1,232,250 of Office 523 Mid-Rise Residential occupied dwelling units with 1 st -Floor Commercial
<i>Build-out Year:</i>	2024

Municipal Building
222 West Hargett Street
Raleigh, North Carolina 27601

One Exchange Plaza
1 Exchange Plaza, Suite 1020
Raleigh, North Carolina 27601

City of Raleigh
Post Office Box 590 • Raleigh
North Carolina 27602-0590
(Mailing Address)

Site Context

The site is located southwest of downtown across Lake Wheeler Road from the Dorothea Dix Park and across South Saunders Street from the Park City South planned development, which is currently under site plan review. Transportation access is provided to the site via the following infrastructure:

- **Roadway**
 - S. Saunders Street - existing four-lane undivided roadway, planned Main Street with Parallel Parking, 3,600 Annual Average Daily Traffic (AADT) as of 2019, 35 mph
 - Lake Wheeler Road – existing two-lane undivided roadway, planned 2-Lane Divided Avenue, 6,700 AADT, 35 mph
 - Hammell Drive – existing two-lane undivided gravel roadway, planned Industrial Street with an extension to S. Dawson St/S. McDowell St., 150 AADT
- **Transit**
 - Route 11/Avent Ferry – 30-minute peak hour service to downtown
 - Route 7/South Saunders – 15-minute peak hour service to downtown
- **Pedestrian**
 - There is an existing sidewalk on the west side of South Saunders street adjacent to the site.
- **Bicycle**
 - The Rocky Branch Trail runs east-west across South Saunders Street approximately 500 feet north of the site.
 - Separated bikeways are proposed on Lake Wheeler Road and South Saunders Street adjacent to the site. A neighborhood bikeway is proposed on Fuller Street south of the site.

The Street Plan proposes to realign several streets within the study area. The Plan proposes to reconfigure the intersection of Lake Wheeler Road and S. Saunders Street to make Lake Wheeler Road the primary movement. The Street Plan also recommends the realignment of South Saunders Street to remove its connection to S. Dawson Street in the vicinity of Hammell Drive, and the extension of Hammell Drive to S. Dawson Street/S. McDowell Street. These changes were laid out in the *Southern Gateway Corridor Study*.

Study Area

The following intersections were studied as part of this TIA:

- | | |
|-------------------------------------------|----------------|
| 1. S Saunders Street at Lake Wheeler Road | (Signalized) |
| 2. Lake Wheeler Road at Hammell Drive | (Unsignalized) |
| 3. Lake Wheeler Road at Fuller Street | (Unsignalized) |
| 4. S Saunders Street at Hammell Drive | (Unsignalized) |
| 5. S Saunders Street at S Saunders Street | (Unsignalized) |
| 6. S Saunders Street at S Dawson Street | (Signalized) |
| 7. Lake Wheeler Road at Site Driveway 1 | (Unsignalized) |
| 8. Hammell Drive at Site Driveway 2 | (Unsignalized) |
| 9. Hammell Drive at Site Driveway 3 | (Unsignalized) |
| 10. Hammell Drive at Site Driveway 4 | (Unsignalized) |
| 11. Hammell Drive at Site Driveway 5 | (Unsignalized) |

Analysis Scenarios

The following analysis scenarios were studied as part of this TIA:

- Existing (2020)
- Background (2024)
- Current Zoning Build-out (2024)
- Proposed Zoning Build-out (2024)
- Proposed Zoning Build-out Improved (2024)
- Planned Build-out (2024)
- Planned Build-out Improved (2024)

Trip Generation

RKA made the following assumptions as agreed to by City staff:

- The 10th Edition ITE Trip Generation Manual was used to estimate trips.
- Dense Multi-Use Urban trip generation rates, or an equivalent reduction in Urban/Suburban rates, were used for all land uses except single family residential, industrial, and retail over 50,000 SF.
- Separate growth rates were applied for projected volumes (2024) based on varying historical growth rates in the study area
 - Hammell Dr./Fuller St. – 0%
 - S. Saunders St. – 0.5%
 - S. Dawson St./McDowell St. – 1%
 - Lake Wheeler Rd. – 1.5%
- No background developments were included

Using the City's Envision tool, KHA determined that the Maximum Trip Generation for the proposed zoning condition was a combination of office and mid-rise residential with first floor commercial uses. The appropriate peak trip generation for these land uses are indicated below.

Table 1: Estimated Trip Generation by Scenario

Scenario	Land Use	ITE Code	Intensity	Daily Traffic (vpd)	AM Peak Hour Total	PM Peak Hour Total
Current Zoning Build-out	Light Industrial	110	175,554 SF	4,512	263	321
	Single Family Homes	210	10 d.u.			
	Shopping Center	820	63,421 SF			
Proposed Zoning Build-out	Mid-Rise Residential with 1st-Floor commercial	231	523 o.d.u.	12,080	1,034	1,201
	Office	710	1,232,250 SF			
Planned Build	Mid-Rise Residential with 1st-Floor commercial	231	650 o.d.u.	9,050	746	900
	Office	710	750,000 SF			
	Shopping Center	820	16,000 SF			
	Restaurant	931	24,000 SF			

Site Traffic Distribution

Trips generated by the proposed development were distributed based on a review of surrounding land uses, existing traffic patterns, and engineering judgement.

The following percentages were used in the AM and PM peak hours for traffic:

- 25% to/from the north on S Dawson Street/McDowell Street
- 25% to/from the south on S Dawson Street/McDowell Street
- 20% to/from the west on Western Boulevard/Martin Luther King Jr Boulevard
- 15% to/from the east on Martin Luther King Jr Boulevard
- 10% to/from the west on Lake Wheeler Road
- 5% to/from the north on S Saunders Street

Results and Impacts

Table 2: Study Area Levels of Service

Intersection and Approach/Movement	Traffic Control	Existing (2020) Traffic		Background (2024) Traffic		Current Zoning (2024) Traffic	
		AM	PM	AM	PM	AM	PM
Lake Wheeler Road at S Saunders Street	Signalized	B (13.9)	B (10.1)	A (9.8)	A (7.8)	B (10.3)	A (9.4)
Eastbound		C (21.0)	C (21.7)	B (11.9)	B (10.7)	B (13.1)	B (13.8)
Northbound		A (9.1)	A (7.5)	A (9.7)	A (8.9)	A (9.8)	A (9.2)
Southbound		A (5.0)	A (4.0)	A (5.3)	A (5.7)	A (5.3)	A (5.9)
Lake Wheeler Road at Hammell Drive	Unsignalized	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)
Westbound		B (13.6)	B (11.6)	B (13.9)	B (11.9)	B (14.4)	B (13.1)
Southbound Left		A (8.1)	A (7.8)	A (8.1)	A (7.8)	A (8.2)	A (7.9)
Lake Wheeler Road at Fuller Street	Unsignalized	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)
Westbound		B (11.2)	B (11.5)	B (11.4)	B (11.8)	B (11.6)	B (12.1)
Southbound Left		A (8.1)	A (7.8)	A (8.1)	A (7.8)	A (8.2)	A (7.8)
S Saunders Street at Hammell Drive	Unsignalized	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)
Eastbound		A (8.6)	A (8.7)	A (8.6)	A (8.7)	A (9.3)	B (10.0)
Northbound Left		A (7.3)	A (7.4)	A (7.3)	A (7.4)	A (7.6)	A (7.8)
S Saunders Street at S Saunders Street	Unsignalized	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)
Eastbound		A (9.4)	A (9.8)	A (9.4)	A (9.8)	B (10.5)	B (12.1)
Northbound Left		A (7.4)	A (7.6)	A (7.4)	A (7.6)	A (7.7)	A (8.0)
S Dawson Street at S Saunders Street	Signalized	A (7.1)	B (12.1)	A (7.2)	B (12.4)	A (8.0)	B (17.0)
Eastbound		A (0.8)	E (77.0)	A (2.1)	E (77.1)	A (3.9)	E (78.4)
Westbound		D (35.6)	E (72.8)	D (35.6)	E (72.5)	D (35.7)	E (67.7)
Southbound		A (3.6)	A (5.4)	A (3.7)	A (5.9)	A (3.9)	A (8.2)
Lake Wheeler Road at Site Driveway 1	Unsignalized	Only exists in future scenarios				- (-)	- (-)
Westbound						B (11.7)	B (12.3)
Southbound Left						A (8.2)	A (7.9)
Hammell Drive at Site Driveway 2	Unsignalized	Only exists in future scenarios				- (-)	- (-)
Southbound						A (8.9)	A (9.9)
Eastbound Left						A (7.4)	A (7.6)
Hammell Drive at Site Driveway 3	Unsignalized	Only exists in future scenarios				- (-)	- (-)
Southbound						A (9.1)	B (10.2)
Eastbound Left						A (7.5)	A (7.7)
Hammell Drive at Site Driveway 4	Unsignalized	Only exists in future scenarios				- (-)	- (-)
Northbound						A (9.1)	A (9.9)
Westbound Left						A (7.3)	A (7.4)
Hammell Drive at Site Driveway 5	Unsignalized	Only exists in future scenarios				- (-)	- (-)
Northbound						A (9.2)	A (9.8)
Westbound Left						A (7.4)	A (7.5)

Table 2: Study Area Levels of Service Continued

Intersection and Approach/Movement	Traffic Control	Planned Build-out (2024) Traffic		Planned Build-out (2024) Traffic - Improved		Proposed Zoning (2024) Traffic		Proposed Zoning (2024) Traffic - Improved	
		AM	PM	AM	PM	AM	PM	AM	PM
Lake Wheeler Road at S Saunders Street	Signalized	B (11.4)	C (25.8)	N/A	B (14.3)	B (11.7)	E (69.5)	N/A	B (16.4)
Eastbound		B (15.8)	D (47.0)		C (20.1)	B (17.0)	F (128.4)		B (15.2)
Northbound		A (9.9)	A (9.4)		B (12.6)	A (9.9)	A (9.5)		C (26.5)
Southbound		A (5.3)	A (5.9)		A (7.7)	A (5.4)	A (5.9)		B (14.0)
Lake Wheeler Road at Hammell Drive	Unsignalized	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)
Westbound		C (17.2)	D (28.7)	C (15.8)	C (17.2)	C (19.1)	F (93.2)	C (16.9)	D (27.9)
Southbound Left		A (8.5)	A (8.0)	A (8.5)	A (8.0)	A (8.7)	A (8.0)	A (8.7)	A (8.0)
Lake Wheeler Road at Fuller Street	Unsignalized	- (-)	- (-)	N/A	N/A	- (-)	- (-)	N/A	N/A
Westbound		B (12.0)	B (12.5)			B (12.3)	B (12.7)		
Southbound Left		A (8.3)	A (7.9)			A (8.4)	A (7.9)		
S Saunders Street at Hammell Drive	Unsignalized	- (-)	- (-)	N/A	N/A	- (-)	- (-)	N/A	N/A
Eastbound		B (10.8)	B (11.7)			B (12.0)	B (13.0)		
Northbound Left		A (8.4)	A (7.9)			A (9.1)	A (7.9)		
S Saunders Street at S Saunders Street	Unsignalized	- (-)	- (-)	N/A	N/A	- (-)	- (-)	N/A	N/A
Eastbound		C (19.1)	C (18.8)			E (49.4)	C (24.3)		
Northbound Left		A (8.6)	A (8.2)			A (9.6)	A (8.1)		
S Dawson Street at S Saunders Street		A (9.3)	C (20.7)			B (10.2)	C (23.5)		C (23.7)
Eastbound	Signalized	A (6.3)	F (80.8)	N/A	E (76.8)	A (6.8)	F (86.1)	N/A	E (75.7)
Westbound		D (36.2)	E (62.5)		E (61.3)	D (37.6)	E (59.7)		E (56.8)
Southbound		A (4.2)	B (10.7)		B (11.4)	A (4.2)	B (12.4)		B (14.3)
Lake Wheeler Road at Site Driveway 1		- (-)	- (-)		- (-)	- (-)	- (-)		- (-)
Westbound	Unsignalized	B (12.3)	B (13.0)	N/A	N/A	B (12.6)	B (13.6)	N/A	N/A
Southbound Left		A (8.3)	A (7.9)			A (8.4)	A (7.9)		
Hammell Drive at Site Driveway 2	Unsignalized	- (-)	- (-)	N/A	N/A	- (-)	- (-)	N/A	N/A
Southbound		A (9.8)	B (13.0)			B (10.5)	C (18.3)		
Eastbound Left		A (7.7)	A (8.1)			A (8.0)	A (8.3)		
Hammell Drive at Site Driveway 3	Unsignalized	- (-)	- (-)	N/A	N/A	- (-)	- (-)	N/A	N/A
Southbound		B (10.6)	B (12.7)			B (12.0)	C (15.5)		
Eastbound Left		A (8.0)	A (8.0)			A (8.6)	A (8.0)		
Hammell Drive at Site Driveway 4	Unsignalized	- (-)	- (-)	N/A	N/A	- (-)	- (-)	N/A	N/A
Northbound		B (11.5)	B (12.6)			B (14.0)	B (14.8)		
Westbound Left		A (7.5)	A (7.6)			A (7.5)	A (7.8)		
Hammell Drive at Site Driveway 5	Unsignalized	- (-)	- (-)	N/A	N/A	- (-)	- (-)	N/A	N/A
Northbound		B (12.7)	B (12.9)			C (16.9)	C (15.6)		
Westbound Left		A (7.6)	A (7.8)			A (7.7)	A (8.0)		

The summary above elicits the following comments about select intersections.

S. Saunders St. at Lake Wheeler Rd. – The intersection is projected to operate at an overall acceptable level of service during both peak hours under all scenarios. The eastbound approach of Lake Wheeler Road is projected to operate at level of service F during the PM peak hour under the proposed zoning scenario with long queueing. With signal timing adjustments, including a change to a 120 second cycle length, this approach is projected to operate at level of service B.

Lake Wheeler Road at Hammell Drive – The westbound approach is projected to operate at a level of service F during the PM peak under the proposed zoning scenario and queueing past the first driveway is projected on this approach during the PM peak hour under the planned build scenario and proposed zoning scenario. KHA recommends a 100-foot southbound left turn lane and exclusive westbound right turn lane to mitigate this impact. With these improvements, the projected level of service on this approach is D and the queuing is mitigated. These improvements do not address pedestrian level of service or provide for a pedestrian crossing of Lake wheeler Road to Dorothea Dix Park.

S. Saunders Street at S. Saunders Street – The maximum queue in the northbound left lane is projected to exceed available storage during both peak hours under the planned build and proposed zoning scenarios.

S. Dawson Street at S. Saunders Street – The eastbound approach of South Saunders Street is projected to operate at level of service F during the PM peak hour under the planned build and proposed zoning scenarios. KHA recommends signal timing adjustments to address this impact.

No signalized intersection operates at an overall unacceptable level in the Build with Improvements scenarios.

Study Recommendations

The analysis performed by RKA indicates that the proposed development will have impacts to the surrounding roadway network and intersections that can be mitigated with infrastructure improvements. The study recommends the following improvements.

- *Hammell Drive:*
 - Improve Hammell Drive to provide a paved street from Lake Wheeler Road to S Saunders Street
- *Lake Wheeler Road at S Saunders Street:*
 - Increase cycle length of signal to 120 seconds in PM peak hour and optimize splits
- *Lake Wheeler Road at Hammell Drive:*
 - Construct an exclusive southbound left-turn lane on Lake Wheeler Road with at least 100 feet of storage and appropriate taper
 - Construct an exclusive westbound right-turn lane on Hammell Drive with storage back to Site Driveway 2
- *S Dawson Street at S Saunders Street:*
 - Adjust signal timings to provide more green time to the S Saunders Street approaches in the PM peak hour

Conclusions

City Staff agrees with the overall analysis performed in the TIA for the Dorothea Dix Development and finds that roadway infrastructure is sufficient to support this rezoning. Staff recommends the following additional analysis be performed to support site plan review, meet Raleigh Street Design Manual requirements, and identify the most appropriate infrastructure mitigations:

- Add Park City South as a background improvement.
- Incorporate the proposed extension of Curfman Street between Fuller Street and Hammell Drive per the adopted Street Plan. Review the need for the Lake Wheeler Road driveway with Development Review staff before finalizing the appropriate layout for updated analysis.
- Identify mitigation to address northbound queueing on South Saunders Street at South Saunders Street. Reference the planned street network in the area to look for solutions that align with adopted plans.
- Complete multi-modal level of service analysis and safety analysis and update recommendations as necessary.
 - Identify the appropriate traffic control for pedestrian crossings of Lake Wheeler Road at the intersections of Fuller Street and Hammell Drive.

EJL/ac

Rezoning Application



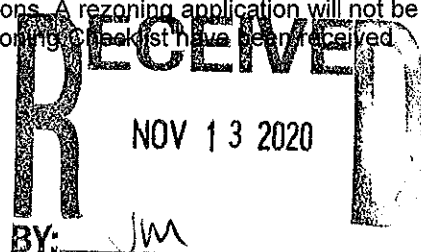
RALEIGH
DEPARTMENT OF
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan See Exhibit A			OFFICE USE ONLY Rezoning Case #
Existing Zoning Base District IX Height 3 Frontage Overlay(s) _____ Proposed Zoning Base District CX Height 20 Frontage UL Overlay(s) _____ Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			
GENERAL INFORMATION			
Date		Date Amended (1)	
		Date Amended (2)	
Property Address See Exhibit A			
Property PIN See Exhibit A		Deed Reference (book/page) See Exhibit A	
Nearest Intersection Lake Wheeler Road and Hammell Drive			
Property Size (acres) 7.52	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address See Exhibit A		Phone	Fax
		Email	
Applicant Name/Address Dorothea Dix Development, LLC PO Box 6309 Raleigh, NC 27628		Phone 919-656-4937	Fax
		Email gguillois@atlasstark.com	
Applicant* Signature(s) <i>Dorothea Dix</i>		Email gguillois@atlasstark.com	

*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.



CONDITIONAL USE DISTRICT ZONING CONDITIONS

Zoning Case Number

OFFICE USE ONLY

Date Submitted

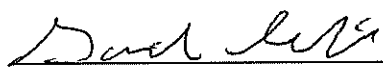
Rezoning Case #

Existing Zoning **See Exhibit A** Proposed Zoning **CX-20-UL-CU****Narrative of Zoning Conditions Offered**

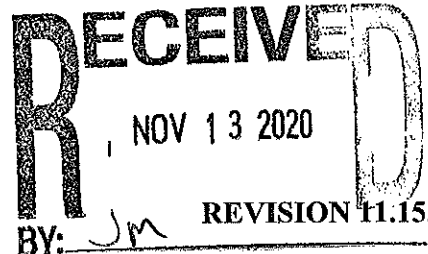
1. For any tax parcel having frontage on Lake Wheeler Road and located southwest of its intersection with Hammell Drive, only residential and overnight lodging uses shall be permitted on any story above the ground floor.
2. The following uses shall not be permitted principal uses on the property: adult uses; detention center, jail, or prison; and self-service storage.

The property owner(s) hereby offers, consents to, and agrees to abide by, 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



Print Name

Gabriel Guillot

CONDITIONAL USE DISTRICT ZONING CONDITIONS	
Zoning Case Number	OFFICE USE ONLY Rezoning Case #
Date Submitted	
Existing Zoning See Exhibit A Proposed Zoning CX-20-UL-CU	
Narrative of Zoning Conditions Offered	
<p>1. For any tax parcel having frontage on Lake Wheeler Road and located southwest of its intersection with Hammell Drive, only residential and overnight lodging uses shall be permitted on any story above the ground floor.</p> <p>2. The following uses shall not be permitted principal uses on the property: adult uses; detention center, jail, or prison; and self-service storage.</p>	

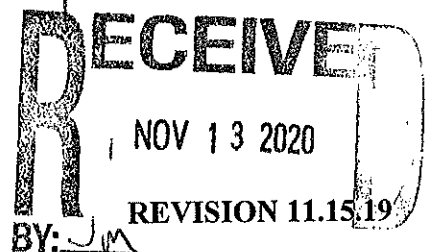
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Property Owner(s) Signature

Greg Paul

Print Name

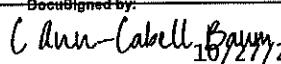
Greg Paul

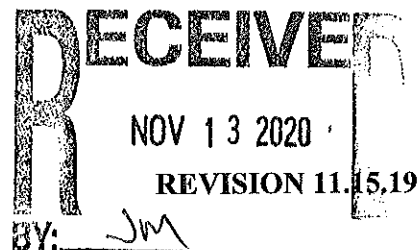


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Zoning Case Number	OFFICE USE ONLY Rezoning Case #
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Property Owner(s) Signature CABA PROP II, LLC by member manager Print Name C Ann-Cabell Baum

DocuSigned by:

 10/27/2020
 750F0250AA4345D...



CONDITIONAL USE DISTRICT ZONING CONDITIONS	
Zoning Case Number	OFFICE USE ONLY Rezoning Case #
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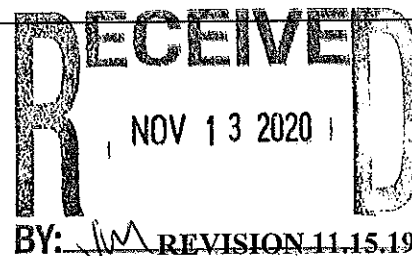
Property Owner(s) Signature

DocuSigned by:

David Meeker

Print Name

David Meeker



CONDITIONAL USE DISTRICT ZONING CONDITIONS	
Zoning Case Number	OFFICE USE ONLY Rezoning Case #
Date Submitted	
Existing Zoning See Exhibit A Proposed Zoning CX-20-UL-CU	
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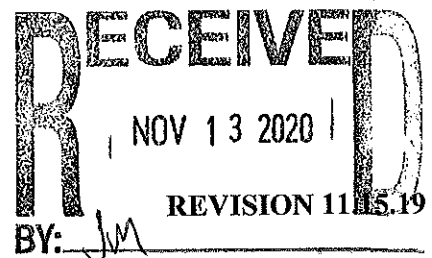
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Property Owner(s) Signature



Print Name

NEAL MOTAPARTHY



REVISION 11/15/19

CONDITIONAL USE DISTRICT ZONING CONDITIONS

Zoning Case Number

OFFICE USE ONLY

Date Submitted

Rezoning Case #

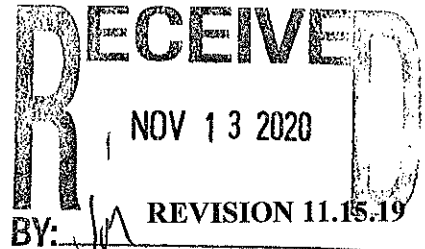
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Property Owner(s) Signature

Print Name

Jeremiah Smith

REZONING APPLICATION ADDENDUM #1	
<p align="center">Comprehensive Plan Analysis</p>	<p align="center">OFFICE USE ONLY</p>
<p>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.</p>	<p align="center">Rezoning Case #</p>
<p align="center">STATEMENT OF CONSISTENCY</p>	
<p>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.</p>	
<p>The site comprises a portion of the Old Saunders Focus Area as part of the Southern Gateway Area Plan. In this district, the Comprehensive Plan calls for reuse of warehouse and raw spaces (AP-SG 6) as well as new development complementing the existing warehouses (AP-SG 7), both of which would be enabled by the proposed rezoning. Policy AP-SG 10 additionally encourages high densities along Lake Wheeler road to create an attractive and prominent park edge, consistent with the proposed 20-story zoning and Urban Limited frontage. Under the Equitable Transit-Oriented Development Guidebook, most of the site is within the station area for Station S3 (a), designated as Park/Emerging Urban Center. The Emerging Urban Center designation encourages mixed uses, with a height of up to 20 stories, consistent with the proposal. Other consistent Comprehensive Plan policies are LU 2.2 (Compact Development); LU 4.4 (Reducing Vehicle Miles Traveled Through Mixed-Use); LU 6.3 (Mixed Use and Multimodal Transportation); and H 1.8 (Zoning for Housing).</p>	
<p align="center">PUBLIC BENEFITS</p>	
<p>Provide brief statements explaining how the rezoning request is reasonable and in the public interest.</p>	
<p>The proposed rezoning will help to fill in the density encouraged by the Equitable Transit-Oriented Development Guidebook and the Southern Gateway Plan and to create the desired "hard edge" to Dix Park, while providing needed housing, retail services for neighbors and park visitors, and a connection between Dix Park and the planned development area immediately to the east of the site. The area is within a proposed Bus Rapid Transit station area, permitting the greatest possible return on that public investment.</p>	

REZONING APPLICATION ADDENDUM #2**Impact on Historic Resources****OFFICE USE ONLY**

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.

Rezoning Case #**INVENTORY OF HISTORIC RESOURCES**

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

None.

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 Main Street

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

- | | |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | <p><i>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.</i></p> <p>Response:</p> <p>These uses are permitted under the proposed zoning.</p> |
| 2. | <p><i>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.</i></p> <p>Response:</p> <p>High densities are planned for all surrounding parcels.</p> |
| 3. | <p><i>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.</i></p> <p>Response:</p> <p>Roadway connections will be determined during site plan review.</p> |
| 4. | <p><i>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.</i></p> <p>Response:</p> <p>No dead-end or cul-de-sac streets are proposed.</p> |
| 5. | <p><i>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.</i></p> <p>Response:</p> <p>Roadway connections will be determined during site plan review.</p> |
| 6. | <p><i>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.</i></p> <p>Response:</p> <p>The proposed Urban Limited frontage provides the desired physical definition of streets.</p> |

7.	<p><i>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.</i></p> <p>Response:</p> <p>The proposed Urban Limited frontage includes a build-to requirement.</p>
8.	<p><i>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.</i></p> <p>Response:</p> <p>Building design will be determined during site plan review.</p>
9.	<p><i>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.</i></p> <p>Response:</p> <p>Open space locations will be determined during site plan review.</p>
10.	<p><i>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.</i></p> <p>Response:</p> <p>Building design and site layout will be determined during site plan review.</p>
11.	<p><i>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.</i></p> <p>Response:</p> <p>The proposed zoning will permit active uses along Dix Park as well as on-site open areas.</p>
12.	<p><i>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</i></p> <p>Response:</p> <p>Building design and site layout will be determined during site plan review.</p>

13.	<p><i>New public spaces should provide seating opportunities.</i></p> <p>Response:</p> <p>Seating is required within the required outdoor amenity area.</p>
14.	<p><i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i></p> <p>Response:</p> <p>Urban Limited frontage is proposed.</p>
15.	<p><i>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.</i></p> <p>Response:</p> <p>Urban Limited frontage is proposed.</p>
16.	<p><i>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.</i></p> <p>Response:</p> <p>Building design will be determined during site plan review.</p>
17.	<p><i>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.</i></p> <p>Response:</p> <p>The majority of the site is within a proposed Bus Rapid transit station area.</p>
18.	<p><i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i></p> <p>Response:</p> <p>Sidewalks will be required along all public streets.</p>
19.	<p><i>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.</i></p> <p>Response:</p> <p>N/A</p>

20.	<p><i>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.</i></p> <p>Response:</p> <p>Urban Limited frontage is proposed.</p>
21.	<p><i>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.</i></p> <p>Response:</p> <p>UDO streetscape requirements will apply to development of the site.</p>
22.	<p><i>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.</i></p> <p>Response:</p> <p>UDO streetscape requirements will apply to development of the site.</p>
23.	<p><i>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.</i></p> <p>Response:</p> <p>Urban Limited frontage is proposed.</p>
24.	<p><i>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.</i></p> <p>Response:</p> <p>Urban Limited frontage is proposed.</p>
25.	<p><i>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.</i></p> <p>Response:</p> <p>Building design will be determined during site plan review.</p>
26.	<p><i>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</i></p> <p>Response:</p> <p>UDO streetscape requirements will apply to development of the site.</p>

REZONING APPLICATION SUBMITTAL REQUIREMENTS ("Rezoning Checklist")					
TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY 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"/>			
2. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
3. Neighborhood Meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. Rezoning application review fee (see Fee Schedule for rate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Completed application, submitted through Permit & Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Completed Comprehensive Plan Consistency Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Completed Response to the Urban Design Guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
6. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties within 500 feet of area to be rezoned	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Trip Generation Study	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. Traffic Impact Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
For properties requesting a conditional use district:					
9. Completed zoning conditions, signed by property owner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
If applicable (see Page 11):					
10. Proof of power of attorney or owner affidavit	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
For properties requesting a Planned Development (PD) or Campus District (CMP):					
10. Master Plan (see Master Plan Submittal Requirements)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
For properties requesting an Accessory Dwelling Unit Overlay District (ADUOD):					
15. Copy of ballot and mailing list	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

MASTER PLAN SUBMITTAL REQUIREMENTS					
TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – Master Plan	YES	N/A	YES	NO	N/A
1. I have referenced the 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 type="checkbox"/>			
2. Total number of units and square feet	<input type="checkbox"/>	<input type="checkbox"/>			
3. 12 sets of plans	<input type="checkbox"/>	<input type="checkbox"/>			
4. Completed application; submitted through Permit & Development Portal	<input type="checkbox"/>	<input type="checkbox"/>			
5. Vicinity Map	<input type="checkbox"/>	<input type="checkbox"/>			
6. Existing Conditions Map	<input type="checkbox"/>	<input type="checkbox"/>			
7. Street and Block Layout Plan	<input type="checkbox"/>	<input type="checkbox"/>			
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input type="checkbox"/>			
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input type="checkbox"/>			
10. Development Plan (location of building types)	<input type="checkbox"/>	<input type="checkbox"/>			
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input type="checkbox"/>			
12. Parking Plan	<input type="checkbox"/>	<input type="checkbox"/>			
13. Open Space Plan	<input type="checkbox"/>	<input type="checkbox"/>			
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input type="checkbox"/>			
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input type="checkbox"/>			
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input type="checkbox"/>			
17. Phasing Plan	<input type="checkbox"/>	<input type="checkbox"/>			
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input type="checkbox"/>			
19. Common Signage Plan	<input type="checkbox"/>	<input type="checkbox"/>			

Who can initiate a rezoning request?

If requesting to down-zone property, the rezoning application must be signed by all of the property owners whose property is subject to the down-zoning. Down-zoning 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 purposes of initiating the request, by property owners or third-party applicants.

Temporary Option for Virtual Neighborhood Meetings

During times when in-person gatherings are restricted, this document consists of guidance and templates for conducting a virtual meeting that may satisfy the pre-submittal neighborhood meeting prerequisite for filing a rezoning request and, when required, the second neighborhood meeting prerequisite for Planning Commission review. All requirements related to notice and neighborhood meetings found in the UDO are still applicable and should be reviewed when preparing for a neighborhood meeting.

Raleigh Planning & Development staff are available to advise you in the preparation for virtual neighborhood meetings. For more information, contact JP Mansolf (919) 996-2180 or jp.mansolf@raleighnc.gov.

WHAT IS THE PURPOSE OF A NEIGHBORHOOD MEETING?

A neighborhood meeting is a required form of community outreach to receive community feedback regarding a rezoning prior to submittal to Raleigh Planning & Development or prior to Planning Commission review, per the standards found in UDO Ch. 10. The intention of the meeting is to facilitate neighbor communication; identify issues of concern early on; and provide the applicant an opportunity to address neighbors' concerns about the potential impacts of the rezoning request at key steps in the rezoning process.

GUIDANCE FOR VIRTUAL NEIGHBORHOOD MEETINGS

The virtual neighborhood meeting option is available to applicants on a temporary basis during times when in-person gatherings are restricted. Above and beyond the requirements for neighborhood meetings found in the UDO, the following practices are strongly encouraged for virtual neighborhood meetings:

Verification of mailed notice for virtual neighborhood meetings can be completed by USPS or Raleigh Planning & Development staff.

Neighborhood meeting notification letters can be verified in one of two ways for virtual neighborhood meetings:

- By using USPS in compliance with UDO Sec. 10.2.1.C.1.b.
- By coordinating with Raleigh Planning & Development staff.
 - When City of Raleigh facilities are open to the public, applicants may present stuffed, stamped, addressed, and unsealed neighborhood meeting notifications to Raleigh Planning & Development staff prior to the 10-day period for confirmation that the complete list of property owners is being noticed and that the notices contain adequate information to satisfy the requirements of the UDO and are in keeping with this guidance document.
 - When City of Raleigh facilities are closed to the public, applicants may present electronic documentation to city staff prior to the 10-day period for verification. Documentation should include: an electronic copy of the notification letter and any enclosures, the mailing list, photographs of the mailing that demonstrates the number of envelopes prepared for mailing, an attestation from the applicant that the mailing satisfies all UDO requirements and that acknowledges that false statements negate validity of the mailing.

The meeting should be held within specific timeframes and meet certain requirements.

The UDO requires that "the applicant shall provide an opportunity to meet with property owners of the development site and property owners within the mailing radius described in UDO Sec. 10.2.1.C.1. In order to provide meaningful opportunity, a virtual neighborhood meeting should follow these guidelines:

- Electronically via an interactive online video conferencing software such as Microsoft Teams, Zoom, WebEx, or any similar platform of the applicant's choice.
- The software must support a two-way conversation that allows for residents to ask questions and provide thoughts, as well as hear the applicant's presentation.
- The software should provide an option for an individual to participate exclusively by telephone.
- The meeting should be conducted for a minimum of two (2) hours, Monday through Thursday, during the 5:00 p.m. - 9:00 p.m. time period.
- The meeting should not be held on City of Raleigh or State of North Carolina recognized holidays.
- Just as with an in-person meeting, an attendance sheet must be completed to log known attendees of the virtual meeting. Note if no one attended.

Additional informational material should be provided by post to all invitees.

To help facilitate discussion during the meeting for all participants, especially those that may participate exclusively by telephone, informational material should be provided by post. A copy of all mailed materials should be included as part of the Neighborhood Meeting report required for the rezoning application. In addition to details required by UDO Sec. 10.2.1.C.1, the following information should be mailed with the meeting notice:

- The date, time, and detailed instructions for how to participate in the virtual meeting either online or by telephone.
- A current aerial photograph of the area.
- A current zoning map of the area.
- A draft of the rezoning petition to be submitted.
- For a rezoning request to a district that requires a master plan (UDO Art. 4.6 and 4.7) preliminary or schematic plans of the proposed master plan should be provided to help facilitate discussion.

The meeting agenda should describe the action to be requested and the nature of the questions involved.

This information should be addressed during the meeting:

- Explanation of the rezoning process.
- Explanation of future meetings (additional neighborhood meetings, if any; Planning Commission review; City Council public hearing).
- Explanation of the development proposal, including proposed uses and zoning conditions; explanation of any proposed master plan; and any public information available about the property owner or buyer, developer or builder, and/or likely tenant.
- Questions or concerns by virtual attendees and responses by the applicant.
- Report of any questions and concerns received by the applicant in correspondence or phone call in advance of the meeting, along with any applicant-provided responses.

The applicant shall be responsible for notifying any neighbors who request to be kept up-to-date of any additional neighborhood meetings and the actual submittal date to the City of Raleigh Development Portal.

Date: September 10, 2020

Re: Proposed Rezoning of Property Between Lake Wheeler Road and South Saunders Street

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on September 24, 2020 from 5pm to 7pm. The meeting will be held virtually. You can participate online or by telephone. Please note that the presentation is planned to begin at 5pm and will be followed by an opportunity for questions and answers. Depending on attendance, the programmed portion of the meeting is likely to end between 5:30 and 6pm. The additional time is intended to allow for a late start in the event of any technical issues related to the virtual meeting, and your flexibility is appreciated. Once the meeting has been successfully completed, the online meeting, including the telephone dial-in option, will remain open until 7pm, and we will be happy to review the proposal or answer additional questions during this time.

The purpose of this meeting is to discuss a potential rezoning of the property located at between Lake Wheeler Road and South Saunders Street on and around Hammell Drive. This site is currently zoned R-6 and IX-3 and is proposed to be rezoned to CX-20-UL-CU. The purpose of the zoning request is to accommodate mixed-use development on the site. Our goal is to gather comments through your participation in this virtual neighborhood meeting or, alternatively, through your written comments to the City of Raleigh Planning Department. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed.

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

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

JP Mansolf
Raleigh Planning & Development
(919)996-2180
JP.Mansolf@raleighnc.gov

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

Molly M. Stuart
Morningstar Law Group
919-890-3318
mstuart@mstarlaw.com

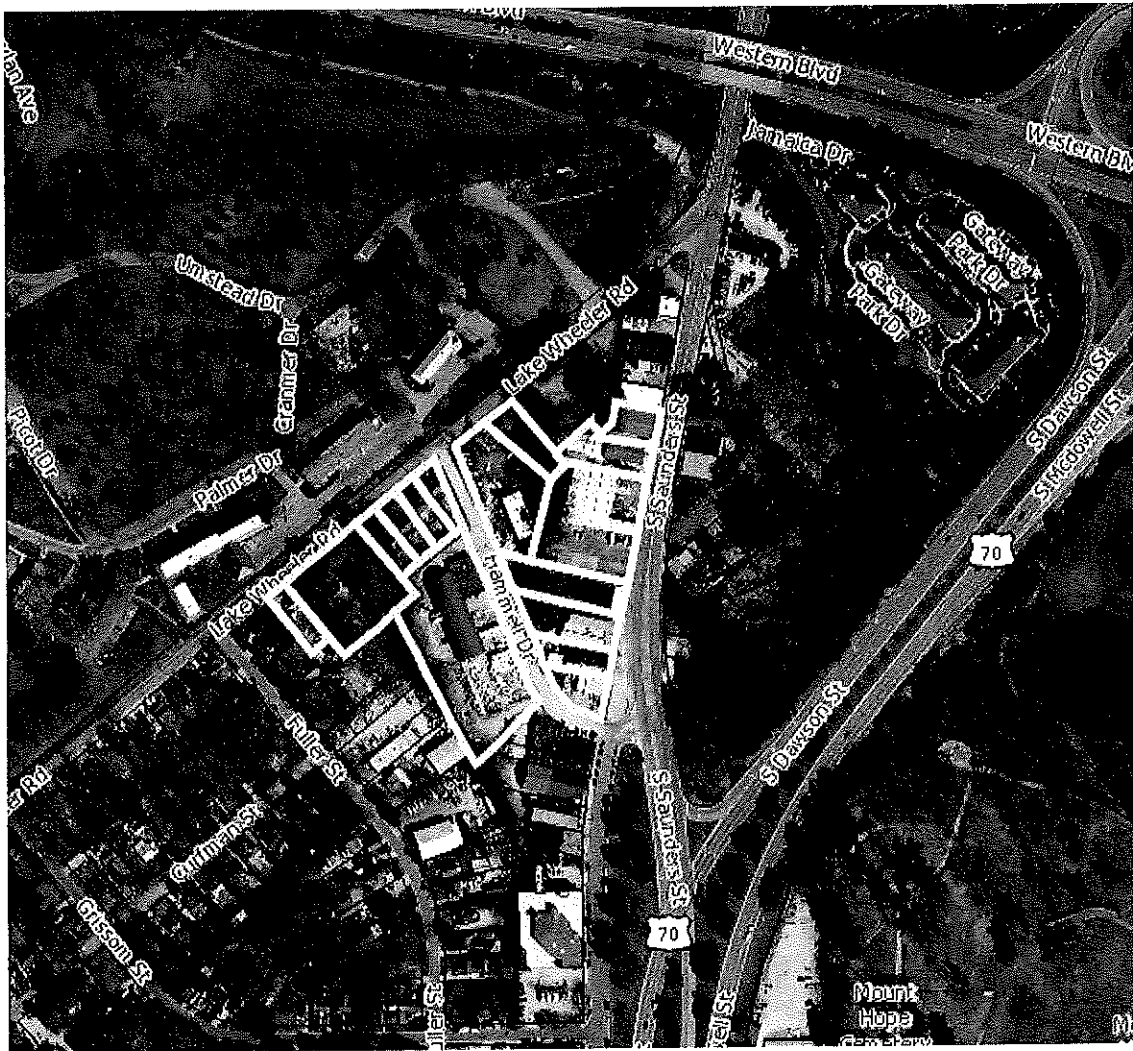
Sincerely,



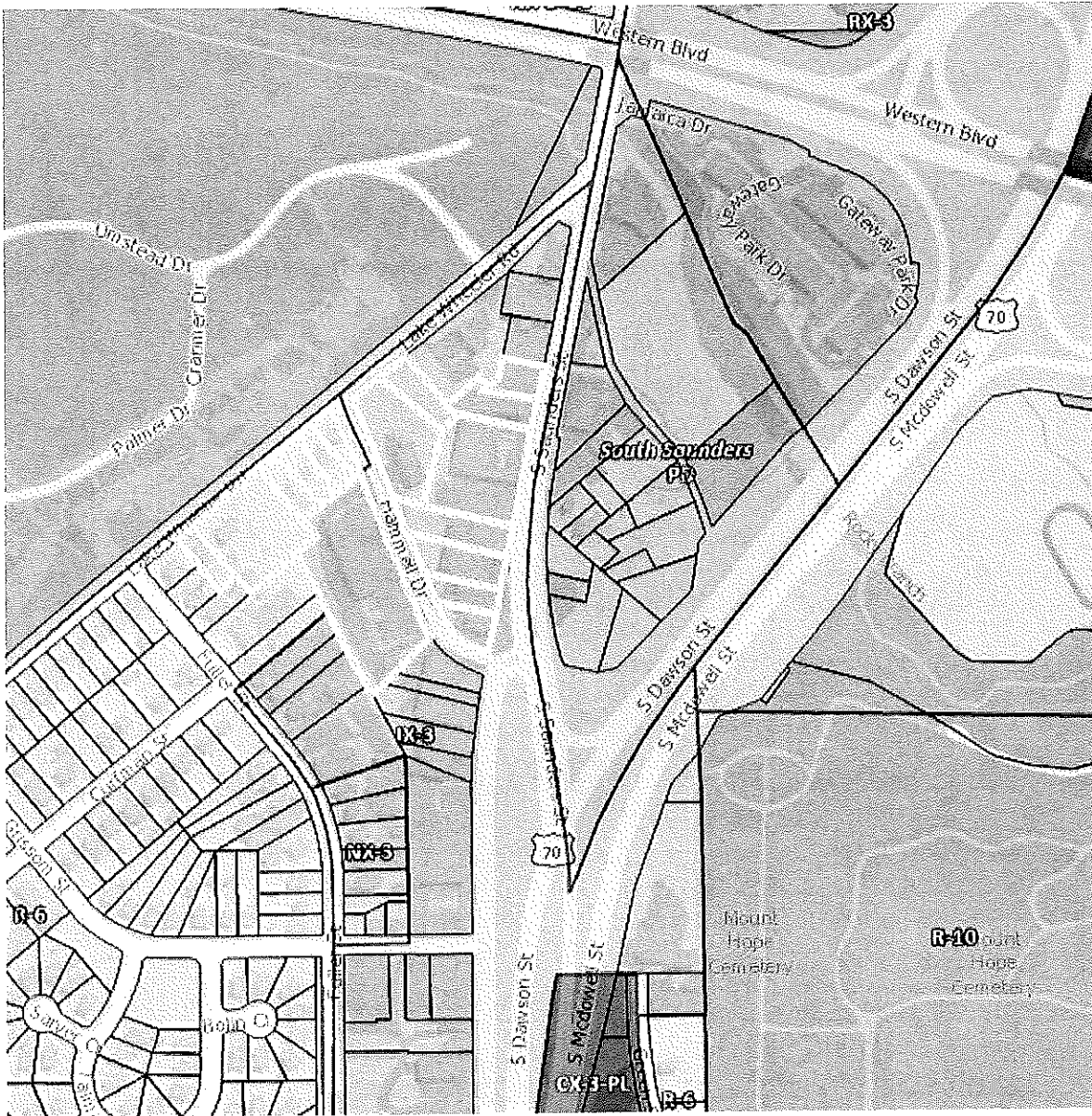
Neighborhood Meeting Agenda

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

Aerial Photo



Zoning





How to Participate in the September 24, 2020 Neighborhood Meeting

- To participate by PC, Mac, iPad, iPhone or Android device,
 - Go to bit.ly/mlg09242020mtg to register for the meeting. (*Registration is necessary as we are required by the City of Raleigh to have a record of attendance.*)
 - Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
- To participate by phone,
 - Dial one of the following numbers:
 - +1 312 626 6799
 - +1 929 436 2866
 - +1 301 715 8592
 - +1 346 248 7799
 - +1 669 900 6833
 - +1 253 215 8782
 - Enter Webinar ID: 950 2616 3428
 - Enter password: 394886
 - *For attendance purposes as required by the City of Raleigh, individuals participating via telephone will be unmuted and asked to identify themselves including their name and address.*

If you have difficulty connecting or have technical difficulties during the meeting, you can email us at meetings@mstarlaw.com or call 919-590-0366.

You are encouraged to join the meeting via your computer or smartphone so that you will have access to Zoom Webinar's interactive features including Raise Hand and Chat.

During the meeting, participants will be muted by default. Also, participants' video will be off by default, i.e. only the presenters will be visible.

- If you are participating via your computer, iPhone or Android device, you can submit questions/comments by using the Raise Hand and/or Chat features. If you use Raise Hand, a panelist will either unmute you to allow you to speak or will chat with you to solicit your questions/comments.
- If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at meetings@mstarlaw.com. At the end of the Q&A period of the meeting, all callers will be unmuted to allow for questions/comments.

Rezoning Application



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan See Exhibit A			OFFICE USE ONLY Rezoning Case #
Existing Zoning Base District IX Height 3 Frontage Overlay(s) _____			
Proposed Zoning Base District CX Height 20 Frontage UL Overlay(s) _____			
<i>Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.</i>			
If the property has been previously rezoned, provide the rezoning case number:			
GENERAL INFORMATION			
Date		Date Amended (1)	
Property Address See Exhibit A			
Property PIN See Exhibit A		Deed Reference (book/page) See Exhibit A	
Nearest Intersection Lake Wheeler Road and Hammell Drive			
Property Size (acres) 7.52	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address See Exhibit A		Phone	Fax
		Email	
Applicant Name/Address Dorothea Dix Development, LLC PO Box 6309 Raleigh, NC 27628		Phone 919-656-4937	Fax
		Email gguillois@atlasstark.com	
Applicant* Signature(s)		Email gguillois@atlasstark.com	

*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

CONDITIONAL USE DISTRICT ZONING CONDITIONS	
Zoning Case Number	OFFICE USE ONLY Rezoning Case #
Date Submitted	
Existing Zoning See Exhibit A Proposed Zoning CX-20-UL-CU	
<p align="center">Narrative of Zoning Conditions Offered</p> <p>1. For any tax parcel having frontage on Lake Wheeler Road and located southwest of its intersection with Hammell Drive, only residential and overnight lodging uses shall be permitted on any story above the ground floor.</p> <p>2. The following uses shall not be permitted principal uses on the property: adult uses; detention center, jail, or prison; and self-service storage.</p>	

The property owner(s) hereby offers, consents to, and agrees to abide by, 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 _____ Print Name _____

SUMMARY OF ISSUES

A neighborhood meeting was held on September 24, 2020 (date) to discuss a potential rezoning located at See Exhibit A to rezoning application (property address).

The neighborhood meeting was held at [virtual] (location).

There were approximately 13 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

The rezoning request was generally described and applicant introduced.

20-story zoning is requested.

There will be upcoming city meetings regarding the Dix Edge Study.

[illegible]

Exhibit A

Property Address	Acreage	Owner	Owner Mailing Address	PIN	Current Zoning	Deed Book	Deed Page
1008 Hammell Dr	1.84	Dorothea Dix Development, LLC	PO Box 6309, Raleigh, NC 27628	1703347242	IX-3	17551	1707
1201 Lake Wheeler	0.14	CABA Properties II, LLC	700 W. Jones Street, Raleigh, NC 27603	1703346585	R-6	16948	2693
1205 Lake Wheeler	0.17	Dix Park East, LLC	2901 Timpani Trail, Apex, NC 27539	1703346551	R-6	018060	00789
1209 Lake Wheeler	0.19	Dix Park East, LLC	2901 Timpani Trail, Apex, NC 27539	1703346427	R-6	16268	1864
1213 Lake Wheeler	0.18	Dix Park East, LLC	2901 Timpani Trail, Apex, NC 27539	1703345483	R-6	16268	1864
1215 Lake Wheeler	0.93	Dix Park East, LLC	2901 Timpani Trail, Apex, NC 27539	1703344394	R-6	16268	1834
1217 Lake Wheeler	0.18	Dix Park East, LLC	2901 Timpani Trail, Apex, NC 27539	1703343287	R-6	17577	311
1036 S Saunders	0.43	Dorothea Dix Development, LLC	PO Box 6309, Raleigh, NC 27628	1703349335	IX-3	17549	1631
1040 S Saunders	0.40	Dorothea Dix Development, LLC	PO Box 6309, Raleigh, NC 27628	1703349257	IX-3	17549	1628
1044 S Saunders	0.21	Dorothea Dix Development, LLC	PO Box 6309, Raleigh, NC 27628	1703349179	IX-3	17549	1628
1048 S Saunders	0.20	Dorothea Dix Development, LLC	PO Box 6309, Raleigh, NC 27628	1703349192	IX-3	17549	1628
1030 S Saunders	1.09	Investisniff, LLC	2304 Milburnie Road, Raleigh, NC 27610	1703440428	IX-3	15452	920
1018 S Saunders	0.30	College Paint, LLC	301 Fayetteville Street, #2808, Raleigh, NC 27601	1703440642	IX-3	17166	15
1022 S Saunders	0.19	College Paint, LLC	301 Fayetteville Street, #2808, Raleigh, NC 27601	1703441629	IX-3	17166	15
1123 Lake Wheeler	0.27	MOTAPARTHY PROPERTIES, LLC	105 Cashwell Drive, Goldsboro NC 27534	1703348676	IX-3	17081	8
1009 Hammell Dr	0.80	MG Willard, LLC	436 N Harrington St Ste 110, Raleigh NC 27603	1703348546	IX-3	15055	2645

OWNER'S AFFIDAVIT

STATE OF NC)
COUNTY OF Wake)

Greg Paul, ("Affiant") as Manager of MG Willard, LLC, a North Carolina limited liability company ("Owner"), the Owner of the premises located at 1009 Hammell Drive, Raleigh, North Carolina and having PIN 1703348546 (the "Property"), hereby acknowledges and agrees that Dorothea Dix Development, LLC ("Applicant"), as represented by Morningstar Law Group, intends to file a petition for rezoning of the Property with the City of Raleigh, and that Applicant, as represented by Gabriel Guillois, John Healy, Trey Adams, Mack Paul, or Molly Stuart, is authorized by Owner to undertake and prosecute such rezoning. Affiant acknowledges on behalf of Owner that zoning conditions must be signed, approved, and consented to by Owner.

AFFIANT:

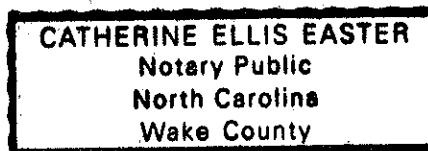
Greg Paul
Name: Greg Paul

State of NC
County of Wake

Subscribed and sworn to (or affirmed) before me on this 20th day of October, 2020, by Greg Paul, personally known to me or proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Catherine Ellis Easter
(Notary Public)

My commission expires December
12, 2022.




OWNER'S AFFIDAVIT

STATE OF NC)
COUNTY OF WAKE)

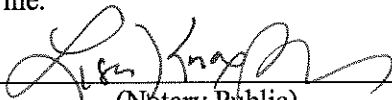
C. Ann-Cabell Baum, ("Affiant") as OWNER/MGR of CABA Properties II, LLC, a North Carolina limited liability company ("Owner"), the Owner of the premises located at 1201 Lake Wheeler Road, Raleigh, North Carolina and having PIN 1703346585 (the "Property"), hereby acknowledges and agrees that Dorothea Dix Development, LLC ("Applicant"), as represented by Morningstar Law Group, intends to file a petition for rezoning of the Property with the City of Raleigh, and that Applicant, as represented by Gabriel Guillois, John Healy, Trey Adams, Mack Paul, or Molly Stuart, is authorized by Owner to undertake and prosecute such rezoning. Affiant acknowledges on behalf of Owner that zoning conditions must be signed, approved, and consented to by Owner.

AFFIANT:


Name: CAROLISTA ANN-CABELL BAUM

State of NC
County of Wake

Subscribed and sworn to (or affirmed) before me on this 27th day of October, 2020, by Carolista Ann Cabell Baum, personally known to me or proved to me on the basis of satisfactory evidence to be the person who appeared before me.


(Notary Public)

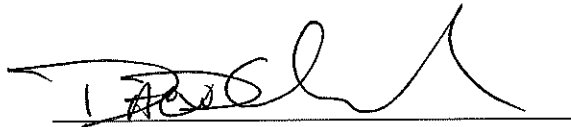
Lisa Knox Rose
NOTARY PUBLIC
Wake County, NC

OWNER'S AFFIDAVIT

STATE OF NC)
COUNTY OF Wake)

David Meeker, ("Affiant") as Manager of College Paint, LLC, a North Carolina limited liability company ("Owner"), the Owner of the premises located at 1018 and 1022 S. Saunders Street, Raleigh, North Carolina and having PINs 1703440642 and 1703441629 (the "Property"), hereby acknowledges and agrees that Dorothea Dix Development, LLC ("Applicant"), as represented by Morningstar Law Group, intends to file a petition for rezoning of the Property with the City of Raleigh, and that Applicant, as represented by Gabriel Guillois, John Healy, Trey Adams, Mack Paul, or Molly Stuart, is authorized by Owner to undertake and prosecute such rezoning. Affiant acknowledges on behalf of Owner that zoning conditions must be signed, approved, and consented to by Owner.


AFFIANT:



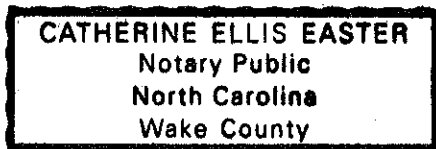
Name: David Meeker

State of NC
County of Wake

Subscribed and sworn to (or affirmed) before me on this 16th day of October, 2020, by David Meeker, personally known to me or proved to me on the basis of satisfactory evidence to be the person who appeared before me.


(Notary Public)

my commission expires December
12, 2022



OWNER'S AFFIDAVIT

STATE OF NC)
COUNTY OF Wake)

NEAL MOTAPARTHY ("Affiant") as MEMBER of Motaparth Properties, LLC, a North Carolina limited liability company ("Owner"), the Owner of the premises located at 1123 Lake Wheeler Road, Raleigh, North Carolina and having PIN 1703348676 (the "Property"), hereby acknowledges and agrees that Dorothea Dix Development, LLC ("Applicant"), as represented by Morningstar Law Group, intends to file a petition for rezoning of the Property with the City of Raleigh, and that Applicant, as represented by Gabriel Guillois, John Healy, Trey Adams, Mack Paul, or Molly Stuart, is authorized by Owner to undertake and prosecute such rezoning. Affiant acknowledges on behalf of Owner that zoning conditions must be signed, approved, and consented to by Owner.

AFFIANT:

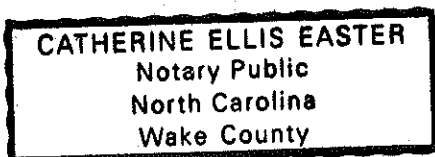
Neal Motaparth
Name: NEAL MOTAPARTHY

State of NC
County of Wake

Subscribed and sworn to (or affirmed) before me on this 1st day of October, 2020, by Neal Motaparth, personally known to me or proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Catherine Ellis Easter
(Notary Public)

my commission expires Dec 12, 2022

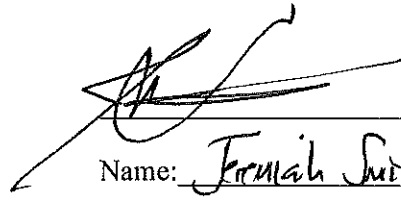


OWNER'S AFFIDAVIT

STATE OF NC)
)
COUNTY OF Wake)

Jeremiah Smith ("Affiant") as Manager of Investisniff, LLC, a North Carolina limited liability company ("Owner"), the Owner of the premises located at 1030 S. Saunders Street, Raleigh, North Carolina and having PIN 1703440428 (the "Property"), hereby acknowledges and agrees that Dorothea Dix Development, LLC ("Applicant"), as represented by Morningstar Law Group, intends to file a petition for rezoning of the Property with the City of Raleigh, and that Applicant, as represented by Gabriel Guillois, John Healy, Trey Adams, Mack Paul, or Molly Stuart, is authorized by Owner to undertake and prosecute such rezoning. Affiant acknowledges on behalf of Owner that zoning conditions must be signed, approved, and consented to by Owner.

AFFIANT:

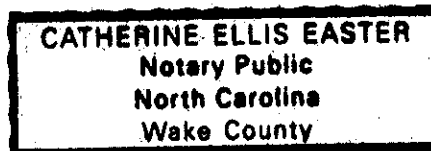

Name: Jeremiah Smith

State of NC
County of Wake

Subscribed and sworn to (or affirmed) before me on this 15th day of October, 2020, by Jeremiah Smith, personally known to me or proved to me on the basis of satisfactory evidence to be the person who appeared before me.


(Notary Public)

My commission expires Dec 12, 2022



REZONING OF PROPERTY CONSISTING OF +/- 7.52 ACRES
LOCATED AT LAKE WHEELER ROAD AND HAMMELL DRIVE IN THE CITY OF
RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
MAY 12, 2021

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Wednesday, May 12, at 5:00 p.m. The property considered for this potential rezoning totals approximately 7.52 acres, and is located at Lake Wheeler Road and Hammell Drive (see list in attached **Exhibit A**), in the City of Raleigh, having Wake County Parcel Identification Numbers (see list in attached **Exhibit A**). This meeting was held virtually. All owners of property within 1000 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. Attached hereto as **Exhibit C** is a summary of the items discussed at the meeting and attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



Molly M. Stuart | Counsel
421 Fayetteville Street, Suite 530
Raleigh, NC 27601
919-890-3318
mstuart@morningstarlawgroup.com
www.morningstarlawgroup.com

To: Neighboring Property Owner

From: Molly Stuart

Date: April 28, 2021

Re: Notice of virtual meeting to discuss potential rezoning of certain property described in Attachment A (the "Property")

We are counsel for Dorothea Dix Development, LLC ("Dorothea Dix Dev"), which plans to rezone the above-captioned Property. Currently, the Property is zoned IX-3 and R-6. Dorothea Dix Dev is considering rezoning the Property to accommodate mixed-use development (CX-20-UL-CU). The purpose of the zoning request is to accommodate mixed-use development on the site.

You are invited to attend a neighborhood meeting on Wednesday, May 12, 2021 from 5pm to 7pm. The meeting will be held virtually. You can participate online or by telephone. Please note that the presentation is planned to begin at 5pm and will be followed by an opportunity for questions and answers. Depending on attendance, the programmed portion of the meeting is likely to end between 5:30 and 6pm. The additional time is intended to allow for a late start in the event of any technical issues related to the virtual meeting, and your flexibility is appreciated. Once the meeting has been successfully completed, the online meeting, including the telephone dial-in option, will remain open until 7pm, and we will be happy to review the proposal or answer additional questions during this time.

After the submittal of certain rezoning applications, the City of Raleigh requires that a neighborhood meeting be held for all property owners within 1,000 feet of the area requested for rezoning. After the meeting, we will prepare a report for the Raleigh Planning & Development Department regarding the items discussed at the meeting. You can view the full application materials, including the first neighborhood meeting materials on the City's current zoning cases page (<https://raleighnc.gov/SupportPages/zoning-cases>). This rezoning application is filed under case no. Z-60-20.

If you have further questions about the rezoning process, please contact:

Hannah Reckhow
Raleigh Planning & Development
(919) 996-2622
Hannah.Reckhow@raleighnc.gov

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

Molly M. Stuart
Morningstar Law Group
919-890-3318
mstuart@mstarlaw.com

Sincerely,

A handwritten signature in blue ink, appearing to read "m82", is written below the typed name.

Aerial Photo



Zoning

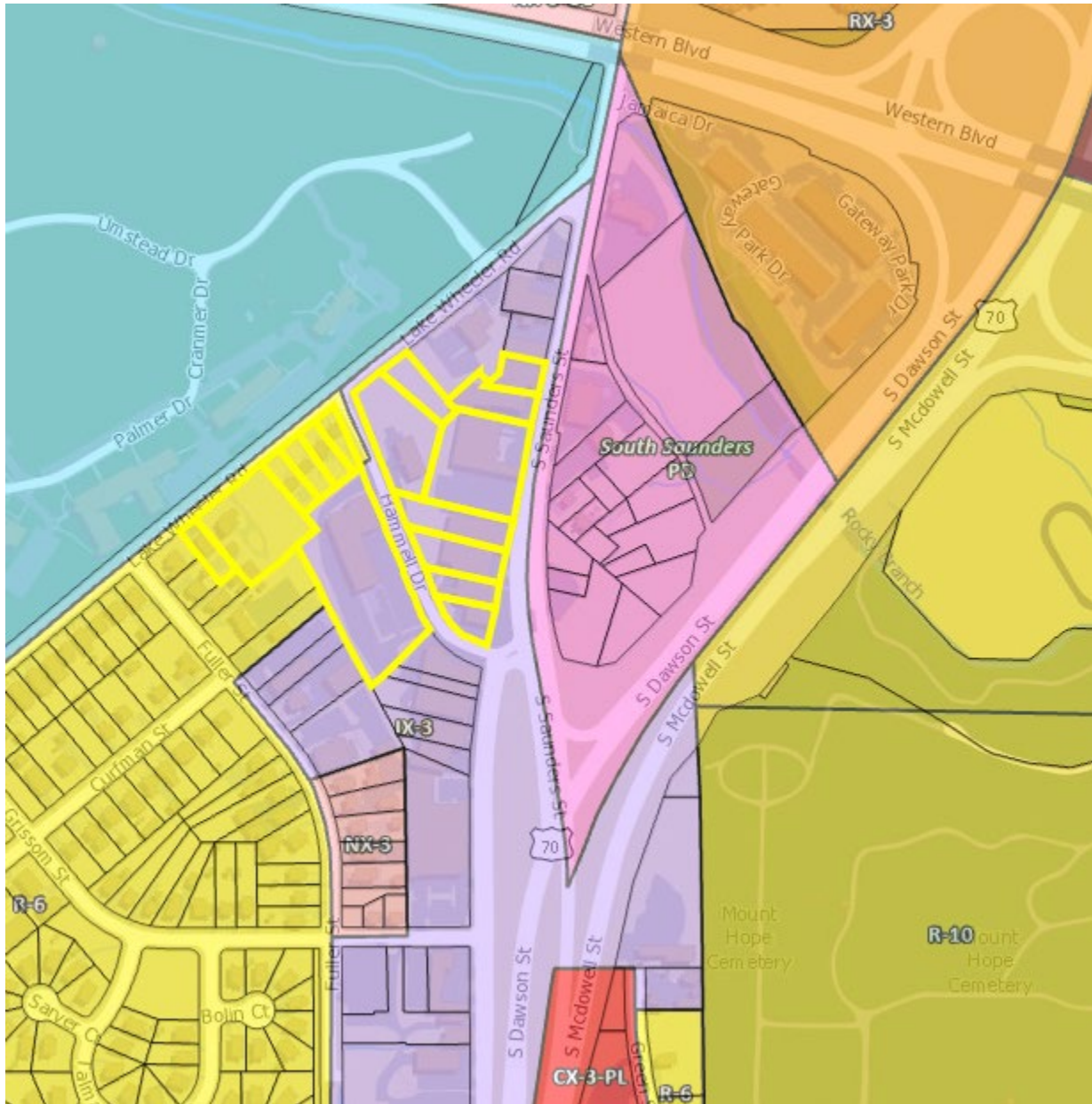


Exhibit A

Property Address	Acreage	Owner	Owner Mailing Address	PIN	Current Zoning	Deed Book	Deed Page
1008 Hammell Dr	1.84	Dorothea Dix Development, LLC	PO Box 6309, Raleigh, NC 27628	1703347242	IX-3	17551	1707
1201 Lake Wheeler	0.14	CABA Properties 11, LLC	700 W. Jones Street, Raleigh, NC 27603	1703346585	R-6	16948	2693
1205 Lake Wheeler	0.17	Dix Park East, LLC	2901 Timpani Trail, Apex, NC 27539	1703346551	R-6	16442	1570
1209 Lake Wheeler	0.19	Dix Park East, LLC	2901 Timpani Trail, Apex, NC 27539	1703346427	R-6	16268	1864
1213 Lake Wheeler	0.18	Dix Park East, LLC	2901 Timpani Trail, Apex, NC 27539	1703345483	R-6	16268	1864
1215 Lake Wheeler	0.93	Dix Park East, LLC	2901 Timpani Trail, Apex, NC 27539	1703344394	R-6	16268	1834
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1036 S Saunders	0.43	Dorothea Dix Development, LLC	PO Box 6309, Raleigh, NC 27628	1703349335	IX-3	17549	1631
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1044 S Saunders	0.21	Dorothea Dix Development, LLC	PO Box 6309, Raleigh, NC 27628	1703349179	IX-3	17549	1628
1048 S Saunders	0.20	Dorothea Dix Development, LLC	PO Box 6309, Raleigh, NC 27628	1703349192	IX-3	17549	1628
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1018 S Saunders	0.30	College Paint, LLC	301 Fayetteville Street, #2808, Raleigh, NC 27601	1703440642	IX-3	17166	15
1022 S Saunders	0.19	College Paint, LLC	301 Fayetteville Street, #2808, Raleigh, NC 27601	1703441629	IX-3	17166	15
1123 Lake Wheeler	0.27	MOTAPARTHY PROPERTIES, LLC	105 Cashwell Drive, Goldsboro NC 27534	1703348676	IX-3	17081	8
1009 Hammell Dr	0.80	MG Willard, LLC	436 N Harrington St Ste 110, Raleigh NC 27603	1703348546	IX-3	15055	2645

**How to Participate in the May 12, 2021 Neighborhood Meeting Re: Property Between
Lake Wheeler Road and South Saunders Street**

- To participate by PC, Mac, iPad, iPhone or Android device,
 - Go to bit.ly/mlg05122021mtg to register for the meeting. (*Registration is necessary as we are required by the City of Raleigh to have a record of attendance.*)
 - Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
- To participate by phone,
 - Dial one of the following numbers:
 - +1 312 626 6799
 - +1 929 436 2866
 - +1 301 715 8592
 - +1 346 248 7799
 - +1 669 900 6833
 - +1 253 215 8782
 - Enter Webinar ID: 963 3913 9065
 - Enter password: 923965
 - *For attendance purposes as required by the City of Raleigh, individuals participating via telephone will be unmuted and asked to identify themselves including their name and address.*

If you have difficulty connecting or have technical difficulties during the meeting, you can email us at meetings@mstarlaw.com or call 919-590-0366.

You are encouraged to join the meeting via your computer or smartphone so that you will have access to Zoom Webinar's interactive features including Raise Hand and Chat.

During the meeting, participants will be muted by default. Also, participants' video will be off by default, i.e. only the presenters will be visible.

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- If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at meetings@mstarlaw.com. At the end of the Q&A period of the meeting, all callers will be unmuted to allow for questions/comments.

EXHIBIT B – NOTICE LIST

1001 FULLER, LLC
3628 TRYON RD STE A
RALEIGH NC 27606-4202

1126 SOUTH SAUNDERS STREET LLC
1126 S SAUNDERS ST
RALEIGH NC 27603-2204

1126 SOUTH SAUNDERS STREET, LLC
1126 S SAUNDERS ST
RALEIGH NC 27603-2204

ALAMANCE FIVE LLC
HESTER & CO
PO BOX 6100
RALEIGH NC 27628-6100

ALAMANCE FIVE LLC
HESTER & COMPANY
PO BOX 6100
RALEIGH NC 27628-6100

ALLEN, RACHAEL C BLACKBURN
613 DOROTHEA DR
RALEIGH NC 27603-2101

ALSTON, CAMELIA A
600 SARVER CT
RALEIGH NC 27603-2271

ARE PROPERTIES INC
1117 FULLER ST
RALEIGH NC 27603-2217

BANKS, JOSHUA ALLEN BANKS, KIRSTEN
JO
627 EFFIE WAY
RALEIGH NC 27603-2170

BASS, EDNA R
504 TALMAGE ST
RALEIGH NC 27603-2269

BECKWITH, JEANETTE R
5701 CALTON DR
RALEIGH NC 27612-2798

BELL, ALFRED
412 TALMAGE ST
RALEIGH NC 27603-2267

BOOTH, WILLIAM BOOTH, LAUREN
5034 HOLLYRIDGE DR
RALEIGH NC 27612-3110

BOWERS, JESSICA E
631 EFFIE WAY
RALEIGH NC 27603-2170

BOWERS, MICHAEL B BOWERS, KALEY
639 EFFIE WAY
RALEIGH NC 27603-2170

BROWN, CLINTON L JR BROWN, SONDR
A
F
7732 BROOKDALE DR
RALEIGH NC 27616-9720

BUCHANAN, ANN MARIE
635 EFFIE WAY
RALEIGH NC 27603-2170

BUKHAY, BESSIE JEAN DUDLEY
608 SARVER CT
RALEIGH NC 27603-2271

CITY OF RALEIGH
PO BOX 590
RALEIGH NC 27602-0590

COATS, CARRIE AMELIA
1413 LAKE WHEELER RD
RALEIGH NC 27603-2233

COLLEGE PAINT LLC
301 FAYETTEVILLE ST UNIT 2808
RALEIGH NC 27601-2177

CRUZ, MA MAGDALENE
1333 CURFMAN ST
RALEIGH NC 27603-2207

CS SMITH LLC
2321 BLUE RIDGE RD STE 202
RALEIGH NC 27607-6453

CS SMITH, LLC
2321 BLUE RIDGE RD STE 202
RALEIGH NC 27607-6453

DELABRA-LOPEZ, CARLOS BRAVO-
ANTUNEZ, PERLA XOCHITL
508 TALMAGE ST
RALEIGH NC 27603-2269

DICKERSON, TRUDY P DICKERSON,
THURSTON A
6609 WHITTED RD
FUQUAY VARINA NC 27526-9440

DIX PARK EAST LLC
500 WESTOVER DR # 11825
SANFORD NC 27330-8941

DKC PROPERTIES LLC
1305 BREAKSPEAR CT
RALEIGH NC 27603-3900

DOROTHEA DIX DEVELOPMENT LLC
PO BOX 6309
RALEIGH NC 27628-6309

DOROTHEA GARDENS COMMUNITY
ASSOCIATION INC
607 DOROTHEA DR
RALEIGH NC 27603-2101

DOUGLAS-MIDDLETON, MALLORY A
611 DOROTHEA DR
RALEIGH NC 27603-2101

E PROPERTIES LLC
1328 RIDGE RD
RALEIGH NC 27607-6837

EATON, ALAN ROSS EATON, BRENDA R
3104 LAKE WHEELER RD
RALEIGH NC 27603-3023

EATON, BRENDA P EATON, ALAN R
3104 LAKE WHEELER RD
RALEIGH NC 27603-3023

EGERTON, GARY W
1317 CURFMAN ST
RALEIGH NC 27603-2207

FASIH AHMED & MEHBOOB JAHAN
SHAIKH LIVING TRUST
421 RUTHERGLEN DR
CARY NC 27511-6436

FINCH, DELOIS A
408 STARRETT CT APT 408
RALEIGH NC 27603-2273

GAFFNEY, BRENDA LOVE GAFFNEY,
MICHAEL LEONARD
149 MAYWOOD AVE
RALEIGH NC 27603-2437

GERARDI, JAMES V GERARDI, BETTY S
1320 GREEN ST
RALEIGH NC 27603-2426

GRAHAM, WILLIAM GRAHAM,
SAMANTHA
625 EFFIE WAY
RALEIGH NC 27603-2170

GUPTA, ANGELA K
3316 BOULDER CT
RALEIGH NC 27607-3111

GUPTA, BHOLA N
3316 BOULDER CT
RALEIGH NC 27607-3111

GUPTA, BHOLA N GUPTA, RADHA L
3316 BOULDER CT
RALEIGH NC 27607-3111

GUPTA, BHOLA NATH
3316 BOULDER CT
RALEIGH NC 27607-3111

GUPTA, BHOLA NATH GUPTA, RADHA L
3316 BOULDER CT
RALEIGH NC 27607-3111

GUPTA, RENUKA G
3316 BOULDER CT
RALEIGH NC 27607-3111

GUPTA, SANJAI K
3316 BOULDER CT
RALEIGH NC 27607-3111

GUPTA, SANJAI K TRUSTEE WILSON G
BANEGAS-GUPTA TRUST
3316 BOULDER CT
RALEIGH NC 27607-3111

GUPTA, SANJAI K TRUSTEE WILSON G.
BANEGAS-GUPTA TRUST
3316 BOULDER CT
RALEIGH NC 27607-3111

GUTHRIE, SALLIE B
102 DUNSTAN LN
MOREHEAD CITY NC 28557-4608

HAMMEL, ELIZABETH BROOKS JOHNSON,
GARRETT MARTIN
629 EFFIE WAY
RALEIGH NC 27603-2170

HANRAHAN, BILLIE JEAN
114 NOYES AVE
MOREHEAD CITY NC 28557-3232

HELMS RESIDENTIAL MANAGEMENT LLC
PO BOX 37730
RALEIGH NC 27627-7730

HICKS, VERONICA Y
412 STARRETT CT
RALEIGH NC 27603-2273

HILL, JOYCE DENICE
400 STARRETT CT
RALEIGH NC 27603-2273

HOUSING AUTH CITY OF RALEIGH
900 HAYNES ST
RALEIGH NC 27604-1462

INVESTISNIFF LLC
2304 MILBURNIE RD
RALEIGH NC 27610-1748

JACKSON, DIANE P
604 SARVER CT
RALEIGH NC 27603-2271

JTHB PROPERTIES LLC
1202 S SAUNDERS ST
RALEIGH NC 27603-2206

KING, JENETTE J
310 MARSH AVE
RALEIGH NC 27606-1343

KNOUSE, WILLIAM J TISDALE, JESSICA L
619 DOROTHEA DR
RALEIGH NC 27603-2101

KOLBERT, JESSE
621 EFFIE WAY
RALEIGH NC 27603-2170

L E T CORPORATION
1117 FULLER ST
RALEIGH NC 27603-2217

LAFFEY, SHERRILL A
621 DOROTHEA DR
RALEIGH NC 27603-2101

LANDIS, AMBER MARIE GRANNISS,
SHAWN EDWARD
633 EFFIE WAY
RALEIGH NC 27603-2170

LET CORPORATION
1117 FULLER ST
RALEIGH NC 27603-2217

LIM, PHOOI K LIM, ANN K
5716 CRUTCHFIELD RD
RALEIGH NC 27606-9700

MANN, CHRISTOPHER
621 W JONES ST
RALEIGH NC 27603-1408

MCCARTY, SKYE THOMPSON, BRUCE
623 EFFIE WAY
RALEIGH NC 27603-2170

MCKINNON, SHERRY A
420 TALMAGE ST
RALEIGH NC 27603-2267

MCNEILL, MAXINE P
401 BOLIN CT
RALEIGH NC 27603-2274

MG WILLARD LLC
306 E FOREST DR
RALEIGH NC 27605-1754

MILLER, KATHARINE BODDIE
305 E HILLSIDE DR
FUQUAY VARINA NC 27526-2216

MOORE, MARGUERITE M
627 DOROTHEA DR
RALEIGH NC 27603-2101

MORRISON, JAMES D MORRISON, DENISE
3200 CLAVERACK WAY
RALEIGH NC 27613-8827

MORRISON, JAMES DALE MORRISON,
DENISE
3200 CLAVERACK WAY
RALEIGH NC 27613-8827

MOSLAK, MARY HEIRS
1315 LAKE WHEELER RD
RALEIGH NC 27603-2231

MOTAPARTHY PROPERTIES LLC
105 CASHWELL DR
GOLDSBORO NC 27534-7521

NIELSEN, DAHLIA M
6424 RUSHINGBROOK DR
RALEIGH NC 27612-6546

NORTH CAROLINA STATE OF
C/O DOROTHEA DIX HOSPITAL ADMIN
820 S BOYLAN AVE
RALEIGH NC 27603-2246

NORTH CAROLINA STATE OF
STATE PROPERTY OFFICE
116 W JONES ST
RALEIGH NC 27603-1335

NRP GATEWAY PARK LP
MARVIN F. POER & COMPANY
3520 PIEDMONT RD NE STE 410
ATLANTA GA 30305-1512

OVERTON, VICTOR D OVERTON,
ELIZABETH W
95 PENNA
PITTSBORO NC 27312-6470

PARIS FAMILY PARTNERSHIP LLC
2321 BLUE RIDGE RD STE 202
RALEIGH NC 27607-6453

PARKS, TERESA B
612 SARVER CT
RALEIGH NC 27603-2271

PHILLIPS, WILLIAM PHILLIPS, RUTH
405 BOLIN CT
RALEIGH NC 27603-2274

PRADO, SARA TERANDO, ADAM J
617 DOROTHEA DR
RALEIGH NC 27603-2101

PRICE, JAMES R PRICE, JEAN W
PO BOX 350
GARNER NC 27529-0350

PRICE, JEAN W
PO BOX 350
GARNER NC 27529-0350

PRIDGEN, BEULAH D MCLAMB, COREY D
325 E 21ST ST APT 1
NEW YORK NY 10010-6573

RALEIGH CITY OF
222 W HARGETT ST
RALEIGH NC 27601-1316

RALEIGH CITY OF
900 HAYNES ST
RALEIGH NC 27604-1462

RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

RESIDENT/TENANT
1000 FAYETTEVILLE ST
RALEIGH NC 27603

RESIDENT/TENANT
1001 FULLER ST
RALEIGH NC 27603

RESIDENT/TENANT
1001 S SAUNDERS ST
RALEIGH NC 27603

RESIDENT/TENANT
1101 S SAUNDERS ST
RALEIGH NC 27603

RESIDENT/TENANT
941 S SAUNDERS ST
RALEIGH NC 27603

RESIDENT/TENANT
1004 S SAUNDERS ST
RALEIGH NC 27603

RESIDENT/TENANT
1006 HAMMELL DR
RALEIGH NC 27603

RESIDENT/TENANT
1008 HAMMELL DR
RALEIGH NC 27603

RESIDENT/TENANT
1020 HAMMELL DR
RALEIGH NC 27603

RESIDENT/TENANT
1028 HAMMELL DR
RALEIGH NC 27603

RESIDENT/TENANT
1032 HAMMELL DR
RALEIGH NC 27603

RESIDENT/TENANT
1009 FULLER ST
RALEIGH NC 27603

RESIDENT/TENANT
1009 HAMMELL DR
RALEIGH NC 27603

RESIDENT/TENANT
1010 FULLER ST
RALEIGH NC 27603

RESIDENT/TENANT
1030 FULLER ST
RALEIGH NC 27603

RESIDENT/TENANT
1010 S SAUNDERS ST
RALEIGH NC 27603

RESIDENT/TENANT
1011 FULLER ST
RALEIGH NC 27603

RESIDENT/TENANT
1013 FULLER ST
RALEIGH NC 27603

RESIDENT/TENANT
1014 S SAUNDERS ST
RALEIGH NC 27603

RESIDENT/TENANT
1015 S SAUNDERS ST
RALEIGH NC 27603

RESIDENT/TENANT
1017 S SAUNDERS ST
RALEIGH NC 27603

RESIDENT/TENANT
1018 S SAUNDERS ST
RALEIGH NC 27603

RESIDENT/TENANT
1021 S SAUNDERS ST
RALEIGH NC 27603

RESIDENT/TENANT
1022 S SAUNDERS ST
RALEIGH NC 27603

RESIDENT/TENANT
1030 S SAUNDERS ST
RALEIGH NC 27603

RESIDENT/TENANT
1032 S SAUNDERS ST
RALEIGH NC 27603

RESIDENT/TENANT
1034 S SAUNDERS ST
RALEIGH NC 27603

RESIDENT/TENANT
1036 S SAUNDERS ST
RALEIGH NC 27603

RESIDENT/TENANT
1040 S SAUNDERS ST
RALEIGH NC 27603

RESIDENT/TENANT
1044 S SAUNDERS ST
RALEIGH NC 27603

RESIDENT/TENANT
1946 S SAUNDERS ST
RALEIGH NC 27603

RESIDENT/TENANT
1048 S SAUNDERS ST
RALEIGH NC 27603

RESIDENT/TENANT
1100 S SAUNDERS ST
RALEIGH NC 27603

RESIDENT/TENANT
1102 S SAUNDERS ST
RALEIGH NC 27603

RESIDENT/TENANT
1105 FULLER ST
RALEIGH NC 27603

RESIDENT/TENANT
1107 FULLER ST
RALEIGH NC 27603

RESIDENT/TENANT
1109 FULLER ST UNIT A
RALEIGH NC 27603

RESIDENT/TENANT
1110 S SAUNDERS ST
RALEIGH NC 27603

RESIDENT/TENANT
1115 LAKE WHEELER RD
RALEIGH NC 27603

RESIDENT/TENANT
1117 LAKE WHEELER RD
RALEIGH NC 27603

RESIDENT/TENANT
1121 LAKE WHEELER RD
RALEIGH NC 27603

RESIDENT/TENANT
1116 FULLER ST
RALEIGH NC 27603

RESIDENT/TENANT
1114 S SAUNDERS ST
RALEIGH NC 27603

RESIDENT/TENANT
1116 S SAUNDERS ST
RALEIGH NC 27603

RESIDENT/TENANT
1118 FULLER ST
RALEIGH NC 27603

RESIDENT/TENANT
1120 FAYETTEVILLE ST
RALEIGH NC 27603

RESIDENT/TENANT
1120 GREEN ST
RALEIGH NC 27603

RESIDENT/TENANT
1120 S SAUNDERS ST
RALEIGH NC 27603

RESIDENT/TENANT
1121 FULLER ST
RALEIGH NC 27603

RESIDENT/TENANT
1122 FULLER ST
RALEIGH NC 27603

RESIDENT/TENANT
1125 FULLER ST
RALEIGH NC 27603

RESIDENT/TENANT
1125 1/2 FULLER ST
RALEIGH NC 27603

RESIDENT/TENANT
1129 FULLER ST
RALEIGH NC 27603

RESIDENT/TENANT
1130 FULLER ST
RALEIGH NC 27603

RESIDENT/TENANT
1132 FULLER ST
RALEIGH NC 27603

RESIDENT/TENANT
1133 FULLER ST
RALEIGH NC 27603

RESIDENT/TENANT
1138 FULLER ST
RALEIGH NC 27603

RESIDENT/TENANT
1139 FULLER ST
RALEIGH NC 27603

RESIDENT/TENANT
1142 FULLER ST
RALEIGH NC 27603

RESIDENT/TENANT
1146 FULLER ST
RALEIGH NC 27603

RESIDENT/TENANT
0 S SAUNDERS ST
RALEIGH NC 27603

RESIDENT/TENANT
120 S SAUNDERS ST0 UNIT A
RALEIGH NC 27603

RESIDENT/TENANT
1200 S SAUNDERS ST
RALEIGH NC 27603

RESIDENT/TENANT
1210 S SAUNDERS ST
RALEIGH NC 27603

RESIDENT/TENANT
1201 GREEN ST
RALEIGH NC 27603

RESIDENT/TENANT
1201 LAKE WHEELER RD
RALEIGH NC 27603

RESIDENT/TENANT
1205 LAKE WHEELER RD
RALEIGH NC 27603

RESIDENT/TENANT
1209 LAKE WHEELER RD
RALEIGH NC 27603

RESIDENT/TENANT
1213 LAKE WHEELER RD
RALEIGH NC 27603

RESIDENT/TENANT
1215 LAKE WHEELER RD
RALEIGH NC 27603

RESIDENT/TENANT
1214 S SAUNDERS ST
RALEIGH NC 27603

RESIDENT/TENANT
1216 S SAUNDERS ST
RALEIGH NC 27603

RESIDENT/TENANT
1217 GREEN ST
RALEIGH NC 27603

RESIDENT/TENANT
1217 LAKE WHEELER RD UNIT 1
RALEIGH NC 27603

RESIDENT/TENANT
1217 LAKE WHEELER RD UNIT 2
RALEIGH NC 27603

RESIDENT/TENANT
1217 LAKE WHEELER RD UNIT 3
RALEIGH NC 27603

RESIDENT/TENANT
1230 GREEN ST
RALEIGH NC 27603

RESIDENT/TENANT
1218 S SAUNDERS ST
RALEIGH NC 27603

RESIDENT/TENANT
1220 S SAUNDERS ST
RALEIGH NC 27603

RESIDENT/TENANT
1224 S SAUNDERS ST
RALEIGH NC 27603

RESIDENT/TENANT
1230 S SAUNDERS ST
RALEIGH NC 27603

RESIDENT/TENANT
1301 LAKE WHEELER RD
RALEIGH NC 27603

RESIDENT/TENANT
1303 LAKE WHEELER RD
RALEIGH NC 27603

RESIDENT/TENANT
1305 LAKE WHEELER RD
RALEIGH NC 27603

RESIDENT/TENANT
1307 LAKE WHEELER RD
RALEIGH NC 27603

RESIDENT/TENANT
1309 LAKE WHEELER RD
RALEIGH NC 27603

RESIDENT/TENANT
1310 CURFMAN ST
RALEIGH NC 27603

RESIDENT/TENANT
1313 CURFMAN ST
RALEIGH NC 27603

RESIDENT/TENANT
1318 CURFMAN ST
RALEIGH NC 27603

RESIDENT/TENANT
1319 CURFMAN ST
RALEIGH NC 27603

RESIDENT/TENANT
1321 CURFMAN ST
RALEIGH NC 27603

RESIDENT/TENANT
1325 LAKE WHEELER RD
RALEIGH NC 27603

RESIDENT/TENANT
1327 LAKE WHEELER RD
RALEIGH NC 27603

RESIDENT/TENANT
1328 CURFMAN ST
RALEIGH NC 27603

RESIDENT/TENANT
1329 LAKE WHEELER RD
RALEIGH NC 27603

RESIDENT/TENANT
1331 LAKE WHEELER RD
RALEIGH NC 27603

RESIDENT/TENANT
1333 LAKE WHEELER RD
RALEIGH NC 27603

RESIDENT/TENANT
1336 CURFMAN ST
RALEIGH NC 27603

RESIDENT/TENANT
1337 CURFMAN ST
RALEIGH NC 27603

RESIDENT/TENANT
1337 LAKE WHEELER RD
RALEIGH NC 27603

RESIDENT/TENANT
1341 CURFMAN ST
RALEIGH NC 27603

RESIDENT/TENANT
1400 CURFMAN ST
RALEIGH NC 27603

RESIDENT/TENANT
1401 LAKE WHEELER RD
RALEIGH NC 27603

RESIDENT/TENANT
1404 CURFMAN ST
RALEIGH NC 27603

RESIDENT/TENANT
1405 LAKE WHEELER RD
RALEIGH NC 27603

RESIDENT/TENANT
1408 CURFMAN ST
RALEIGH NC 27603

RESIDENT/TENANT
1409 1/2 CURFMAN ST
RALEIGH NC 27603

RESIDENT/TENANT
1409 CURFMAN ST
RALEIGH NC 27603

RESIDENT/TENANT
1413 CURFMAN ST
RALEIGH NC 27603

RESIDENT/TENANT
1417 CURFMAN ST
RALEIGH NC 27603

RESIDENT/TENANT
1409 LAKE WHEELER RD
RALEIGH NC 27603

RESIDENT/TENANT
1412 CURFMAN ST
RALEIGH NC 27603

RESIDENT/TENANT
1417 LAKE WHEELER RD
RALEIGH NC 27603

RESIDENT/TENANT
312 GRISSOM ST
RALEIGH NC 27603

RESIDENT/TENANT
316 GRISSOM ST
RALEIGH NC 27603

RESIDENT/TENANT
400 BOLIN CT
RALEIGH NC 27603

RESIDENT/TENANT
404 STARRETT CT
RALEIGH NC 27603

RESIDENT/TENANT
405 DOROTHEA DR
RALEIGH NC 27601

RESIDENT/TENANT
407 DOROTHEA DR
RALEIGH NC 27601

RESIDENT/TENANT
409 DOROTHEA DR
RALEIGH NC 27601

RESIDENT/TENANT
411 DOROTHEA DR
RALEIGH NC 27601

RESIDENT/TENANT
413 DOROTHEA DR
RALEIGH NC 27601

RESIDENT/TENANT
415 DOROTHEA DR
RALEIGH NC 27601

RESIDENT/TENANT
417 DOROTHEA DR
RALEIGH NC 27601

RESIDENT/TENANT
419 DOROTHEA DR
RALEIGH NC 27601

RESIDENT/TENANT
421 DOROTHEA DR
RALEIGH NC 27601

RESIDENT/TENANT
423 DOROTHEA DR
RALEIGH NC 27601

RESIDENT/TENANT
425 DOROTHEA DR
RALEIGH NC 27601

RESIDENT/TENANT
427 DOROTHEA DR
RALEIGH NC 27601

RESIDENT/TENANT
429 DOROTHEA DR
RALEIGH NC 27601

RESIDENT/TENANT
431 DOROTHEA DR
RALEIGH NC 27601

RESIDENT/TENANT
433 DOROTHEA DR
RALEIGH NC 27601

RESIDENT/TENANT
435 DOROTHEA DR
RALEIGH NC 27601

RESIDENT/TENANT
501 DOROTHEA DR
RALEIGH NC 27601

RESIDENT/TENANT
503 DOROTHEA DR
RALEIGH NC 27601

RESIDENT/TENANT
505 DOROTHEA DR
RALEIGH NC 27601

RESIDENT/TENANT
507 DOROTHEA DR
RALEIGH NC 27601

RESIDENT/TENANT
509 DOROTHEA DR
RALEIGH NC 27601

RESIDENT/TENANT
511 DOROTHEA DR
RALEIGH NC 27601

RESIDENT/TENANT
513 DOROTHEA DR
RALEIGH NC 27601

RESIDENT/TENANT
515 DOROTHEA DR
RALEIGH NC 27601

RESIDENT/TENANT
517 DOROTHEA DR
RALEIGH NC 27601

RESIDENT/TENANT
519 DOROTHEA DR
RALEIGH NC 27601

RESIDENT/TENANT
521 DOROTHEA DR
RALEIGH NC 27601

RESIDENT/TENANT
523 DOROTHEA DR
RALEIGH NC 27601

RESIDENT/TENANT
525 DOROTHEA DR
RALEIGH NC 27601

RESIDENT/TENANT
527 DOROTHEA DR
RALEIGH NC 27601

RESIDENT/TENANT
529 DOROTHEA DR
RALEIGH NC 27601

RESIDENT/TENANT
531 DOROTHEA DR
RALEIGH NC 27601

RESIDENT/TENANT
533 DOROTHEA DR
RALEIGH NC 27601

RESIDENT/TENANT
535 DOROTHEA DR
RALEIGH NC 27601

RESIDENT/TENANT
537 DOROTHEA DR
RALEIGH NC 27601

RESIDENT/TENANT
539 DOROTHEA DR
RALEIGH NC 27601

RESIDENT/TENANT
541 DOROTHEA DR
RALEIGH NC 27601

RESIDENT/TENANT
543 DOROTHEA DR
RALEIGH NC 27601

RESIDENT/TENANT
545 DOROTHEA DR
RALEIGH NC 27601

RESIDENT/TENANT
547 DOROTHEA DR
RALEIGH NC 27601

RESIDENT/TENANT
549 DOROTHEA DR
RALEIGH NC 27601

RESIDENT/TENANT
551 DOROTHEA DR
RALEIGH NC 27601

RESIDENT/TENANT
408 STARRETT CT
RALEIGH NC 27603

RESIDENT/TENANT
409 BOLIN CT
RALEIGH NC 27603

RESIDENT/TENANT
412 BOLIN CT
RALEIGH NC 27603

RESIDENT/TENANT
412 GRISSOM ST
RALEIGH NC 27603

RESIDENT/TENANT
418 GRISSOM ST
RALEIGH NC 27603

RESIDENT/TENANT
428 GRISSOM ST
RALEIGH NC 27603

RESIDENT/TENANT
432 GRISSOM ST
RALEIGH NC 27603

RESIDENT/TENANT
436 GRISSOM ST
RALEIGH NC 27603

RESIDENT/TENANT
440 GRISSOM ST
RALEIGH NC 27603

RESIDENT/TENANT
449 GRISSOM ST
RALEIGH NC 27603

RESIDENT/TENANT
451 GRISSOM ST
RALEIGH NC 27603

RESIDENT/TENANT
453 GRISSOM ST
RALEIGH NC 27603

RESIDENT/TENANT
455 GRISSOM ST
RALEIGH NC 27603

RESIDENT/TENANT
601 DOROTHEA DR
RALEIGH NC 27603

RESIDENT/TENANT
603 DOROTHEA DR
RALEIGH NC 27603

RESIDENT/TENANT
605 DOROTHEA DR
RALEIGH NC 27603

RESIDENT/TENANT
635 DOROTHEA DR
RALEIGH NC 27603

RESIDENT/TENANT
633 DOROTHEA DR
RALEIGH NC 27603

RESIDENT/TENANT
637 EFFIE WAY
RALEIGH NC 27603

RESIDENT/TENANT
639 DOROTHEA DR
RALEIGH NC 27603

RESIDENT/TENANT
805 FLORENCE ST
RALEIGH NC 27603

RESIDENT/TENANT
701 DOROTHEA DR
RALEIGH NC 27603

RESIDENT/TENANT
703 DOROTHEA DR
RALEIGH NC 27603

RESIDENT/TENANT
705 DOROTHEA DR
RALEIGH NC 27603

RESIDENT/TENANT
710 GATEWAY PARK DR
RALEIGH NC 27601

RESIDENT/TENANT
800 S SAUNDERS ST
RALEIGH NC 27603

RESIDENT/TENANT
808 S SAUNDERS ST
RALEIGH NC 27603

RESIDENT/TENANT
927 S SAUNDERS ST
RALEIGH NC 27603

RESIDENT/TENANT
929 S SAUNDERS ST
RALEIGH NC 27603

RICHARDSON, EDWARD EARL
1005 FULLER ST
RALEIGH NC 27603-2215

RPOTHRE, LLC
PO BOX 350
GARNER NC 27529-0350

SAILOR, KYLE WILLIAM SAILOR,
KATELYN LIZABETH
615 DOROTHEA DR
RALEIGH NC 27603-2101

SANDERS, JOHN JR
4005 LILLIE LILES RD
WAKE FOREST NC 27587-8104

SARRIA, LUIS JESUS SARRIA, JACKELINE
HERNANDEZ
7326 GREAT LAUREL DR
RALEIGH NC 27616-3320

SCHOOLER, GILDA G
1341 LAKE WHEELER RD
RALEIGH NC 27603-2231

SCOTT, WILLIE T SCOTT, RICKY T
3823 CORWIN RD
GARNER NC 27529-2609

SOUTHSIDE HOLDING CO INC
105 ARROWHEAD CT
LOUISBURG NC 27549-9362

SPALTENSTEIN, ANDREW
4105 BREWSTER DR
RALEIGH NC 27606-1711

STACEY, CYRUS JOHN
1321 DALE ST
RALEIGH NC 27605-1209

STATON, BILLY G STATON, ESTELLE
1331 CURFMAN ST
RALEIGH NC 27603-2207

STEVENS, JESSICA FUSELLO, SAMUEL
623 DOROTHEA DR
RALEIGH NC 27603-2101

STRICKLAND, BRUCE BRANDON
STRICKLAND, MEGHAN ELIZABETH
1112 FULLER ST
RALEIGH NC 27603-2218

STRICKLAND, ROSCOE III RAMM,
CHARLES G
703 W LANE ST APT 102
RALEIGH NC 27603-1482

STRICKLAND, ROSCOE L III RAMM,
CHARLES G
703 W LANE ST APT 102
RALEIGH NC 27603-1482

SUPERVILLE, STEPHEN L SUPERVILLE,
AMANDA P
3029 CANOPY WOODS DR
APEX NC 27539-8794

TAYLOR, NICHOLAS TAYLOR, DANIELLE
625 DOROTHEA DR
RALEIGH NC 27603-2101

TODD, CHRISTOPHER ALAN COLLI
316 TALL OAKS DR
DURHAM NC 27713-9004

TOOMER, TONI E
408 BOLIN CT
RALEIGH NC 27603-2274

TUCKER, LYNN
1117 FULLER ST
RALEIGH NC 27603-2217

TUCKER, LYNN E
1117 FULLER ST
RALEIGH NC 27603-2217

TULLOSS, FRANCINE
416 TALMAGE ST
RALEIGH NC 27603-2267

VALERIO, MANUEL GONZALEZ
1416 CURFMAN ST
RALEIGH NC 27603-2210

VAUGHN, JOHN T VAUGHN, JACQUELINE
G
4604 WOODSIDE CT
RALEIGH NC 27606-2659

VAUGHN, JOHN T VAUGHN, JACQUELINE
G
413 BOLIN CT
RALEIGH NC 27603-2274

VAUGHN, JOHN T VAUGHN, JACQUELINE
GRACE
4604 WOODSIDE CT
RALEIGH NC 27606-2659

WAKE COUNTY BOARD OF EDUCATION
RE SERVICES DIRECTOR
1551 ROCK QUARRY RD
RALEIGH NC 27610-4145

WEBB, JOSEPH M JR
25 WILD ROSE LN
LOUISBURG NC 27549-9718

WEINSTEIN, HARRIETTE SCHREIBER
712 WESTWOOD DR
RALEIGH NC 27607-6643

WHEELER CROSSING HOMEOWNERS
ASSOCIATION INC
4700 NEW BERN AVE
RALEIGH NC 27610-1438

WHEELER CROSSING HOMEOWNERS
ASSOCIATION INC
4911 DEPARTURE DR
RALEIGH NC 27616-1837

WIGGINS, MARY CHAVIS
404 BOLIN CT
RALEIGH NC 27603-2274

WILLIAMS, LUCY CLYDE WMS LEGACY
HOLDINGS LLC
DONALDSON G WILLIAMS
3206 LINVILLE FOREST CT
CHARLOTTE NC 28211-1714

WILLIAMS, YVETTE M
107 GUNDERSON LN
GARNER NC 27529-9275

WRIGHT, REX C
1332 CURFMAN ST
RALEIGH NC 27603-2208

WRIGHT, REX CARL
1332 CURFMAN ST
RALEIGH NC 27603-2208

YATES, CHARLES E YATES, JUDY C
420 GRISSOM ST
RALEIGH NC 27603-2224

EXHIBIT C – ITEMS DISCUSSED

1	The zoning request and process were described.
2	There is support for adaptive reuse of existing buildings.
3	The streetscape is key to the Dix Edge area.
4	Fuller Height neighborhood is concerned about displacement.
5	Businesses within the project should serve existing residents.
6	Support for the requested rezoning was expressed.
7	Room for startup, local businesses is important.
8	Affordable housing is needed.
9	Crosswalks and access to the park will be important.
10	The Dix Edge study will consider the streetscape along Lake Wheeler Road.

EXHIBIT D – MEETING ATTENDEES

1.	John Hinshaw
2.	Jose Lopez
3.	Hannah Reckhow