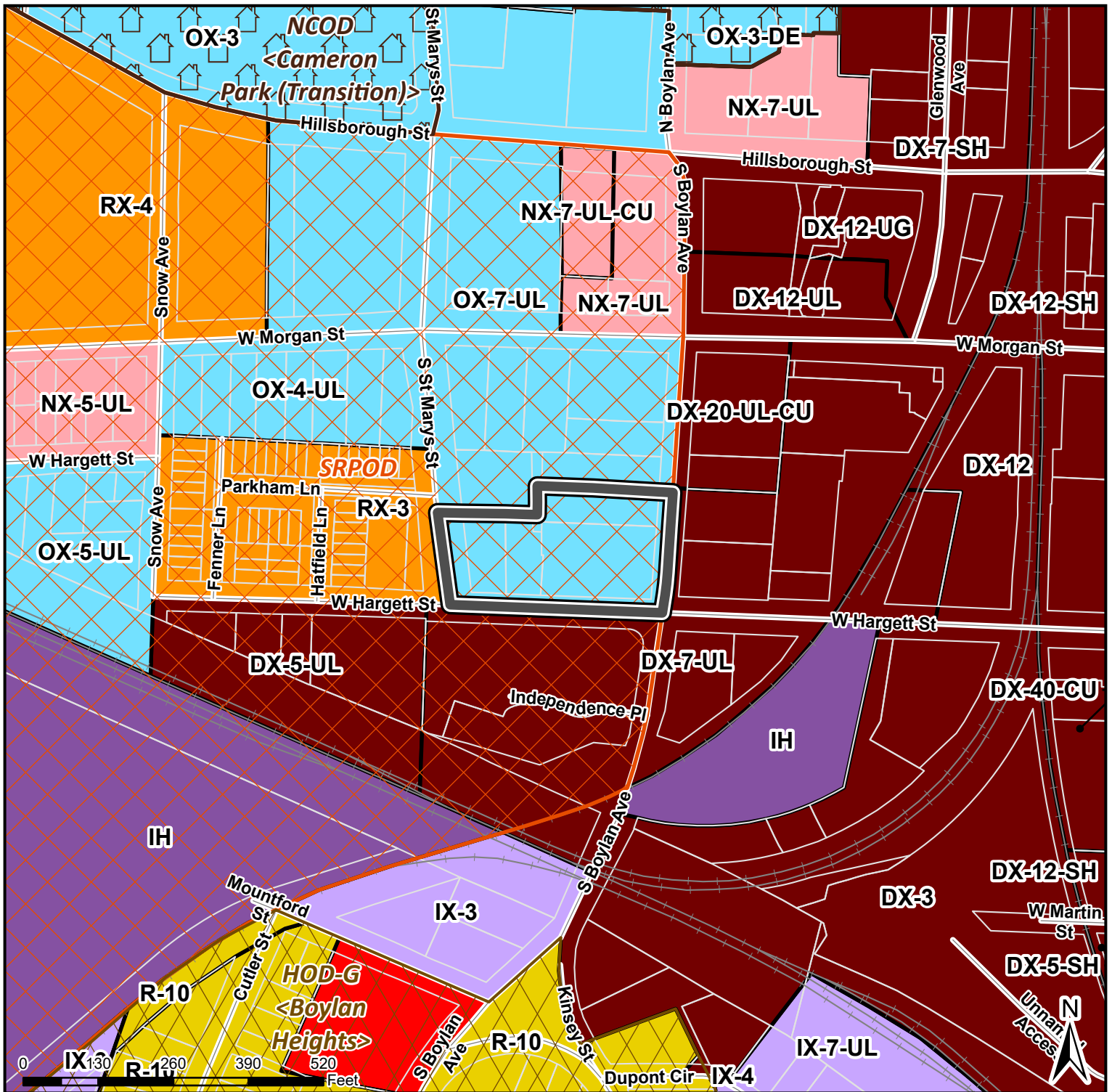


# Existing Zoning

# Z-60-2022



Property	120 S Boylan Ave; 700, 716, & 720 W Hargett St
Size	1.23 acres
Existing Zoning	OX-7-UL w/SRPOD
Requested Zoning	OX-20-UL-CU w/SRPOD





# Rezoning Application and Checklist

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

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

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
OFFICE USE ONLY Rezoning case # _____			
Existing zoning base district: OX	Height: 7	Frontage: UL	Overlay(s): SRPOD
Proposed zoning base district: OX	Height: 20	Frontage: UL	Overlay(s): SRPOD
<b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: See Attached		
Property PIN: See Attached		
Deed reference (book/page): See Attached		
Nearest intersection: W Hargett and S Boylan		Property size (acres): 1.23
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: See Attached		
Property owner email:		
Property owner phone:		
Applicant name and address: Michael Birch, Longleaf Law Partners		
Applicant email: mbirch@longleaflp.com		
Applicant phone: 919-645-4317		
Signed by:		
Applicant signature(s): <i>Perry R. Safran</i>		
Additional email(s):		

**RECEIVED**

By Robert Tate at 10:07 am, Jul 27, 2022

**Conditional Use District Zoning Conditions**

Zoning case #:	Date submitted:	<b>OFFICE USE ONLY</b> Rezoning case # _____
Existing zoning: OX-7-UL	Proposed zoning: OX-20-UL-CU	

**Narrative of Zoning Conditions Offered**

1. The following Principal Uses as listed in UDO Section 6.1.4 that are permitted, limited, or special uses in the OX- district shall be prohibited: (i) cemetery; (ii) detention center, jail, prison.

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

DocuSigned by:

Perry R. Safran

ECF83B86C2E24E4

Property Owner(s) Signature: \_\_\_\_\_

Perry R. Safran

Printed Name: \_\_\_\_\_

**RECEIVED****By Robert Tate at 10:07 am, Jul 27, 2022**

## Downtown Urban Design Guidelines

The Applicant must respond to the Downtown Urban Design Guidelines contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within "Downtown" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Policy DT 7.18:

The design guidelines in Table DT-1 shall be used to review rezoning, alternative means of compliance, special use permits, and planned development master plan applications in downtown.

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

1	Fayetteville Street should be free of service elements, including loading docks, mechanical equipment, and driveways.
	<b>Response:</b>
2	Loading or service entrances should be embedded within the block where possible. If embedding the loading dock is not possible, the loading dock should be located to the side or rear of a building. The width should be minimized and doors or gates should shield the loading docks from view. Roll-down gates should be decorative if facing the public realm.
	<b>Response:</b>
3	Surface and structured parking should be landscaped, emphasizing interior tree canopies in surface lots, formal borders, and street trees to reinforce the streetwall.
	<b>Response:</b>
4	Mechanical equipment, satellite or microwave dishes, elevator penthouses, and other utilitarian equipment should be screened from view by a structure that complements the design of the building through the use of similar materials, colors, finishes, and architectural details. Views from buildings above should also be considered when designing rooftop mechanical equipment.
	<b>Response:</b>
5	The widths of all curb cuts at parking deck entrances should be minimized. Design techniques should be used (such as lane splits within the deck to encourage consolidated single exit or entrance lanes at the street side, and/or columns between lanes to reduce the perceived size of the openings), while maintaining adequate ingress and egress capacity to provide efficient operations and meet air quality conformity.
	<b>Response:</b>
6	Building entries should be emphasized with architectural features, changes in roofline, different massing, or unique materials.
	<b>Response:</b>

7	The primary pedestrian building entrances should be located along the store front. For buildings that front on three streets, the primary pedestrian entrances should be located on the axial street or the corner if the building is located at an intersection.
	<b>Response:</b>
8	Building entries should be at grade.
	<b>Response:</b>
9	The level of architectural detail should be most intense at street level, within view of pedestrians on the sidewalk.
	<b>Response:</b>
10	The use of solid roll-down security gates is discouraged.
	<b>Response:</b>
11	Façades should be broken into distinct 20-30 foot modules or bays from side to side to prevent a monolithic edge to the street.
	<b>Response:</b>
12	Large unarticulated walls are discouraged and should have a window or functional public access at least every 10 feet.
	<b>Response:</b>
13	The articulation of the façade should be designed to appear more vertical than horizontal.
	<b>Response:</b>
14	Entries that provide access to a building's upper floors should be located along a street to promote street life. They should be designed as separate entries and distinguished from ground level spaces with different architectural details, materials, colors, lighting, signage, and/or paving so that it is clear which entries are public and which are private.
	<b>Response:</b>
15	Recessed entries are encouraged. They should be no wider than one-third of the width of the storefront or 20 feet, whichever is less. Recessed entries should be a minimum of 4 feet deep, except where necessary to meet fire code.
	<b>Response:</b>

16	A minimum of 2/3 of the first story façade should be windows. Of the total amount of glass on the first-floor façade, a minimum of 85 percent must be transparent. Tinted or reflective glass is discouraged. First-story windows should be located a maximum of three (3) feet above the adjacent sidewalk.
	<b>Response:</b>
17	Windows should be used to display products and services and maximize visibility into storefronts. Windows should not be obscured with elements that prevent pedestrians from seeing inside.
	<b>Response:</b>
18	The first-story, floor-to-floor height of any new building on Fayetteville Street should be a minimum of twenty (20) feet.
	<b>Response:</b>
19	If ceilings must be lowered below the height of ground level windows, provide an interior, full-height, three (3) foot minimum deep space immediately adjacent to the window before the drop in the ceiling.
	<b>Response:</b>
20	The use of deep awnings and canopies on the first story is recommended to help mitigate wind, reduce glare, and shade ground level spaces.
	<b>Response:</b>
21	Arcades, colonnades, and galleries are discouraged within the public right-of-way.
	<b>Response:</b>
22	Stairs and stoops in the public right-of-way are discouraged along Fayetteville Street in order to make entries more accessible.
	<b>Response:</b>
23	An outdoor ground plane that abuts or is adjacent to the public right-of-way should be paved with terrazzo, concrete pavers, concrete, stone, brick, tile, or another high-quality hardscape material. Asphalt and loose paving materials such as gravel are discouraged. The paving design and materials should complement the building or storefront architecture.
	<b>Response:</b>

24	In larger courtyard style spaces visible from the public right-of-way, use groundcovers, shrubs, and flowers to accent and fill blank areas with interest. Minimize the use of bare mulch and rocks. Areas of bare earth are discouraged.
	<b>Response:</b>
25	Walls of buildings should parallel the orientation of the street grid.
	<b>Response:</b>
26	Towers or high-rise buildings should have three zones: a streetwall or base zone, a tower transition zone, and a tower top zone. Cornices should be considered to separate base zone from tower transition zone.
	<b>Response:</b>
27	Distance between towers on different blocks should be a minimum of 100 feet to ensure access to light and air.
	<b>Response:</b>
28	Public art, performance facilities, and/or civic monuments should be an integral part of any building plan.
	<b>Response:</b>
29	Fences, railings, and walls are discouraged except to screen surface parking lots and unimproved lots, to protect pedestrians from grade changes, and to delineate a private courtyard. Fences are preferred over walls except where designed to hold grade.
	<b>Response:</b>
30	Fences should be a minimum of 36 inches and a maximum of 42 inches tall and a minimum of 70 percent open. Railings should be 42 inches tall. Solid walls should be a minimum of 18 inches and a maximum of 32 inches tall.
	<b>Response:</b>
31	Fences, railings, and walls should be designed to complement the adjacent architecture through the use of similar materials, colors, finishes, and architectural details.
	<b>Response:</b>

32	Designs should be contextual to adjacent buildings, including their cornice lines and horizontal banding.
	<b>Response:</b>
33	Innovative design and unusual lighting of the exterior of the building is important to emphasize the monumentality of government buildings.
	<b>Response:</b>
34	The principal building entrance should be easily identified by building features and landscape elements; additional public entrances should be provided at every street face.
	<b>Response:</b>
35	Building materials should be of stone, brick, or similar durable, high quality materials. Building form, articulation, and materials should respect and be sympathetic to the major governmental and institutional buildings in the area.
	<b>Response:</b>
36	Preferred materials (other than glass) include metal, brick, stone, concrete, plaster, and wood trim; discouraged materials include vinyl siding, pressed wood siding, and exterior insulated finishing systems (EIFS).
	<b>Response:</b>
37	Materials covering original architectural features of historic or architecturally significant buildings are discouraged.
	<b>Response:</b>
38	A minimum of 35 percent of each upper story should be windows.
	<b>Response:</b>
39	Building corners that face an intersection should strive for a distinctive form and high level of articulation.
	<b>Response:</b>
40	Buildings may step back further at intersections in order to articulate the corners.
	<b>Response:</b>



41	Buildings downtown and in Pedestrian Business Overlays should have stepbacks and articulated facades to mitigate wind effects and increase light and air. Buildings should step back 10 to 15 feet at the 60-foot point above the ground on a wide street and 15 feet on a narrow street. A wide street is 75 feet in width or more.
	<b>Response:</b>
42	Flat roof buildings should have decorative parapets with elements, such as detailed cornices, corbeling, applied medallions, or other similar architectural treatments.
	<b>Response:</b>
43	Signage should be compatible in scale, style, and composition with the building or storefront design as a whole.
	<b>Response:</b>
44	Diverse graphic solutions are encouraged to help create the sense of uniqueness and discovery found in an urban, mixed-use environment.
	<b>Response:</b>
45	All mechanical and electrical mechanisms should be concealed.
	<b>Response:</b>
46	Signs should not obscure a building's important architectural features, particularly in the case of historic buildings.
	<b>Response:</b>
47	Signs should be constructed with durable materials and quality manufacturing.
	<b>Response:</b>
48	Sign bands above transom and on awnings are preferred signage locations.
	<b>Response:</b>
49	Only the business name, street address, building name, and logo should be on an awning or canopy. The lettering should not exceed 40 percent of the awning area.
	<b>Response:</b>

50	Illuminated signs should avoid the colors red, yellow, and green when adjacent to a signal controlled vehicular intersection.
	<b>Response:</b>
51	Allowed sign types: channel letter signs, silhouette signs (reverse channel), individualized letter signs, projecting signs, canopy/marquee signs, logo signs, awning signs, and interior window signs.
	<b>Response:</b>
52	Discouraged sign types: signs constructed of paper, cardboard, styrofoam-type materials, formed plastic, injected molded plastic, or other such materials that do not provide a sense of permanence or quality; signs attached with suction cups or tape; signs constructed of luminous vacuum-formed plastic letters; signs with smoke-emitting components. Changeable copy signs are prohibited.
	<b>Response:</b>

## Subject Properties List

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PIN	SITE ADDRESS	OWNER	DB	PAGE	ACRES	CURRENT ZONING	PROPOSED ZONING
1703389638	120 S Boylan Avenue	Safran, Perry R Safran, Susan M	004630	00880	0.28	OX-7-UL	OX-20-UL-CU
1703389529	700 W Hargett Street	120 South Boylan LLC	018132	01846	0.57	OX-7-UL	OX-20-UL-CU
1703388509	716 W Hargett Street	Kuenzel, Chris Kuenzel, Nasim	012521	00857	0.18	OX-7-UL	OX-20-UL-CU
1703387640	720 W Hargett Street	Whitmeyer, Weathers Nancy Jean	007463	00777	0.20	OX-7-UL	OX-20-UL-CU

REZONING OF PROPERTY CONSISTING OF +/- 1.23 ACRES,  
LOCATED AT 120 S BOYLAN AVENUE, 700 W HARGETT STREET, 716 W HARGETT  
STREET, AND 720 W HARGETT STREET, RALEIGH, NC

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS AND TENANTS ON  
MAY 26, 2022

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent neighbors on Wednesday, May 26, 2022, at 5:30 p.m. The property considered for this potential rezoning totals approximately 1.23 acres and is located north of Hargett Street between South St. Mary's Street and South Boylan Avenue, in the City of Raleigh, having Wake County Parcel Identification Numbers 1703389638, 1703389529, 1703388509, and 1703387640. This meeting was held in-person at **Pullen Community Center CC Classroom 112A, 408 Ashe Ave, Raleigh, NC 27606**. All owners and tenants of property within 500 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**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

## EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owner and Tenants  
From: Michael Birch  
Date: May 11, 2022  
Re: Neighborhood Meeting for Rezoning of 120 S Boylan Avenue, 700 W Hargett Street, 716 W Hargett Street, and 720 W Hargett Street

You are invited to attend an informational meeting to discuss the proposed rezoning of 120 S Boylan Avenue, 700 W Hargett Street, 716 W Hargett Street, and 720 W Hargett Street (with Property Identification Numbers (PIN) 1703389638, 1703389529, 1703388509, and 1703387640). The meeting will be held on Thursday May 26, 2022, from 5:30 PM until 6:30 PM, at the following location:

**Pullen Community Center  
CC Classroom 112A  
408 Ashe Ave,  
Raleigh, NC 27606**

The property totals approximately 1.23 acres in size and is located north of Hargett Street between South St. Mary's Street and South Boylan Avenue. The property is currently zoned Office Mixed Use with a 7-story height limit and Urban Limited frontage (OX-7-UL). The proposed zoning is Office Mixed Use with a 20-story height limit and Urban Limited frontage (OX-20-UL). The purpose of the rezoning is to allow for future mixed use development.

The City of Raleigh requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the property prior to filing the rezoning application. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919-645-4317 and [mbirch@longleaflp.com](mailto:mbirch@longleaflp.com). Also, for more information about the rezoning, you may visit [www.raleighnc.gov](http://www.raleighnc.gov) or contact the Raleigh City Planner Sarah Shaughnessy at 919.996.2234 or [sarah.shaughnessy@raleighnc.gov](mailto:sarah.shaughnessy@raleighnc.gov). If you would like to submit written comments or questions after the neighborhood meeting, please participate in the applicable rezoning case at [www.publicinput.com/rezoning](http://www.publicinput.com/rezoning).

Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. A draft of the proposed Rezoning Application

## CURRENT PROPERTY MAP



## CURRENT ZONING MAP





# Rezoning Application and Checklist

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

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: OX		Height: 7	Frontage: UL
Proposed zoning base district: OX		Height: 20	Frontage: UL
		Overlay(s): SRPOD	
		Overlay(s): SRPOD	
<b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: See Attached		
Property PIN: See Attached		
Deed reference (book/page): See Attached		
Nearest intersection: W Hargett and S Boylan		Property size (acres): 1.23
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: See Attached		
Property owner email:		
Property owner phone:		
Applicant name and address: Michael Birch, Longleaf Law Partners		
Applicant email: <a href="mailto:mbirch@longleaflp.com">mbirch@longleaflp.com</a>		
Applicant phone: 919-645-4317		
Applicant signature(s):		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: OX-7-UL	Proposed zoning: OX-20-UL-CU	

Narrative of Zoning Conditions Offered
<p>1. The following Principal Uses as listed in UDO Section 6.1.4 that are permitted, limited, or special uses in the OX- district shall be prohibited: (i) cemetery; (ii) detention center, jail, prison.</p>

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

Property Owner(s) Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_



## **EXHIBIT B – NOTICE LIST**

120 SOUTH BOYLAN LLC  
120 S BOYLAN AVE  
RALEIGH NC 27603-1802

700 WEST MORGAN LLC  
1714 PARK DR  
RALEIGH NC 27605-1611

721 WEST MORGAN, LLC  
1201 CANTERBURY RD  
RALEIGH NC 27608-1925

725 MORGAN STREET LLC  
SHERVIN TAHSSILI  
712 W JOHNSON ST  
RALEIGH NC 27603-1191

727 WEST MORGAN LLC  
727 W MORGAN ST  
RALEIGH NC 27603-1611

727 WEST MORGAN LLC  
727 W MORGAN ST  
RALEIGH NC 27603-1611

737 W HARGET ST RESIDENTIAL CONDO  
PO BOX 10007  
RALEIGH NC 27605-0007

ALTMAN, CRISTINA E  
729 PARKHAM LN  
RALEIGH NC 27603-1666

ASHRAF, MOHAMMAD  
710 INDEPENDENCE PL UNIT 202  
RALEIGH NC 27603-1856

AWC PROPERTIES LLC  
2713 WEBB ST  
RALEIGH NC 27609-7710

BAINES, LESLIE R  
708 1/2 FERNLEAF AVE  
CORONA DEL MAR CA 92625-2187

BARELY OTB 1 LLC  
PO BOX 12757  
RALEIGH NC 27605-2757

BARNHARDT, WILLIAM WILTON  
111 HATFIELD LN  
RALEIGH NC 27603-1667

BEATTIE, JENNIFER MARSDEN, KURT C  
700 PARKHAM LN  
RALEIGH NC 27603-1787

BEST, MYRA L  
731 PARKHAM LN  
RALEIGH NC 27603-1666

BILLINGSLEY, C COLEMAN JR  
714 PARKHAM LN  
RALEIGH NC 27603-1787

BLOOMSBURY ESTATES LLC  
PO BOX 17281  
RALEIGH NC 27619-7281

BLOOMSBURY ESTATES LLC  
PO BOX 17281  
RALEIGH NC 27619-7281

BRINKLEY, BETTY POOLE  
3614 SWANN ST  
RALEIGH NC 27612-4614

BRYAN, AMELIA F  
710 INDEPENDENCE PL UNIT 704  
RALEIGH NC 27603-1863

BRYAN, STEPHEN COLLIER BRYAN, KAYE TEW  
104 DEERBORN DR  
GOLDSBORO NC 27534-8978

BUCKLEY, CATHY ANN  
710 701 INDEPENDENCE PL  
RALEIGH NC 27603-1863

BYRD, JOHN S II  
109 TOWNSON DR  
CLAYTON NC 27527

CHRISTENSEN-MERTENS, JILL MERTENS, PAUL  
1308 FILMORE ST  
RALEIGH NC 27605-1213

CIO BLOC 83 LLC  
666 BURRARD ST STE 3210  
VANCOUVER BC V6C2X8  
CANADA

CIO BLOC 83 LLC  
666 BURRARD ST STE 3210  
VANCOUVER BC V6C2X8  
CANADA

CIO BLOC 83 LLC  
666 BURRARD ST STE 3210  
VANCOUVER BC V6C2X8  
CANADA

CIO BLOC 83 LLC  
666 BURRARD ST STE 3210  
VANCOUVER BC V6C2X8  
CANADA

CIO BLOC 83 LLC  
666 BURRARD ST STE 3210  
VANCOUVER BC V6C2X8  
CANADA

CIO BLOC 83 LLC  
666 BURRARD ST STE 3210  
VANCOUVER BC V6C2X8  
CANADA

CIO BLOC 83 LLC  
666 BURRARD ST STE 3210  
VANCOUVER BC V6C2X8  
CANADA

CIPOLLINI, DANA MARIE  
130 FENNER LN  
RALEIGH NC 27603-1799

COBB, PAUL R SATTERFIELD, CHARLES W  
710 INDEPENDENCE PL UNIT 307  
RALEIGH NC 27603-1858

COFFEY, CHRISTINA LYNN  
710 707 INDEPENDENCE PL  
RALEIGH NC 27603-1863

COLEMAN GROUP INC THE  
115 S SAINT MARYS ST  
RALEIGH NC 27603-1699

COLEMAN GROUP INC THE  
115 S SAINT MARYS ST  
RALEIGH NC 27603-1699

CROCKER FAMILY PROPERTIES, LLC  
3204 KEIGHLEY FOREST DR  
WAKE FOREST NC 27587-5420

CROSSNO, ROBERT SETH II  
710 INDEPENDENCE PL UNIT 502  
RALEIGH NC 27603-1860

DAVIERO, ROBERT P JR  
710 INDEPENDENCE PL UNIT 203  
RALEIGH NC 27603-1856

DEPARTMENT OF TRANSPORTATION  
1505 MAIL SERVICE CTR  
RALEIGH NC 27699-1505

DICK, MICHAEL C  
7737 ACC BLVD  
RALEIGH NC 27617-8631

DOCTORS MAKING HOUSE CALLS LLC  
32405 ARCHDALE  
CHAPEL HILL NC 27517-8398

EDWARDS, J  
620 E 20TH ST APT 7H  
NEW YORK NY 10009-1503

EMANUELE GROUP LLC  
2704 SAINT MARYS ST  
RALEIGH NC 27609-7641

EMPIRE PROPERTIES LLC  
133 FAYETTEVILLE ST STE 600  
RALEIGH NC 27601-2911

ENDERLEIN, LARS  
710 INDEPENDENCE PL UNIT 601  
RALEIGH NC 27603-1862

FEAGAN, PHILLIP H  
113 HATFIELD LN  
RALEIGH NC 27603-1667

FHJ PROPERTIES LLC  
727 W HARGETT ST STE 107  
RALEIGH NC 27603-1669

FOX, LESLIE C  
1138 HAYNES ST  
RALEIGH NC 27604-1306

FRAZELLE, CHARLES W  
103 FENNER LN  
RALEIGH NC 27603-1796

GABOR, PETER I GABOR, CAROL E  
710 INDEPENDENCE PL UNIT 206  
RALEIGH NC 27603-1856

GAMBLE, RAYMOND H  
710 INDEPENDENCE PL UNIT 208  
RALEIGH NC 27603-1856

GANDY CREEK PROPERTIES LLC  
4900 WINTERLOCHEN RD  
RALEIGH NC 27603-4254

GLENWOOD THREE LLC  
501 FAIRMOUNT AVE STE 101  
TOWSON MD 21286-5462

GLENWOOD THREE LLC  
501 FAIRMOUNT AVE STE 101  
TOWSON MD 21286-5462

GONSKI, JULIANNE TYREE DIXON, PHILIPPE  
SCOTT  
710 PARKHAM LN  
RALEIGH NC 27603-1787

GRAY, JENNIFER  
710 309 INDEPENDENCE PL  
RALEIGH NC 27603-1854

GRIFFIN, REGINALD BROWN JR GRIFFIN,  
AMANDA LAMB  
115 LOCHWOOD EAST DR  
CARY NC 27518-8993

GRIFFITH, CHRISTOPHER CHAD GRIFFITH,  
CAROLINE HOPE  
706 TOWER ST  
RALEIGH NC 27607-7363

HAMILTON, DOUGLAS R  
710 INDEPENDENCE PL UNIT 504  
RALEIGH NC 27603-1860

HAMM, GREGORY ALAN  
710 INDEPENDENCE PL UNIT 105  
RALEIGH NC 27603-1855

HARGETT 733 LLC  
PO BOX 340805  
BEAVERCREEK OH 45434-0805

HARGETT WEST, LLC  
3309 LEONARD ST  
RALEIGH NC 27607-6824

HARRIS, ANNE  
734 PARKHAM LN  
RALEIGH NC 27603-1787

HARRIS, BRIAN LOWE  
723 PARKHAM LN  
RALEIGH NC 27603-1666

HARTSFIELD, WILLIAM RONALD SR  
2004 LUCY LEE LN  
APEX NC 27539-9783

HATFIELD INVESTMENTS LLC  
103 YACHT CLUB DR  
TRENT WOODS NC 28562-7651

HEINSOHN, SARAH H.  
710 INDEPENDENCE PL UNIT 302  
RALEIGH NC 27603-1857

HELFANT, MATT BIXBY, MEAGHAN  
121 FENNER LN  
RALEIGH NC 27603-1796

HELING, KEVIN HELING, MARY KAY  
710 INDEPENDENCE PL UNIT 509  
RALEIGH NC 27603-1861

HERING, GUENTHER HERING, BIRGIT  
710 INDEPENDENCE PL UNIT 104  
RALEIGH NC 27603-1855

HEWITT, MARCUS C  
1147 HARP ST  
RALEIGH NC 27604-1303

HIGGINS, ROBERT CRAIG HIGGINS, KELLI  
HARGETT  
2380 BELLEVUE TER  
HOOVER AL 35226-6248

HIGH, CASEY L  
1504 GREENWOOD ST  
RALEIGH NC 27608-2534

HISTORIC BOYLAN ACQUISITION LLC BOYLAN RT  
LLC  
500 DEVEREUX ST  
RALEIGH NC 27605-1502

HISTORIC BOYLAN ACQUISITION LLC BOYLAN RT  
LLC  
500 DEVEREUX ST  
RALEIGH NC 27605-1502

HOFELT, CHRISTOPHER SCOTT HOFELT,  
ELIZABETH KAULBACH  
710 INDEPENDENCE PL UNIT 303  
RALEIGH NC 27603-1857

HOLMES, MARK L HOLMES, MELANIE  
2006 STREAMVIEW CT  
WAXHAW NC 28173-7355

HONEYCUTT, PAUL A HONEYCUTT, DONNA G  
105 FENNER LN  
RALEIGH NC 27603-1796

HOWARD, PAUL O JR HOWARD, JON ANNE M  
3612 PINNACLE DR  
CARY NC 27518-8922

HUNG JURY LLC  
2604 CHURCHILL RD  
RALEIGH NC 27608-1906

JACKSON, BRIAN E  
727 PARKHAM LN  
RALEIGH NC 27603-1666

JAMES, HOWARD L JAMES, ADA W  
705 MORDECAI TOWNE PL  
RALEIGH NC 27604-1582

JONES, STACY ELIZABETH  
PO BOX 5  
RICHLANDS NC 28574-0005

JUNIOR LEAGUE OF RALEIGH INC THE  
PO BOX 26821  
RALEIGH NC 27611-6821

KAPAT, CHETAN PAI, VINAYA  
710 INDEPENDENCE PL UNIT 708  
RALEIGH NC 27603-1863

KELLUMS, LOUISE ANN KELLUMS, RACHAEL  
ELIZABETH  
710 INDEPENDENCE PL UNIT 503  
RALEIGH NC 27603-1860

KNOTT, SARAH TUCKER  
C/O BARKER REALTY  
1401 SUNDAY DR STE 113  
RALEIGH NC 27607-5173

KOELSCH, BRETT  
221 HUDSON ST  
RALEIGH NC 27608-1634

KOWALKE, CINDY R KOWALKE, DAVID M  
710 INDEPENDENCE PL UNIT 106  
RALEIGH NC 27603-1855

KUENZEL, CHRIS KUENZEL, NASIM  
207 BRADFORD AVE  
FAYETTEVILLE NC 28301-5403

LANE BUILDING OFFICE CONDOMINIUM  
JOHN BRUCKEL  
2413 ANDERSON DR  
RALEIGH NC 27608-1405

LANE, ELIZABETH ANNE  
131 FENNER LN  
RALEIGH NC 27603-1796

LARSEN, SCOTT T LARSEN, RACHELLE C  
710 INDEPENDENCE PL UNIT 101  
RALEIGH NC 27603-1855

LEBOW, AMANDA NICOLE  
712 PARKHAM LN  
RALEIGH NC 27603-1787

LEHAN, TIM S  
126 FENNER LN  
RALEIGH NC 27603-1799

LOVE, JOSHUA GLENN CARUSO, LAUREN ANN  
128 FENNER LN  
RALEIGH NC 27603-1799

LOWE, KATHLEEN E LOWE, PAUL J  
127 W PARK DR  
RALEIGH NC 27605-1737

MCDOWELL, CANDICE MARTIN MCDOWELL,  
KEVIN SEAN  
710 INDEPENDENCE PL UNIT 703  
RALEIGH NC 27603-1863

MCKAY, MICHAEL KYLE MCKAY, LAUREN BISHOP  
737 104 W HARGETT ST  
RALEIGH NC 27603-1684

MEDINGER, JOHN  
100 HATFIELD LN  
RALEIGH NC 27603-1668

MEENTEMEYER, ROSS KENDALL  
VUKOMANOVIC, JELENA  
710 INDEPENDENCE PL UNIT 507  
RALEIGH NC 27603-1861

MEKALA, PRAVEEN  
710 301 INDEPENDENCE PL  
RALEIGH NC 27603-1857

MENDLER, CAITLYN S.  
125 FENNER LN  
RALEIGH NC 27603-1796

MILES, JAMES P MILES, LISA M  
111 FENNER LN  
RALEIGH NC 27603-1796

MOTSINGER, DAVID L  
408 KINSEY ST  
RALEIGH NC 27603-1934

MOUNTFORD AVENUE ASSOCIATES  
706 MOUNTFORD ST  
RALEIGH NC 27603-1944

NATIONAL SOCIETY OF THE COLONIAL DAMES  
OF AMERICA  
728 W HARGETT ST  
RALEIGH NC 27603-1662

NC DEPARTMENT OF TRANSPORTATION  
1546 MAIL SERVICE CTR  
RALEIGH NC 27699-1500

NC DEPARTMENT OF TRANSPORTATION  
1546 MAIL SERVICE CTR  
RALEIGH NC 27699-1500

NC RAILROAD COMPANY  
2809 HIGHWOODS BLVD STE 100  
RALEIGH NC 27604-1000

NICHOLSON, JAMES EVANS IV  
129 FENNER LN  
RALEIGH NC 27603-1796

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

ODOWD, PATRICK FRANCIS ODOWD, TRACY  
LYNN  
922 STRATHORN DR  
CARY NC 27519-8842

OISTIN INC  
EVA J METTREY  
PO BOX 3148  
ATLANTIC BEACH NC 28512-3148

OLSEN, MARY ANN  
3000 GALLOWAY RDG APT E201  
PITTSBORO NC 27312-8689

ONE FIFTY ST MARYS HMOWNS ASSOC INC  
YORK PROPERTIES INC  
2108 CLARK AVE  
RALEIGH NC 27605-1606

ONE FIFTY ST MARYS HMWNS ASSOC INC  
YORK PROPERTIES INC  
2108 CLARK AVE  
RALEIGH NC 27605-1606

ONE FIFTY ST MARYS HMWNS ASSOC INC  
YORK PROPERTIES INC  
2108 CLARK AVE  
RALEIGH NC 27605-1606

ONE FIFTY ST MARY'S HMWNS ASSOC INC  
C/O YORK PROPERTIES INC  
1900 CAMERON ST  
RALEIGH NC 27605-1307

ONE FIFTY ST MARYS HOMEOWNERS ASSOC  
YORK PROPERTIES INC  
2108 CLARK AVE  
RALEIGH NC 27605-1606

OPUS TOO LLC  
1021 W SOUTH ST  
RALEIGH NC 27603-2161

PARENTE, ROBIN  
725 PARKHAM LN  
RALEIGH NC 27603-1666

PENCE, CANON ISENHOWER  
710 INDEPENDENCE PL UNIT 706  
RALEIGH NC 27603-1863

PFEIFER, JEFFREY S HOFFERT, RYAN L  
710 103 INDEPENDENCE PL  
RALEIGH NC 27603-1855

PLANNED PARENTHOOD SOUTH ATLANTIC  
100 S BOYLAN AVE  
RALEIGH NC 27603-1802

PROPST, WILLIAM S JR PROPST, JINA B  
3113 STONE GAP CT  
RALEIGH NC 27612-4181

RALEIGH FLORENCE ST MMM LLC  
115 S SAINT MARYS ST STE A  
RALEIGH NC 27603-1785

RESIDENT/TENANT  
1 Glenwood Ave UNIT 101  
RALEIGH NC 27603

RESIDENT/TENANT  
1 Glenwood Ave UNIT 131  
RALEIGH NC 27603

ONE FIFTY ST MARY'S HOMEOWNERS  
ASSOCIATION INC  
YORK PROPERTIES INC  
2108 CLARK AVE  
RALEIGH NC 27605-1606

OVERBEY, JOHN  
737 103 W HARGETT ST  
RALEIGH NC 27603-1684

PEARSON, ROBERT HUGH JR PEARSON, KATHY  
926 BROOKSIDE DR NW  
WILSON NC 27893-2166

PEPE, MATTHEW PEPE, JOSEPH SR  
710 INDEPENDENCE PL UNIT 108  
RALEIGH NC 27603-1855

PHILLIPS, KATHY S PHILLIPS, ROBERT D  
710 INDEPENDENCE PL UNIT 709  
RALEIGH NC 27603-1863

POOLE, CHARLES RUFFIN POOLE, KATHRYN  
BISHOP  
2748 SAINT MARYS ST  
RALEIGH NC 27609-7641

PUGH, ELIZABETH YVONNE  
PO BOX 28630  
RALEIGH NC 27611-8630

RALEIGH HOTEL GROUP, LLC  
19 WOODSTONE PLZ  
HATTIESBURG MS 39402-8342

RESIDENT/TENANT  
1 Glenwood Ave UNIT 105  
RALEIGH NC 27603

RESIDENT/TENANT  
1 Glenwood Ave UNIT 141  
RALEIGH NC 27603

ONE FIFTY ST MARY'S HOMEOWNERS  
ASSOCIATION INC  
YORK PROPERTIES INC  
2108 CLARK AVE  
RALEIGH NC 27605-1606

OVERBEY, JOHN W JR  
737 W HARGETT ST  
RALEIGH NC 27603-2174

PEEL, EVERETT COLLIN JR  
710 INDEPENDENCE PL UNIT 608  
RALEIGH NC 27603-1862

PETERSON, ELMOR L PETERSON, MIRIAM M  
8821 CYPRESS LAKES DR UNIT 404  
RALEIGH NC 27615-2137

PLANNED PARENTHOOD OF GREATER RALEIGH  
INC  
100 S BOYLAN AVE  
RALEIGH NC 27603-1802

PROPST, ELIZABETH M  
103 CAMILLA RD  
WASHINGTON NC 27889-3909

RALEIGH FLORENCE ST MMM LLC  
115 S SAINT MARYS ST STE A  
RALEIGH NC 27603-1785

RALEIGH LAND COMPANY LLC  
1550 IREDELL DR  
RALEIGH NC 27608-2303

RESIDENT/TENANT  
1 Glenwood Ave UNIT 111  
RALEIGH NC 27603

RESIDENT/TENANT  
1 Glenwood Ave UNIT 200  
RALEIGH NC 27603

RESIDENT/TENANT  
1 Glenwood Ave UNIT 201  
RALEIGH NC 27603

RESIDENT/TENANT  
1 Glenwood Ave UNIT 700  
RALEIGH NC 27603

RESIDENT/TENANT  
1 Glenwood Ave UNIT 710  
RALEIGH NC 27603

RESIDENT/TENANT  
611 Hillsborough St  
RALEIGH NC 27603

RESIDENT/TENANT  
613 Hillsborough St  
RALEIGH NC 27603

RESIDENT/TENANT  
102 HATFIELD LN  
RALEIGH NC 27603

RESIDENT/TENANT  
107 FENNER LN  
RALEIGH NC 27603

RESIDENT/TENANT  
108 HATFIELD LN  
RALEIGH NC 27603

RESIDENT/TENANT  
109 FENNER LN  
RALEIGH NC 27603

RESIDENT/TENANT  
110 HATFIELD LN  
RALEIGH NC 27603

RESIDENT/TENANT  
112 HATFIELD LN  
RALEIGH NC 27603

RESIDENT/TENANT  
114 HATFIELD LN  
RALEIGH NC 27603

RESIDENT/TENANT  
115 HATFIELD LN  
RALEIGH NC 27603

RESIDENT/TENANT  
115 S ST MARYS ST  
RALEIGH NC 27603

RESIDENT/TENANT  
118 S BOYLAN AVE  
RALEIGH NC 27603

RESIDENT/TENANT  
118 S Boylan Ave UNIT 1  
RALEIGH NC 27603

RESIDENT/TENANT  
118 S Boylan Ave UNIT 2  
RALEIGH NC 27603

RESIDENT/TENANT  
118 S Boylan Ave UNIT 3  
RALEIGH NC 27603

RESIDENT/TENANT  
118 S Boylan Ave UNIT 4  
RALEIGH NC 27603

RESIDENT/TENANT  
118 S Boylan Ave UNIT 5  
RALEIGH NC 27603

RESIDENT/TENANT  
118 S Boylan Ave UNIT 6  
RALEIGH NC 27603

RESIDENT/TENANT  
118 S Boylan Ave UNIT 7  
RALEIGH NC 27603

RESIDENT/TENANT  
121 S Boylan Ave UNIT 1  
RALEIGH NC 27603

RESIDENT/TENANT  
121 S Boylan Ave UNIT 2  
RALEIGH NC 27603

RESIDENT/TENANT  
121 S Boylan Ave UNIT 3  
RALEIGH NC 27603

RESIDENT/TENANT  
121 S Boylan Ave UNIT 4  
RALEIGH NC 27603

RESIDENT/TENANT  
123 FENNER LN  
RALEIGH NC 27603

RESIDENT/TENANT  
1300 WESTERN BLVD  
RALEIGH NC 27603

RESIDENT/TENANT  
131 S Boylan Ave UNIT 1  
RALEIGH NC 27603

RESIDENT/TENANT  
131 S Boylan Ave UNIT 2  
RALEIGH NC 27603

RESIDENT/TENANT  
131 S Boylan Ave UNIT 3  
RALEIGH NC 27603

RESIDENT/TENANT  
131 S Boylan Ave UNIT 4  
RALEIGH NC 27603

RESIDENT/TENANT  
131 S Boylan Ave UNIT 5  
RALEIGH NC 27603

RESIDENT/TENANT  
131 S Boylan Ave UNIT 6  
RALEIGH NC 27603

RESIDENT/TENANT  
131 S Boylan Ave UNIT 7  
RALEIGH NC 27603

RESIDENT/TENANT  
620 W Hargett St  
RALEIGH NC 27603

RESIDENT/TENANT  
230 S BOYLAN AVE  
RALEIGH NC 27603

RESIDENT/TENANT  
234 S BOYLAN AVE  
RALEIGH NC 27603

RESIDENT/TENANT  
600 W HARGETT ST  
RALEIGH NC 27603

RESIDENT/TENANT  
603 W MORGAN ST  
RALEIGH NC 27603

RESIDENT/TENANT  
607 W MORGAN ST  
RALEIGH NC 27603

RESIDENT/TENANT  
608 W HARGETT ST  
RALEIGH NC 27603

RESIDENT/TENANT  
608 W HARGETT ST APT W  
RALEIGH NC 27603

RESIDENT/TENANT  
615 HILLSBOROUGH ST  
RALEIGH NC 27603

RESIDENT/TENANT  
614 W Morgan St  
RALEIGH NC 27603

RESIDENT/TENANT  
617 Hillsborough St  
RALEIGH NC 27603

RESIDENT/TENANT  
615 W HARGETT ST  
RALEIGH NC 27603

RESIDENT/TENANT  
625 W HARGETT ST  
RALEIGH NC 27603

RESIDENT/TENANT  
107 S Boylan Ave  
RALEIGH NC 27603

RESIDENT/TENANT  
609 W Morgan St  
RALEIGH NC 27603

RESIDENT/TENANT  
611 W Morgan St UNIT 13  
RALEIGH NC 27603

RESIDENT/TENANT  
613 W Morgan St UNIT A  
RALEIGH NC 27603

RESIDENT/TENANT  
615 W Morgan St  
RALEIGH NC 27603

RESIDENT/TENANT  
11 S Boylan Ave  
RALEIGH NC 27603

RESIDENT/TENANT  
616 W Morgan St  
RALEIGH NC 27603

RESIDENT/TENANT  
621 Hillsborough St  
RALEIGH NC 27603

RESIDENT/TENANT  
621 Hillsborough St STE 1001  
RALEIGH NC 27603

RESIDENT/TENANT  
621 Hillsborough St STE 101  
RALEIGH NC 27603

RESIDENT/TENANT  
621 Hillsborough St STE 102  
RALEIGH NC 27603

RESIDENT/TENANT  
621 Hillsborough St STE 103  
RALEIGH NC 27603



RESIDENT/TENANT  
621 Hillsborough St STE 201  
RALEIGH NC 27603

RESIDENT/TENANT  
621 Hillsborough St STE 203  
RALEIGH NC 27603

RESIDENT/TENANT  
621 Hillsborough St STE 301  
RALEIGH NC 27603

RESIDENT/TENANT  
621 Hillsborough St STE 401  
RALEIGH NC 27603

RESIDENT/TENANT  
621 Hillsborough St STE 501  
RALEIGH NC 27603

RESIDENT/TENANT  
621 Hillsborough St STE 601  
RALEIGH NC 27603

RESIDENT/TENANT  
621 Hillsborough St STE 701  
RALEIGH NC 27603

RESIDENT/TENANT  
621 Hillsborough St STE 801  
RALEIGH NC 27603

RESIDENT/TENANT  
621 Hillsborough St STE 901  
RALEIGH NC 27603

RESIDENT/TENANT  
201 S Boylan Ave  
RALEIGH NC 27603

RESIDENT/TENANT  
629 W HARGETT ST  
RALEIGH NC 27603

RESIDENT/TENANT  
132 S Boylan Ave  
RALEIGH NC 27603

RESIDENT/TENANT  
700 W Hargett St  
RALEIGH NC 27603

RESIDENT/TENANT  
700 W Hargett St APT A  
RALEIGH NC 27603

RESIDENT/TENANT  
700 W Hargett St APT C  
RALEIGH NC 27603

RESIDENT/TENANT  
700 W Hargett St APT D  
RALEIGH NC 27603

RESIDENT/TENANT  
700 W Hargett St APT E  
RALEIGH NC 27603

RESIDENT/TENANT  
700 W Hargett St APT F  
RALEIGH NC 27603

RESIDENT/TENANT  
700 W Hargett St APT G  
RALEIGH NC 27603

RESIDENT/TENANT  
700 W Hargett St APT H  
RALEIGH NC 27603

RESIDENT/TENANT  
700 W Hargett St STE B  
RALEIGH NC 27603

RESIDENT/TENANT  
708 W Hargett St  
RALEIGH NC 27603

RESIDENT/TENANT  
708 W Hargett St APT A  
RALEIGH NC 27603

RESIDENT/TENANT  
708 W Hargett St APT B  
RALEIGH NC 27603

RESIDENT/TENANT  
708 W Hargett St APT C  
RALEIGH NC 27603

RESIDENT/TENANT  
708 W Hargett St APT D  
RALEIGH NC 27603

RESIDENT/TENANT  
708 W Hargett St APT E  
RALEIGH NC 27603

RESIDENT/TENANT  
708 W Hargett St APT F  
RALEIGH NC 27603

RESIDENT/TENANT  
700 W Morgan St  
RALEIGH NC 27603

RESIDENT/TENANT  
700 W Morgan St UNIT 1  
RALEIGH NC 27603

RESIDENT/TENANT  
700 W Morgan St UNIT 101  
RALEIGH NC 27603

RESIDENT/TENANT  
700 W Morgan St UNIT 2  
RALEIGH NC 27603

RESIDENT/TENANT  
700 W Morgan St UNIT 201  
RALEIGH NC 27603

RESIDENT/TENANT  
700 W Morgan St UNIT 202  
RALEIGH NC 27603

RESIDENT/TENANT  
700 W Morgan St UNIT 3  
RALEIGH NC 27603

RESIDENT/TENANT  
700 W Morgan St UNIT 301  
RALEIGH NC 27603

RESIDENT/TENANT  
700 W Morgan St UNIT 302  
RALEIGH NC 27603

RESIDENT/TENANT  
700 W Morgan St UNIT 4  
RALEIGH NC 27603

RESIDENT/TENANT  
700 W Morgan St UNIT 5  
RALEIGH NC 27603

RESIDENT/TENANT  
700 W Morgan St UNIT 6  
RALEIGH NC 27603

RESIDENT/TENANT  
2 S Boylan Ave  
RALEIGH NC 27603

RESIDENT/TENANT  
701 Hillsborough St  
RALEIGH NC 27603

RESIDENT/TENANT  
701 Hillsborough St STE 101  
RALEIGH NC 27603

RESIDENT/TENANT  
701 Hillsborough St STE 111  
RALEIGH NC 27603

RESIDENT/TENANT  
701 Hillsborough St STE 121  
RALEIGH NC 27603

RESIDENT/TENANT  
702 PARKHAM LN  
RALEIGH NC 27603

RESIDENT/TENANT  
704 W MORGAN ST  
RALEIGH NC 27603

RESIDENT/TENANT  
705 W Morgan St  
RALEIGH NC 27603

RESIDENT/TENANT  
705 W Morgan St UNIT 1  
RALEIGH NC 27603

RESIDENT/TENANT  
705 W Morgan St UNIT 2  
RALEIGH NC 27603

RESIDENT/TENANT  
705 W Morgan St UNIT 3  
RALEIGH NC 27603

RESIDENT/TENANT  
705 W Morgan St UNIT 4  
RALEIGH NC 27603

RESIDENT/TENANT  
705 W Morgan St UNIT 5  
RALEIGH NC 27603

RESIDENT/TENANT  
705 W Morgan St UNIT 6  
RALEIGH NC 27603

RESIDENT/TENANT  
705 W Morgan St UNIT 7  
RALEIGH NC 27603

RESIDENT/TENANT  
705 W Morgan St UNIT 8  
RALEIGH NC 27603

RESIDENT/TENANT  
706 PARKHAM LN  
RALEIGH NC 27603

RESIDENT/TENANT  
709 W MORGAN ST  
RALEIGH NC 27603

RESIDENT/TENANT  
103 S St Marys St  
RALEIGH NC 27603

RESIDENT/TENANT  
711 Hillsborough St  
RALEIGH NC 27603

RESIDENT/TENANT  
711 Hillsborough St UNIT 001  
RALEIGH NC 27603

RESIDENT/TENANT  
711 Hillsborough St UNIT 100  
RALEIGH NC 27603

RESIDENT/TENANT  
711 Hillsborough St UNIT 200  
RALEIGH NC 27603

RESIDENT/TENANT  
711 Hillsborough St UNIT 210  
RALEIGH NC 27603

RESIDENT/TENANT  
711 Hillsborough St UNIT 220  
RALEIGH NC 27603

RESIDENT/TENANT  
711 Hillsborough St UNIT 230  
RALEIGH NC 27603

RESIDENT/TENANT  
715 W MORGAN ST  
RALEIGH NC 27603

RESIDENT/TENANT  
716 W HARGETT ST  
RALEIGH NC 27603

RESIDENT/TENANT  
719 W MORGAN ST  
RALEIGH NC 27603

RESIDENT/TENANT  
720 PARKHAM LN  
RALEIGH NC 27603

RESIDENT/TENANT  
720 W HARGETT ST  
RALEIGH NC 27603

RESIDENT/TENANT  
720 W Hargett St STE A  
RALEIGH NC 27603

RESIDENT/TENANT  
720 W Hargett St STE B  
RALEIGH NC 27603

RESIDENT/TENANT  
721 PARKHAM LN  
RALEIGH NC 27603

RESIDENT/TENANT  
721 W MORGAN ST  
RALEIGH NC 27603

RESIDENT/TENANT  
722 PARKHAM LN  
RALEIGH NC 27603

RESIDENT/TENANT  
724 PARKHAM LN  
RALEIGH NC 27603

RESIDENT/TENANT  
725 W MORGAN ST  
RALEIGH NC 27603

RESIDENT/TENANT  
725 W Morgan St UNIT A  
RALEIGH NC 27603

RESIDENT/TENANT  
725 W Morgan St UNIT B  
RALEIGH NC 27603

RESIDENT/TENANT  
725 W Morgan St UNIT C  
RALEIGH NC 27603

RESIDENT/TENANT  
726 PARKHAM LN  
RALEIGH NC 27603

RESIDENT/TENANT  
726 W HARGETT ST  
RALEIGH NC 27603

RESIDENT/TENANT  
727 W Hargett St UNIT 101  
RALEIGH NC 27603

RESIDENT/TENANT  
727 W Hargett St UNIT 105  
RALEIGH NC 27603

RESIDENT/TENANT  
727 W Hargett St UNIT 109  
RALEIGH NC 27603

RESIDENT/TENANT  
727 W Hargett St UNIT 111  
RALEIGH NC 27603

RESIDENT/TENANT  
727 W Hargett St UNIT 201  
RALEIGH NC 27603

RESIDENT/TENANT  
727 W Hargett St UNIT 203  
RALEIGH NC 27603

RESIDENT/TENANT  
727 W Hargett St UNIT 205  
RALEIGH NC 27603

RESIDENT/TENANT 727 W Hargett St UNIT 207 RALEIGH NC 27603	RESIDENT/TENANT 727 W Hargett St UNIT 209 RALEIGH NC 27603	RESIDENT/TENANT 727 W Hargett St UNIT 211 RALEIGH NC 27603
RESIDENT/TENANT 728 PARKHAM LN RALEIGH NC 27603	RESIDENT/TENANT 730 PARKHAM LN RALEIGH NC 27603	RESIDENT/TENANT 731 W HARGETT ST RALEIGH NC 27603
RESIDENT/TENANT 733 W HARGETT ST RALEIGH NC 27603	RESIDENT/TENANT 733 W Hargett St UNIT A RALEIGH NC 27603	RESIDENT/TENANT 735 W Hargett St RALEIGH NC 27603
RESIDENT/TENANT 737 W Hargett St APT 102 RALEIGH NC 27603	RESIDENT/TENANT 737 W Hargett St APT 105 RALEIGH NC 27603	RESIDENT/TENANT 801 HILLSBOROUGH ST RALEIGH NC 27603
RESIDENT/TENANT 801 Hillsborough St UNIT 405 RALEIGH NC 27603	RESIDENT/TENANT 804 Hillsborough St RALEIGH NC 27603	RESIDENT/TENANT 805 Hillsborough St RALEIGH NC 27603
RESIDENT/TENANT 811 HILLSBOROUGH ST RALEIGH NC 27603	RESIDENT/TENANT 817 Hillsborough St RALEIGH NC 27603	RESIDENT/TENANT 817 Hillsborough St UNIT 101 RALEIGH NC 27603
RESIDENT/TENANT 817 Hillsborough St UNIT 101A RALEIGH NC 27603	RESIDENT/TENANT 817 Hillsborough St UNIT 102 RALEIGH NC 27603	RESIDENT/TENANT 817 Hillsborough St UNIT 102B RALEIGH NC 27603
RESIDENT/TENANT 817 Hillsborough St UNIT 103 RALEIGH NC 27603	RESIDENT/TENANT 817 Hillsborough St UNIT 103B RALEIGH NC 27603	RESIDENT/TENANT 817 Hillsborough St UNIT 201 RALEIGH NC 27603
RESIDENT/TENANT 817 Hillsborough St UNIT 202 RALEIGH NC 27603	RESIDENT/TENANT 817 Hillsborough St UNIT 203 RALEIGH NC 27603	RESIDENT/TENANT 817 Hillsborough St UNIT 203B RALEIGH NC 27603
RESIDENT/TENANT 817 Hillsborough St UNIT 301 RALEIGH NC 27603	RESIDENT/TENANT 817 Hillsborough St UNIT 301A RALEIGH NC 27603	RESIDENT/TENANT 817 Hillsborough St UNIT 301D RALEIGH NC 27603

RESIDENT/TENANT  
817 Hillsborough St UNIT 303  
RALEIGH NC 27603

RESIDENT/TENANT  
817 Hillsborough St UNIT 303A  
RALEIGH NC 27603

RESIDENT/TENANT  
817 Hillsborough St UNIT A  
RALEIGH NC 27603

RESIDENT/TENANT  
817 Hillsborough St UNIT A101  
RALEIGH NC 27603

RESIDENT/TENANT  
817 Hillsborough St UNIT A103  
RALEIGH NC 27603

RESIDENT/TENANT  
817 Hillsborough St UNIT A201  
RALEIGH NC 27603

RESIDENT/TENANT  
817 Hillsborough St UNIT A202  
RALEIGH NC 27603

RESIDENT/TENANT  
817 Hillsborough St UNIT A203  
RALEIGH NC 27603

RESIDENT/TENANT  
817 Hillsborough St UNIT A301  
RALEIGH NC 27603

RESIDENT/TENANT  
817 Hillsborough St UNIT A302  
RALEIGH NC 27603

RESIDENT/TENANT  
817 Hillsborough St UNIT A303  
RALEIGH NC 27603

RESIDENT/TENANT  
817 Hillsborough St UNIT B101  
RALEIGH NC 27603

RESIDENT/TENANT  
817 Hillsborough St UNIT B102  
RALEIGH NC 27603

RESIDENT/TENANT  
817 Hillsborough St UNIT B103  
RALEIGH NC 27603

RESIDENT/TENANT  
817 Hillsborough St UNIT B201  
RALEIGH NC 27603

RESIDENT/TENANT  
817 Hillsborough St UNIT B202  
RALEIGH NC 27603

RESIDENT/TENANT  
817 Hillsborough St UNIT B203  
RALEIGH NC 27603

RESIDENT/TENANT  
817 Hillsborough St UNIT B301  
RALEIGH NC 27603

RESIDENT/TENANT  
817 Hillsborough St UNIT B302  
RALEIGH NC 27603

RESIDENT/TENANT  
817 Hillsborough St UNIT B303  
RALEIGH NC 27603

RESIDENT/TENANT  
817 Hillsborough St UNIT C  
RALEIGH NC 27603

RESIDENT/TENANT  
817 Hillsborough St UNIT C101  
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RUSSELL, ANDREW S 710 INDEPENDENCE PL UNIT 404 RALEIGH NC 27603-1859	RUSSELL, ROGER WHITTINGTON, HALI 710 INDEPENDENCE PL UNIT 304 RALEIGH NC 27603-1858	RYOTI, DEREK J RYOTI, HEATHER A 455 W 200 N UNIT 333 SALT LAKE CITY UT 84103-1174
SAFRAN, PERRY R SAFRAN, SUSAN M 120 S BOYLAN AVE RALEIGH NC 27603-1802	SAMIH T & REBECCA A YEHIA RVCBLE TRUST THE YEHIA, SAMIH T TRUSTEE 2428 SUNNYSTONE WAY RALEIGH NC 27613-6082	SAWAIA, MITCHELL JAMES 710 INDEPENDENCE PL UNIT 102 RALEIGH NC 27603-1855
SBF HOLDINGS LLC 727 W HARGETT ST STE 103 RALEIGH NC 27603-1669	SCHMIDT, SARAH S 710 603 INDEPENDENCE PL RALEIGH NC 27603-1862	SCHNAAK, ROBERT N SCHNAAK, JEAN C 710 INDEPENDENCE PL UNIT 407 RALEIGH NC 27603-1859
SINGER, CATHERINE RUTLEDGE 101 FENNER LN RALEIGH NC 27603-1796	SMITH, ASHTON MAE FISHER, DAVID BLAKE 106 HATFIELD LN RALEIGH NC 27603-1668	SNOWLAND LLC 1720 CAPITAL BLVD RALEIGH NC 27604-1362
SPIVEY, JOHN L III 704 PARKHAM LN RALEIGH NC 27603-1787	STATE EMPLOYEES CREDIT UNION PO BOX 26807 RALEIGH NC 27611-6807	STATE EMPLOYEES CREDIT UNION INC 801 HILLSBOROUGH STREET PO BOX 26807 RALEIGH NC 27611-6807
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THOMPSON, ERIN MARIE 710 INDEPENDENCE PL UNIT 702 RALEIGH NC 27603-1863	TOWNES, RALPH 717 W MORGAN ST RALEIGH NC 27603-1611	TOWNES, RALPH 717 W MORGAN ST RALEIGH NC 27603-1611
US SPRINT COMMUNICATIONS COMPANY LIMITED PARTNERSHIP PO BOX 8490 KANSAS CITY MO 64114-0490	VAUGHN, TAYLOR C SCULLY, SARAH ELISE 104 HATFIELD LN RALEIGH NC 27603-1668	VITA, MATTHEW THOMAS 708 PARKHAM LN RALEIGH NC 27603-1787
WALLIS, LAWRENCE WALLIS, SANDRA 710 INDEPENDENCE PL UNIT 607 RALEIGH NC 27603-1862	WANG, CHONLY 25353 LOWDEN ST RALEIGH NC 27608	WARNER, KIRK WARNER, DIANE 710 604 INDEPENDENCE PL RALEIGH NC 27603-1862

WELCH, LAUREN  
127 FENNER LN  
RALEIGH NC 27603-1796

WESTERVELT, PETER WESTERELT, JULI  
710 INDEPENDENCE PL UNIT 308  
RALEIGH NC 27603-1858

WHEELER, MICHAEL A  
732 PARKHAM LN  
RALEIGH NC 27603-1787

WHITMEYER, WEATHERS NANCY JEAN  
106 DURYER CT  
CARY NC 27511-5542

WILLIAMS, OLGA WILLIAMS, MACKBERTH  
PO BOX 177  
LILLINGTON NC 27546-0177

WITT, PATRICIA C  
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RALEIGH NC 27603-1860

WOOD, INGRID HANSEN  
737 W HARGETT ST APT 101  
RALEIGH NC 27603-1684

WORLEY, JULIA BLYTHE  
1581 FULLERTON PL  
RALEIGH NC 27607-6066

YVORNE PROPERTIES LLC  
204 FOREST RD  
RALEIGH NC 27605-1758



## **EXHIBIT C – ITEMS DISCUSSED**

1. Introductions
2. Rezoning process
3. Description of the property
4. Current zoning of the property
5. Policy guidance
6. Proposed rezoning – CX-20-UL-CU
7. Role of zoning conditions
8. Height regulations and measurement
9. Potential noise, traffic, parking, and light impacts.
10. Future Meetings

## **EXHIBIT D – MEETING ATTENDEES**

- 1.** Michael Birch (Longleaf Law Partners)
- 2.** Samuel Morris (Longleaf Law Partners)
- 3.** Matthew Klem (City of Raleigh)
- 4.** Coleman Billingsley
- 5.** Charles Frazelle
- 6.** Neal Whitley
- 7.** Perry Safran
- 8.** Sam Weathers
- 9.** Nancy Whitmeyer-Weathers
- 10.** Elizabeth Hofelt
- 11.** Chris Hofelt

## **REZONING APPLICATION ADDENDUM**

### **120 S BOYLAN AVENUE, 700 W HARGETT STREET, 716 W HARGETT STREET, AND 720 W HARGETT STREET**

#### **EXECUTIVE SUMMARY AND BACKGROUND**

This request seeks to rezone approximately 1.23 acres of property fronting on Hargett Street between South St. Mary's Street and South Boylan Avenue from OX-7-UL to OX-20-UL-CU to allow for a future mixed use development that conforms with the property's location within Raleigh's core urban area. This downtown property has an Office and Residential Mixed Use FLUM designation but sits on the edge of the Central Business District in one of the City's most transit-intensive areas. Accordingly, this request should be considered in light of the policies that underly both the Central Business District and Office and Residential Mixed Use.

In 2009, when the Raleigh Future Land Use Map (FLUM) and 2030 Comprehensive Plan were initially adopted, both Raleigh planning staff and the Raleigh Planning Commission recommended that the subject property be mapped within the Central Business District. As far back as 13 years ago, it was clear to the expert planners that the Raleigh's downtown area would experience intense growth such that the subject property and surrounding area should be considered part of downtown proper and mapped within the Central Business District on the FLUM. In 2010, however, the political preferences of a majority of the City Council did not align with the recommendation of the expert planners. Accordingly, at the last minute, the City Council voted to change this area from Central Business District to Office and Residential Mixed Use. The growth that Raleigh has experienced since 2009 is beyond what even the expert planners or the City Council could have imagined in 2010.

Despite the last minute FLUM designation change, this property is most appropriately considered as part of Downtown Raleigh and should be developed in conformity with that reality.

#### **STATEMENT OF CONSISTENCY**

*Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.*

1. The request is to keep the current Office Mixed Use zoning. The subject property is designated as Office and Residential Mixed Use on the Future Land Use Map. The 2030 Comprehensive Plan contemplates a mix of residential, office, employment-focused retail in Office and Residential Mixed Use. OX- is the closest corresponding zoning district.
2. Although the 2030 Comprehensive Plan says that heights within Office and Residential Mixed Use would generally be limited to four stories when near neighborhoods, with additional height allowed for larger sites and locations along major corridors where adjacent uses would not be

adversely impacted, this property should also be analyzed in the context of a Central Business District FLUM designation. The Urban Form Map designates the subject property as within the Downtown Center and Core Transit Area. This property is immediately adjacent to the Central Business District, where LU-2 calls for heights up to 40 stories. Map DT-2 shows this property as within downtown proper, rather than a Downtown Transition Area. The subject property also sits less than one quarter of a mile from Raleigh Union Station and less than two blocks from at least four other bus stops. The property is also in close proximity to existing OX, DX, IH, IX, and RX districts. Although Table LU-2 calls for heights up to 7 or 12 stories in Office and Residential Mixed Use, in the context of the history of this property's FLUM designation, its close proximity to the Central Business District, and its proximity to major transit stations, a height of 20 stories is reasonable and can fairly be considered consistent with the FLUM.

3. The Urban Form Map designates the subject property as within the Downtown Center, which recommends retaining an Urban Frontage. The subject site currently has the Urban Limited (-UL) frontage designation, which would not be changed by the requested zoning.

5. The rezoning request is consistent with Comprehensive Plan policies: LU 1.2 (Future Land Use Map and Zoning Consistency), LU 1.3 (Conditional Use District Consistency), LU 2.2 (Compact Development), LU 2.6 (Zoning and Infrastructure Impacts), LU 4.7 (Capitalizing on Transit Access), LU 4.8 (Station Area Land Uses), LU 5.1 (Reinforcing the Urban Pattern), LU 7.4 (Scale and Design of New Commercial Uses), UD 1.6 (Gateways), UD 1.9 (Skyline Views), UD 1.10 (Frontage), UD 3.11 (Parking Structures), DT 1.1 (Downtown Future Land Use Map), DT 1.2 (Vertical Mixed Use), DT 1.3 (Underutilized Sites in Downtown), DT 1.4 (Redevelopment around Raleigh Union Station), DT 1.6 (Supporting Retail Growth), DT 1.16 (High Density Development), DT 3.8 (Downtown as a Regional Center), DT 7.3 (Streetwalls), DT 7.15 (Downtown Gateways), ED 1.2 Mixed-use Redevelopment, AP-DW 2 (Mixed Use Development).

### PUBLIC BENEFITS

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

1. The rezoning request is reasonable and in the public interest because would increase land use intensity in Raleigh's core urban and transit area, which would maximize the nearby transit stations and planned Bus Rapid Transit (BRT) area and would create increased employment and retail options in the area.

2. Development within the Urban Limited frontage requirements will expand and improve the pedestrian and cycling experience on all frontages. Active ground floor uses will provide amenities to the surrounding offices and neighborhoods.

3. The rezoning request would increase the area's housing variety and housing supply.