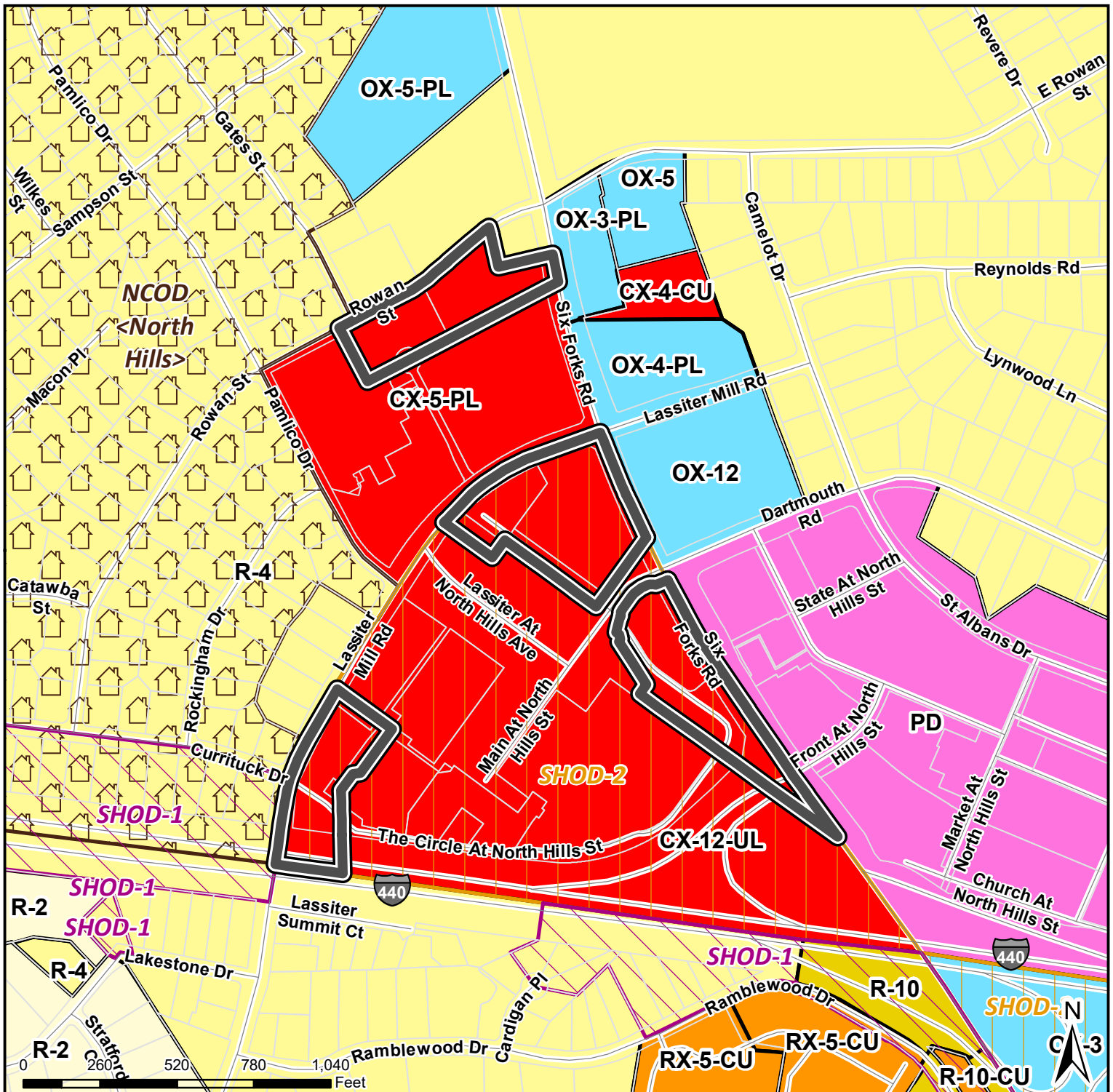
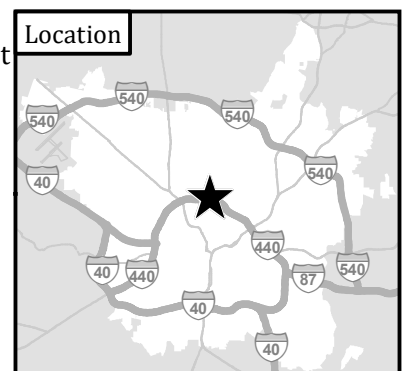


Existing Zoning

Z-67-2021



Property	Portions of Parcels within Six Forks Rd, Lassiter Mill Rd, I-440 & Rowan St
Size	11.14 acres
Existing Zoning	CX-5-PL & CX-12-UL
Requested Zoning	CX-12-UL-CU, CX-30-UL-CU, & CX-40-UL-CU



Rezoning Application and Checklist

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



Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 18 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request			
Rezoning Type	Conditional Use		Office Use Only Rezoning case #
Existing zoning base district: CX-12-UL & CX-5-PL			
Proposed zoning base district: CX-40-UL-CU; CX-30-UL-CU & CX-12-UL-CU (See attached Exhibit B)			
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number: Z-27B-2014 (Citywide rema			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: See attached Exhibit A		
Property PIN: See attached Exhibit A		
Deed reference (book/page): See attached Exhibit A		
Nearest intersection: Six Forks/Lassiter Mill Road; Six Forks/Rowan St		Property size (acres): 11.14
For planned development applications only	Total units: N/A	Total square footage: N/A
	Total parcels: N/A	Total buildings: N/A
Property owner name and address: See attached Exhibit A		
Property owner email: c/o Zack Evans; zevans@kanerealtycorp.com		
Property owner phone: c/o Zack Evans; 919-729-5080		
Applicant name and address: Jamie Schwedler; 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601		
Applicant email: jamieschwedler@parkerpoe.com		
Applicant phone: 919-835-4529		

Applicant signature(s):

NORTH HILLS OWNER LP,
a Delaware limited partnership

By:
Name: John M. Kane
Its: Authorized Signatory

NORTH HILLS OWNER II LP,
a Delaware limited partnership

By:
Name: John M. Kane
Its: Manager

LASSITER OWNER LP,
a Delaware limited partnership

By: North Hills General GP LLC,
a Delaware limited liability company,
its general partner

By:
John M. Kane, Manager

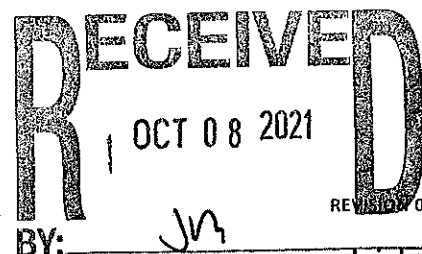
OBERLIN ACQUISITION, L.L.C.,
a North Carolina limited liability company

By:
Name: John M. Kane
Title: Manager

NHMOO, L.L.C.,
a North Carolina limited liability company

By: Kane-NHMOO, LLC,
Its Manager/Member

By:
John M. Kane, Manager



REVISED 07.20.21

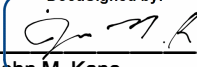
Zoning case #: Z-67-21	Date Submitted: 11/4/2022	Office Use Only Rezoning case # _____
Existing zoning: CX-12-UL, CX-5-PL	Proposed zoning: CX-12-CU, CX-30-CU, CX-40-CU	

Narrative of Zoning Conditions Offered

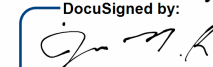
See attached zoning conditions for Z-67-21.

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.


NORTH HILLS OWNER LP,
a Delaware limited partnership

DocuSigned by:
By: 
Name: John M. Kane
Its: Authorized Signatory

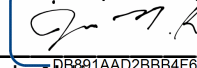
OBERLIN ACQUISITION, L.L.C.,
a North Carolina limited liability company

DocuSigned by:
By: 
Name: John M. Kane
Title: Manager

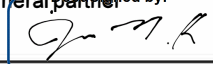
NHM00, L.L.C.,
a North Carolina limited liability company

By: Kane-NHMOO, LLC,
Its Manager/Member
By: 
John M. Kane, Manager

NORTH HILLS OWNER II LP,
a Delaware limited partnership

DocuSigned by:
By: 
Name: John M. Kane
Its: Manager

LASSITER OWNER LP,
a Delaware limited partnership

By: North Hills General GP LLC,
a Delaware limited liability company,
its general partner
DocuSigned by:
By: 
John M. Kane, Manager

Z-67-21 Zoning Conditions
November 4, 2022

1. The property (“Property”) consists of three distinct zoning districts:
 - a. For the approximately 6.59 acre property including Wake County PIN 1705692906, Deed Book 17331, page 417; a portion of Wake County PIN 1705597841, Deed Book/Page: 17331/417; PIN: 1706509316, Deed Book/Page: 8780/196; and PIN: 1706506492, Deed Book/Page: 17331/417 (the “Six Forks Node”), a designation of CX-40-UL-CU;
 - b. For the approximately 1.6 acre property including a portion of Wake County PIN 1705597841, Deed Book/Page: 18469/1540 and a portion of PIN 1705593807, Deed Book/Page: 18643/2030; a portion of PIN 1705592477, Deed Book/Page: 18469/1540 (the “440 Node”), a designation of CX-30-UL-CU; and
 - c. For the approximately 2.95 acre property including a portion of Wake County PIN 1706503919, Deed Book/Page: 8470/2283; and a portion of 1706506961, Book/Page: 17331/369 (“Lassiter District Node”), a designation of CX-12-UL- CU.
2. The following uses shall be prohibited in all nodes: cemetery, adult establishment, detention center, jail, prison, dormitory, fraternity, and sorority.
3. Redevelopment of the Property shall include dedication of sufficient right-of-way for and construction of the following bicycle infrastructure improvements (the “Bicycle Infrastructure Improvements”):
 - a. A two-way separated bikeway behind the curb, between the street and sidewalk, for the length of the Property’s Six Forks Road frontage between the southeastern property corner of PIN 1706517320 and the I-440 westbound ramp (the “Six Forks Bikeway”). The Six Forks Bikeway shall be a minimum width of 12 feet. The portion of the Six-Forks Bikeway along the southwest side of Six Forks Road between Lassiter Mill Drive and Main at North Hills Street shall be installed before the first certificate of occupancy is issued for a new building in the Six Forks Node. The portion of the Six Forks Bikeway along the southwest side of Six Forks Road between the southeastern property corner of PIN 1706517320 and Lassiter Mill Road shall be installed before issuance of a certificate of occupancy for the Lassiter District Node or the six Forks Node, whichever comes later. The portion of the Six Forks Bikeway along the southwest side of Six Forks Road between Main at North Hills Street and the I-440 westbound ramp shall be installed before the first certificate of occupancy is issued for a new building on the North State Bank property (PIN 1705692906). If the City of Raleigh dedicates the necessary right-of-way, the Six Forks Bikeway shall be extended to Rowan Street for the length of PIN

1706517320's Six Forks Road frontage.

- b. A one-way or two-way separated bikeway along the southeast side of Lassiter Mill Road between Lassiter at North Hills Avenue and Six Forks Road (the "NH Main Bikeway"). With the first site plan application for property in the Six Forks Node, the developer shall specify whether the NH Main Bikeway is a one-way or two-way separated bikeway. If the NH Main Bikeway is one-way it shall be a minimum of 5 feet wide, and a 5-foot wide one-way bikeway shall be required along the northwest portion of Lassiter Mill Road between Six Forks Road and Pamlico Drive (the "Lassiter Bikeway"). If the NH Main Bikeway is two-way, it shall be a minimum width of 12 feet and the Lassiter Bikeway shall not be required. The NH Main Bikeway shall be installed before the first certificate of occupancy is issued for a new building in the Six Forks Node. If required, the Lassiter Bikeway shall be installed prior to the issuance of the first certificate of occupancy for a new building in the Lassiter District Node or the Six Forks Node, whichever comes later.
 - c. A one-way separated bikeway with a minimum width of 5 feet along the east side of Lassiter Mill Road from the 1-440 bridge to Lassiter at North Hills Avenue to be installed prior to first certificate of occupancy for a new building in the 440 Node.
 - d. Notwithstanding the foregoing, installation of the Bicycle Infrastructure Improvements shall not require full or partial demolition of existing buildings nor result in permanent interruption of the business of existing tenants of the Property. If determined at site plan that a Bicycle Infrastructure Improvement will result in either of these conditions, an alternative design (mutually agreeable to City staff and the developer) shall be implemented until such time as the developer and/or City can secure sufficient right-of-way to construct the improvements as specified in this Condition 3. For purpose of this Condition 3.d., "existing" shall mean at the time of approval of this zoning ordinance.
 - e. To the extent any of the Bicycle Infrastructure Improvements require acquisition of right-of-way outside of the Property (the "Additional ROW"), and that Additional ROW cannot be acquired by the developer for fair market value, developer shall pay a fee-in-lieu for the portion of the bikeway unable to be constructed without acquisition of the Additional ROW.
4. The Property Owner shall designate and dedicate, for the benefit of the City, an area of land located in the Six Forks Node (or other location acceptable to the City and the Property owner) sufficient in size to allow for the design and construction of a City bus transit station meeting the following criteria: **(a)** three (3) high frequency bus routes and one (1) 30-minute frequency route to accommodate up to 4 bus bays; **(b)** additional driver and passenger amenities, including but not limited to a seating area with covered bus shelters, a driver's crew quarters, public restrooms, electronic ticketing and a real time passenger information kiosk; and **(c)** bus circulation that includes the ability to

enter and return to Six Forks Road and/or Lassiter Mill Road or other public right-of-way (the “Transit Center Land”). The location of the Transit Center Land shall be approved by the City and designated on the Site Plan submitted by the Property Owner to the City for the first new building in the Six Forks Node (the “Site Plan”). Approval of the Site Plan is contingent on the designation and approval of location required in this Condition 4. Following Site Plan approval, the Property owner shall irrevocably dedicate the Transit Center Land to the City by an easement (or superior title), by deed or other instrument, approved by the City Attorney as to form. The dedication of the Transit Center Land, shall occur prior to the issuance of a building permit for any building in the Six Forks Node. A note shall be included on the Site Plan that states as follows: “No building permit shall be approved for any building in the Six Forks Node until the Transit Center Land as defined in Zoning Condition 4 has been dedicated by the Property Owner.”

The actual design, construction, and installation of the transit center and associated amenities may be done by the applicant, the City, or another public entity, but are not commitments of this zoning case. This zoning condition may also be satisfied by the City Manager, or their designee, stating, in writing, that the reservation of land is no longer needed by the City.

5. A minimum of four (4) bike share stations, which include kiosks, docks, and bikes, shall be provided on the Property. These may be placed in any node, or placed within multiple nodes. If a new bike share station is provided elsewhere on the North Hills campus outside of the Property, this requirement shall be reduced so that a minimum of three (3) bike share stations shall be required on the Property. The locations of bike share stations are to be determined at site plan submittal, and may be provided in a single phase or over multiple phases.
6. The Property Owner shall designate and dedicate, for the benefit of the City, land located in the Lassiter District Node, including land along the western and southern property lines of Wake County PIN 1706517320, Book 1463, page 337 to accommodate the future redevelopment of the adjacent existing City of Raleigh Fire Station (the “Fire Station Land”). The amount of Fire Station Land designated and dedicated shall be sufficient (as determined by the City Manager), to adequately support and permit by right a Fire Station which includes property to accommodate the following: (a) a ladder truck and other similar equipment with a three-bay station with pull through access to allow ladder trucks to enter and exit the Fire Station in a forward motion; and (b) other required Fire Station infrastructure including but not limited to parking, stormwater treatment and utilities. The location of the Fire Station Land shall be approved by the City and designated on the Site Plan submitted by the Property Owner to the City for the first new building in the Lassiter District Node (the “Site Plan”). The Property Owner shall notify the City Planning and Development Director in writing of its intent to file a site plan application at least six (6) months prior to filing the application with the City. Approval of the Site Plan is contingent on the designation and approval of the location of the Fire Station Land required in this Condition 6.

Following approval of the Site Plan, the Property Owner shall irrevocably dedicate the Fire Station Land to the City by an easement (or superior title), by deed or other instrument, approved by the City Attorney as to form. The dedication of the Fire Station Land shall occur prior to the issuance of a building permit for any building in the Lassiter District Node. A note shall be included on the Site Plan that states as follows: “No building permit shall be approved for any building in the Lassiter District Node until the Fire Station Land as defined in Zoning Condition 6 has been dedicated by the Property Owner.” The actual design, construction, and installation of the fire station and associated amenities shall be done by the City, or another public entity, but are not commitments of this zoning case. This Condition does not preclude the Property Owner from utilizing the Fire Station Land for vertical development provided this Condition is otherwise satisfied and an access drive of adequate width and height clearance is maintained to serve the Fire Station. This zoning condition may also be satisfied by the City Manager stating, in writing, that the Fire Station Land is no longer needed by the City.

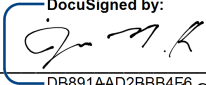
7. Buildings of thirteen or more stories in the 440 Node shall have a minimum twelve (12) foot stepback on all building faces adjoining a public street. The stepback shall be located above the first floor but below the sixth floor.
8. Buildings of ten or more stories in the Lassiter District Node shall have a minimum twelve (12) foot stepback on all building faces adjoining Rowan Street. The stepback shall be located above the first floor but below the sixth floor.
9. If more than 2,521 multi-family dwelling units are built on the site, the property owner will dedicate no less than 10% of the total units constructed after the 2,521st unit as affordable for households earning 80% area median income or less for a period of no less than 10 years. For every 10 units constructed after the 2,521st unit, 1 of those units shall be dedicated as affordable for a 10-year period. The affordable units shall be dedicated as such prior to the issuance of the certificate of occupancy for the 2,531st unit, and prior to the certificate of occupancy for every tenth unit thereafter. The 10-year period shall commence from the date a unit is dedicated to be affordable.

The rent and income limits will follow the Affordable Housing Standards determined annually by the City of Raleigh Housing and Neighborhood Department. The property owner may designate previously constructed or newly constructed dwelling units within the development as affordable housing units to satisfy this condition. Nothing herein shall prevent units from being designated as affordable units in groups or phases to match phased construction plans. The property owner shall certify to the City compliance with this zoning condition on an annual basis.

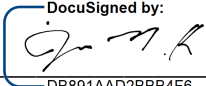
10. Building height in the Six Forks Node shall not exceed 37 stories.
11. No building permit for any new building in the Six Forks Node shall be issued prior to January 1, 2026.

Signature Page to Rezoning Conditions for Z-67-21

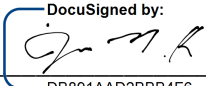
NORTH HILLS OWNER LP,
a Delaware limited partnership

By: 
John M. Kane, Authorized Signatory

NORTH HILLS OWNER II LP,
a Delaware limited partnership

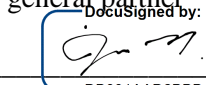
By: 
John M. Kane, Manager

OBERLIN ACQUISITION, L.L.C.,
a North Carolina limited liability company

By: 
John M. Kane, Manager

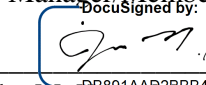
LASSITER OWNER LP,
a Delaware limited partnership

By: North Hills General GP LLC,
a Delaware limited liability company,
its general partner

By: 
John M. Kane, Manager

NHM00, L.L.C.,
a North Carolina limited liability company

By: Kane-NHMOO, LLC,
Its Manager/Member

By: 
John M. Kane, Manager

Rezoning Application Addendum #1**Comprehensive Plan Analysis**

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.

Office Use OnlyRezoning case #

Statement of Consistency

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

See attached Exhibit C

Public Benefits

Provide brief statements explaining how the rezoning request is reasonable and in the public interest.

See attached Exhibit C

Rezoning Application Addendum #2**Impact on Historic Resources**

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.

Office Use Only
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.

There are no known Historic Resources on the property.

Public Mitigation

Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.

N/A

Design Guidelines

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

- a) The property to be rezoned is within a "City Growth Center", "Mixed-Use Center", or "Transit Station Areas", OR;
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Policy UD 7.3:

The Design Guidelines in Table UD-1 shall be used to review rezoning petitions and development applications for mixed-use developments; or rezoning petitions and development applications along Main Street and Transit Emphasis Corridors or in City Growth, TOD and Mixed-Use Centers, including preliminary site plans and development plans, petitions for the application of Downtown Overlay Districts, Planned Development Districts, and Conditional Use zoning petitions.

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

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

Policy DT 7.18:

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

Please [click here](#) to download the Design Guidelines Addendum if required.

Urban Form Designation: City Growth Center; Transit Emphasis Corridor; Parkway Corridor	Click here to view the Urban Form map.
---	--

Please continue to the next page for the Rezoning Checklist Submittal Requirement.

Urban Design Guidelines Addendum

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



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", "Mixed-Use Center", or "Transit Station Areas", OR;
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Policy UD 7.3:

The Design Guidelines in Table UD-1 shall be used to review rezoning petitions and development applications for mixed-use developments; or rezoning petitions and development applications along Main Street and Transit Emphasis Corridors or in City Growth, TOD and Mixed-Use Centers, including preliminary site plans and development plans, petitions for the application of Downtown Overlay Districts, Planned Development Districts, and Conditional Use zoning petitions.

Urban Form Designation: City Growth Center; Transit Emphasis Corridor; Parkway Corridor [Click here to view the Urban Form map.](#)

1	<p>All mixed-use developments should generally provide retail (such as eating establishments, food stores, and banks), and other uses such as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian-friendly form.</p> <p>Response: The proposed zoning will allow a mix of retail, office, and residential uses in a compact pedestrian-friendly form.</p>
2	<p>Within all mixed-use areas, buildings that are adjacent to lower density neighborhoods should transition (height, design, distance, and/or landscaping) to the lower heights or be comparable in height and massing.</p> <p>Response: The requested zoning places lower height designations on areas that are closest to lower density residential neighborhoods.</p>
3	<p>A mixed-use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed-use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed-use area should be possible without requiring travel along a major street. Preferred and discouraged street networks.</p> <p>Response: The requested zoning will allow vertical redevelopment to be integrated into the existing street and sidewalk network of North Hills.</p>
4	<p>Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Street Plan. Streets should connect adjacent developments.</p> <p>Response: The requested zoning will allow vertical redevelopment to be integrated into the existing street and sidewalk network of North Hills.</p>

5	New development should be composed of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.
	Response: Although this is a site plan issue, it is anticipated that the proposed redevelopment will meet this guideline.
6	A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.
	Response: The requested rezoning will allow additional height on three infill locations which will permit vertical redevelopment that defines the North Hills area, adjacent streets, and shared spaces.
7	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.
	Response: The proposed Urban Limited Frontage meets this guideline.
8	If the site is located at a street intersection, the main building of a complex or main part of a single building should be placed at the corner. Parking, loading, or service should not be located at an intersection.
	Response: Building placement will be consistent with UDO guidelines and the proposed Urban Limited frontage.
9	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.
	Response: Open space areas will be provided as required by the UDO and are anticipated to be consistent with the pattern of development in North Hills.
10	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.
	Response: Urban spaces will be provided as required by the UDO.
11	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.
	Response: Open space areas will be provided as required by the UDO and are anticipated to be consistent with the pattern of development in North Hills.
12	A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.
	Response: Open space areas will be provided as required by the UDO and are anticipated to be consistent with the pattern of development in North Hills.

13	New public spaces should provide seating opportunities.
	Response: Public spaces will be provided as required by the UDO Open and are anticipated to be consistent with the pattern of development in North Hills.
14	Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.
	Response: Parking areas will be designed at the site plan stage consistent with UDO requirements and the proposed Urban Limited frontage; existing surface parking is anticipated to be reduced by this development.
15	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.
	Response: Parking areas will be designed at the site plan stage consistent with UDO requirements and the proposed Urban Limited frontage.
16	Parking structures are clearly an important and necessary element of the overall urban infrastructure, but, given their utilitarian elements, can have 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.
	Response: Parking structures, if proposed, will be designed at the site plan stage consistent with UDO requirements.
17	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.
	Response: There are several transit stops in close proximity to the property, including on Six Forks Road and Lassiter Mill Road.
18	Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.
	Response: Pedestrian access will be provided as required by the UDO.
19	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.
	Response: There are no known sensitive natural areas on the property.
20	All development should incorporate high-quality, productive landscapes that serve multiple functions. Such functions include noise mitigation and absorption; capturing and cleaning of particulate matter; collection and filtering of stormwater; and reduction of the urban heat island effect. Strategies include green walls, trellises, carefully planted trees, green infrastructure, and green roofs.
	Response: Landscapes will be designed at the site plan stage in accordance with UDO requirements, including elements of streetscapes permitted by the requested Urban Limited frontage.

21	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.
	Response: Streets and driveways will be designed at the site plan stage in accordance with UDO requirements.
22	Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and other areas where walkability is a focus should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising, and outdoor seating.
	Response: Although sidewalks will be designed at the site plan stage, it is anticipated that sidewalks will connect to the existing North Hills sidewalk network and be designed in accordance with UDO requirements.
23	Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees that complement the face of the buildings and that shade the sidewalk. Residential streets should provide for an appropriate tree 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 ¼" caliper and should be consistent with the city's landscaping, lighting, and street sight distance requirements.
	Response: Street trees will be provided as required by the UDO and per the proposed Urban Limited frontage.
24	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.
	Response: Spacial definition of buildings will be provided as required by the UDO and the proposed Urban Limited frontage.
25	The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances should be designed to convey their prominence on the fronting facade.
	Response: Primary entrances will be designed at the site plan stage as required by the UDO and the proposed Urban Limited frontage.
26	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.
	Response: Building design will be determined at the site plan stage.
27	The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.
	Response: Sidewalks will comply with applicable UDO standards and the proposed Urban Limited frontage.

Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – General Use or Conditional Use Rezoning:	Yes	N/A	Yes	No	N/A
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Pre-application conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Rezoning application review fee (see Development Fee Guide for rates).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design or downtown design guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties with 500 feet of area to be rezoned	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Conditional Use District:	Yes	N/A	Yes	No	N/A
11. Completed zoning conditions, signed by property owner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If applicable, see page 18:	Yes	N/A	Yes	No	N/A
12. Proof of Power of Attorney or Owner Affidavit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Planned Development or Campus District:	Yes	N/A	Yes	No	N/A
13. Master plan (see Master Plan submittal requirements)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a text change to zoning conditions:	Yes	N/A	Yes	No	N/A
14. Redline copy of zoning conditions with proposed changes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please continue to the next page for the Master Plan Submittal Requirements checklist.

Master Plan (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – Master Plan:	Yes	N/A	Yes	No	N/A
1. I have referenced this Master Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Total number of units and square feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. 12 sets of plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Completed application submitted through Permit and Development Portal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Vicinity Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Existing Conditions Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Street and Block Layout Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Development Plan (location of building types)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Parking Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Open Space Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Tree Conservation Plan (if site is two acres or more)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Phasing Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Common Signage Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

September 10, 2021

Re: Notice of Virtual Neighborhood Meeting

Neighboring Property Owners and Residents:

You are invited to attend a neighborhood meeting on September 22, 2021 from 6–8pm. The purpose of the meeting is to discuss an upcoming application to rezone six parcels of land located at 4381 Lassiter at North Hills Avenue (a portion of PIN 1705597841), 4220 Lassiter Mill Road (PIN 1706506492), 4359 Six Forks Road (PIN 1706509316), 4270 The Circle at North Hills Street (PIN 1705692906), 0 Rowan Street (PIN 1706503919), and 4421 Six Forks Road (a portion of PIN 1706506961)(collectively, the “Property”). The Property is currently zoned Commercial Mixed Use-12 Stories-Urban Limited Frontage (CX-12-UL) and Commercial Mixed Use-5 Stories-Parking Limited Frontage (CX-5-PL), and is proposed to be rezoned to Commercial Mixed Use-40 Stories-with Conditions (CX-40-CU), Commercial Mixed Use-30 Stories-with Conditions (CX-30-CU), and Commercial Mixed Use-12 Stories-with Conditions (CX-12-CU).

The applicant will describe the nature of this rezoning request and field any questions from the public. Enclosed are: (1) an aerial photograph of the subject parcels (2) a vicinity map outlining the location of the subject parcels; (3) a zoning map of the subject area; (4) a map exhibit showcasing which portions of the subject parcels are being requested for rezoning; (5) a draft of the Rezoning Application cover page; and (6) draft conditions for the rezoning. The property owners have also created a website describing the zoning request and providing survey questions for additional input: <https://visitnorthhills.com/rezoning/>.

The meeting will be held virtually. You can participate online via Zoom or by telephone. To participate in the Zoom online meeting:

Visit:	https://zoom.us/join
Enter the following meeting ID:	897 8399 5313
Enter the following password:	206339

To participate by telephone:

Dial:	1 929 205 6099
Enter the following meeting ID:	897 8399 5313 #
Enter the Participant ID:	#
Enter the Meeting password:	206339 #

The City of Raleigh requires a neighborhood meeting involving the residents and property owners within 500 feet of the area requested for rezoning prior to the submittal of any rezoning application. Any landowner who is interested in learning more about this project is invited to attend. Information about the rezoning process is available online; visit www.raleighnc.gov and search for “Rezoning Process.” If you have further questions about the rezoning process, please contact:

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

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

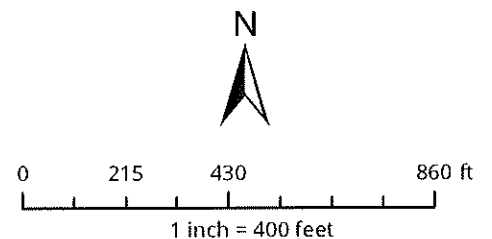
Thank you,

Jamie Schwedler



4381 Lassiter at North Hills Avenue;
 4220 Lassiter Mill Road;
 4359 Six Forks Road;
 4270 The Circle at North Hills Street;
 0 Rowan Street; &
 4421 Six Forks Road

Aerial Map



Disclaimer

iMaps makes every effort to produce and publish
 the most current and accurate information possible.
 However, the maps are produced for information purposes,
 and are NOT surveys. No warranties, expressed or implied
 ,are provided for the data therein, its use, or its interpretation.



4381 Lassiter at North Hills Avenue;
 4220 Lassiter Mill Road;
 4359 Six Forks Road;
 4270 The Circle at North Hills Street;
 0 Rowan Street; &
 4421 Six Forks Road

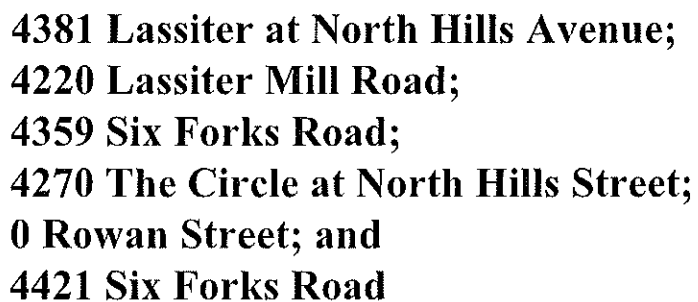


0 215 430 860 ft
 1 inch = 400 feet

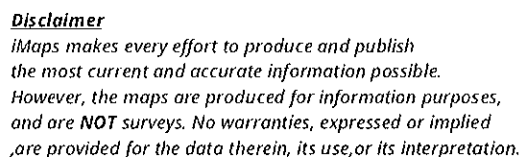
Vicinity Map

Disclaimer

iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



Current Zoning: CX-12-UL & CX-5-PL





0 215 430 860 ft
1 inch = 400 feet

Disclaimer

iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

DRAFT



Rezoning Application and Checklist

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

Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 18 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request			
Rezoning Type	Conditional Use		Office Use Only Rezoning case #
Existing zoning base district: CX-12-UL & CX-5-PL			
Proposed zoning base district: CX-40-UL; CX-30-UL & CX-12-PL (See attached Exhibit B)			
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: See attached Exhibit A		
Property PIN: See attached Exhibit A		
Deed reference (book/page): See attached Exhibit A		
Nearest intersection: Six Forks/Lassiter Mill Road; Six Forks/Rowan St		Property size (acres): 11.14
For planned development applications only	Total units: N/A	Total square footage: N/A
	Total parcels: N/A	Total buildings: N/A
Property owner name and address: See attached Exhibit A		
Property owner email: c/o Zack Evans; zevans@kanerealtycorp.com		
Property owner phone: c/o Zack Evans; 919-729-5080		
Applicant name and address: Jamie Schwedler; 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601		
Applicant email: jamieschwedler@parkerpoe.com		
Applicant phone: 919-835-4529		

Applicant signature(s):

NORTH HILLS OWNER LP,
a Delaware limited partnership

By: _____
Name: John M. Kane
Its: Authorized Signatory

NORTH HILLS OWNER II LP,
a Delaware limited partnership

By: _____
Name: John M. Kane
Its: Manager

LASSITER OWNER LP,
a Delaware limited partnership

By: North Hills General GP LLC,
a Delaware limited liability company,
its general partner

By: _____
John M. Kane, Manager

OBERLIN ACQUISITION, L.L.C.,
a North Carolina limited liability company

By: _____
Name: John M. Kane
Title: Manager

NHM00, L.L.C.,
a North Carolina limited liability company

By: Kane-NHMOO, LLC,
Its Manager/Member

By: _____
John M. Kane, Manager

Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning: CX-12-UL, CX-5-PL	Proposed zoning: CX-12-CU, CX-30-CU, CX-40-CU	

Narrative of Zoning Conditions Offered

1. The following uses shall be prohibited: cemetery, adult establishment, pawnshop, detention center, jail, prison, dormitory, fraternity, and sorority.

DRAFT

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.

NORTH HILLS OWNER LP,
a Delaware limited partnership

By: _____
Name: John M. Kane
Its: Authorized Signatory

OBERLIN ACQUISITION, L.L.C.,
a North Carolina limited liability company

By: _____
Name: John M. Kane
Title: Manager

NHM00, L.L.C.,
a North Carolina limited liability company

By: Kane-NHMOO, LLC,
Its Manager/Member

By: _____
John M. Kane, Manager

NORTH HILLS OWNER II LP,
a Delaware limited partnership

By: _____
Name: John M. Kane
Its: Manager

LASSITER OWNER LP,
a Delaware limited partnership

By: North Hills General GP LLC,
a Delaware limited liability company,
its general partner

By: _____
John M. Kane, Manager

North Hills Rezoning Owner Information Addendum

Parcel 1

Site Address: 4381 Lassiter at North Hills Avenue

PIN: 1705597841

Deed Reference (book/page): 18469/1540

Acreage: 15.22

Owner: North Hills Owner II LP

Owner Address: 4321 Lassiter at North Hills Avenue, Suite 25, Raleigh, NC 27609-5780

Parcel 2

Site Address: 4220 Lassiter Mill Road

PIN: 1706506492

Deed Reference (book/page): 17331/417

Acreage: 0.75

Owner: North Hills Owner LP

Owner Address: 4321 Lassiter at North Hills Avenue, Suite 250, Raleigh, NC 27609-5782

Parcel 3

Site Address: 4359 Six Fork Road

PIN: 1706509316

Deed Reference (book/page): 8780/196

Acreage: 2.64

Owner: NHMOO LLC

Owner Address: P.O. Box 19107, Raleigh, NC 27619-9107

Parcel 4

Site Address: 4270 The Circle at North Hills Street

PIN: 1705692906

Deed Reference (book/page): 17331/417

Acreage: 1.13

Owner: North Hills Owner LP

Owner Address: 4321 Lassiter at North Hills Avenue, Suite 250, Raleigh, NC 27609-5782

Parcel 5

Site Address: 0 Rowan Street

PIN: 1706503919

Deed Reference (book/page): 8470/2283

Acreage: 1.23

Owner: Oberlin Acquisition LLC

Owner Address: P.O. Box 19107, Raleigh, NC 27619-9107

Parcel 6

Site Address: 4421 Six Forks Road

PIN: 1706506961

Deed Reference (book/page): 17331/369

Acreage: 6.34

Owner: Lassiter Owner LP

Owner Address: 4321 Lassiter at North Hills Avenue, Suite 250, Raleigh, NC 27609-5782

Neighbor Notice List for First Neighborhood Meeting

Neighbors Within 500' of Property

PIN	Owner	Mail Address 1	Mail Address 2	Mail Address 3	Site Address
1705592477	NORTH HILLS OWNER II LP	4321 LASSITER AT NORTH HILLS STE 25	RALEIGH NC 27609-5780		0 LASSITER MILL RD
1705595341	NHM OWNER-1 LLC	C/O KANE REALTY CORPORATION	PO BOX 19107	RALEIGH NC 27619-9107	0 LASSITER MILL RD
1706504760	LASSITER PLACE CONDOMINIUMS	4217 SIX FORKS RD	RALEIGH NC 27609-5736		0 LASSITER MILL RD
1705695889	NORTH HILLS EAST MASTER DEVELOPER LLC	C/O KANE REALTY CORP	PO BOX 19107	RALEIGH NC 27619-9107	0 PARK AT NORTH HILLS ST
1706503919	OBERLIN ACQISTION LLC	PO BOX 19107	RALEIGH NC 27619-9107		0 ROWAN ST
1706606148	ARA AC RALEIGH NORTH HILLS LLC	5800 GRANITE PKWY STE 290	PLANO TX 75024-6616		101 PARK AT NORTH HILLS ST
1706606148	RESIDENT/TENANT	101 100 PARK AT NORTH HILLS ST	RALEIGH NC 27609		101 PARK AT NORTH HILLS ST
1706606148	RESIDENT/TENANT	101 120 PARK AT NORTH HILLS ST	RALEIGH NC 27609		101 PARK AT NORTH HILLS ST
1706606148	RESIDENT/TENANT	101 150 PARK AT NORTH HILLS ST	RALEIGH NC 27609		101 PARK AT NORTH HILLS ST
1706606148	RESIDENT/TENANT	101 PARK AT NORTH HILLS ST	RALEIGH NC 27609		101 PARK AT NORTH HILLS ST
1706606148	RESIDENT/TENANT	102 DARTMOUTH RD	RALEIGH NC 27609		101 PARK AT NORTH HILLS ST
1706606148	RESIDENT/TENANT	4001 STATE AT NORTH HILLS ST	RALEIGH NC 27609		101 PARK AT NORTH HILLS ST
1706608216	RAIA NC EXCHANGE WOODBRIDGE LLC RAIA NC EXCHANGE TROBIANO LLC	500 N FRANKLIN TPKE	RAMSEY NJ 07446-1177		104 DARTMOUTH RD
1706608216	2 SIGNS REQUIRED	104 DARTMOUTH RD	RALEIGH NC 27609		104 DARTMOUTH RD
1705695996	NHE OVERLOOK PARK OWNER LP	STE 250	4321 LASSITER AT NORTH HILLS AVE	RALEIGH NC 27609-5782	110 PARK AT NORTH HILLS ST
1705695996	RESIDENT/TENANT	110 PARK AT NORTH HILLS ST	RALEIGH NC 27609		110 PARK AT NORTH HILLS ST
1705790940	PARK & MARKET AT NORTH HILLS OWNRS ASSOC	KANE REALTY CORP	PO BOX 19107	RALEIGH NC 27619-9107	120 ST ALBANS DR
1705790940	BCORE MF 141 PARK LLC	BALCKSTONE REAL ESTATE ADVISORS LP	345 PARK AVE	NEW YORK NY 10154-0004	120 ST ALBANS DR
1705790940	3 SIGNS REQUIRED	120 ST ALBANS DR	RALEIGH NC 27609		120 ST ALBANS DR
1705594776	NORTH HILLS UNIT 6 OWNER LP	4321 LASSITER AT NORTH HILLS AVE	RALEIGH NC 27609-5780		1261 LASSITER MILL RD
1705790940	PARK & MARKET OWNER LLC	PO BOX 56607	ATLANTA GA 30343-0607		141 PARK AT NORTH HILLS ST
1706611443	FIRST CITIZENS BANK & TRUST CO	COLD RIVER LAND LLC	PO BOX 2249	CUMMING GA 30028-6501	16 E ROWAN ST
1706611443	RESIDENT/TENANT	16 200 E ROWAN ST	RALEIGH NC 27609		16 E ROWAN ST
1706611443	RESIDENT/TENANT	16 204 E ROWAN ST	RALEIGH NC 27609		16 E ROWAN ST
1706611443	RESIDENT/TENANT	16 205 E ROWAN ST	RALEIGH NC 27609		16 E ROWAN ST
1706611443	RESIDENT/TENANT	16 208 E ROWAN ST	RALEIGH NC 27609		16 E ROWAN ST
1706611443	RESIDENT/TENANT	16 306 E ROWAN ST	RALEIGH NC 27609		16 E ROWAN ST
1706611443	RESIDENT/TENANT	16 404 E ROWAN ST	RALEIGH NC 27609		16 E ROWAN ST
1706611443	RESIDENT/TENANT	16 E ROWAN ST	RALEIGH NC 27609		16 E ROWAN ST
1705683881	BENNETT, JEFFREY BENNETT, TOMI	200 RAMBLEWOOD DR	RALEIGH NC 27609-6404		200 RAMBLEWOOD DR
1705682789	QUEEN, BRENT BAKER, MANDY RENEE	204 RAMBLEWOOD DR	RALEIGH NC 27609-6404		204 RAMBLEWOOD DR
1705682708	JORDAN, MICHAEL L JORDAN, SUSAN W	208 RAMBLEWOOD DR	RALEIGH NC 27609-6404		208 RAMBLEWOOD DR
1705681726	WILSON, WILLIAM HOOPER WILSON, JEAN G	212 RAMBLEWOOD DR	RALEIGH NC 27609-6404		212 RAMBLEWOOD DR
1705680761	FREEMAN, ANTHONY WAYNE BYRD, CRONIN K	300 RAMBLEWOOD DR	RALEIGH NC 27609-6406		300 RAMBLEWOOD DR
1705680807	MARTIN, MARCUS C MARTIN, DEBORAH S	321 NORTHFIELD DR	RALEIGH NC 27609-5228		304 RAMBLEWOOD DR
1705680607	RESIDENT/TENANT	304 RAMBLEWOOD DR	RALEIGH NC 27609		304 RAMBLEWOOD DR
1705589645	LEWIS, JEAN	308 RAMBLEWOOD DR	RALEIGH NC 27609-6406		308 RAMBLEWOOD DR
1705588662	WOODALL, M CATHERINE	312 RAMBLEWOOD DR	RALEIGH NC 27609-6406		312 RAMBLEWOOD DR
1705489784	HARRIS, JAMES W	3806 LASSITER MILL RD	RALEIGH NC 27609-7045		3806 LASSITER MILL RD
1705489858	WILLIAMSON, TYSON L	3900 LASSITER MILL RD	RALEIGH NC 27609-6414		3900 LASSITER MILL RD
1705487996	MAHMOUD, LORI D	400 LAKESTONE DR	RALEIGH NC 27609-6359		400 LAKESTONE DR
1705585713	SHARIFIPOUR, SOHEILA	400 RAMBLEWOOD DR	RALEIGH NC 27609-6408		400 RAMBLEWOOD DR
1705587664	726 ST PETER STREET LLC	PO BOX 6665	RALEIGH NC 27628-6665		4000 CARDIGAN PL
1705587664	RESIDENT/TENANT	4000 CARDIGAN PL	RALEIGH NC 27609		4000 CARDIGAN PL
1705586740	BARNETTE, HENRY VANCE III BARNETTE, MEREDITH HART	4001 CARDIGAN PL	RALEIGH NC 27609-6475		4001 CARDIGAN PL
1705588732	MYRICK, SHIRLEY M	3120 HODGE RD	KNIGHTDALE NC 27545-8700		4004 CARDIGAN PL
1705588732	RESIDENT/TENANT	4004 CARDIGAN PL	RALEIGH NC 27609		4004 CARDIGAN PL
1705586892	YORK, MICHAEL SHERIDAN	4005 CARDIGAN PL	RALEIGH NC 27609-6475		4005 CARDIGAN PL
1705589831	BRINKLEY, DANIEL W III BRINKLEY, LINDA B	4008 CARDIGAN PL	RALEIGH NC 27609-6475		4008 CARDIGAN PL
1705587888	WEATHERS, MARTY W	6228 MITCHELL MILL RD	ZEBULON NC 27597-8405		4009 CARDIGAN PL
1705587888	RESIDENT/TENANT	4009 CARDIGAN PL	RALEIGH NC 27609		4009 CARDIGAN PL
1705588887	SANTOS, JORGE PEREZ ACEVEDO, WILMARIE NAZARIO	717 MILLS ST	RALEIGH NC 27608-1827		4012 CARDIGAN PL
1705588887	RESIDENT/TENANT	4012 CARDIGAN PL	RALEIGH NC 27609		4012 CARDIGAN PL
1705790660	NORTH HILLS EAST MASTER DEVELOPER LLC	C/O KANE REALTY CORP	PO BOX 19107	RALEIGH NC 27619-9107	4020 FRONT AT NORTH HILLS ST
1705697809	NORTH HILLS EAST MASTER DEVELOPER LLC	C/O KANE REALTY CORP	PO BOX 19107	RALEIGH NC 27619-9107	4021 PARK AT NORTH HILLS ST

1705498421 SO FAR SO GOOD LLC	6839 GREYSTONE DR	RALEIGH NC 27615-7408	4025 LASSITER MILL RD
1705498421 RESIDENT/TENANT	4025 LASSITER MILL RD	RALEIGH NC 27609	4025 LASSITER MILL RD
1705790940 PARK & MARKET OWNER LLC	PO BOX 56607	ATLANTA GA 30343-0607	4031 PARK AT NORTH HILLS ST
1705583772 JORDAN, MICHAEL T JORDAN, DAYNA L	404 RAMBLEWOOD DR	RALEIGH NC 27609-6408	404 RAMBLEWOOD DR
1705487917 TURNER, LINDA K TURNER, WILLIAM L	410 LAKESTONE DR	RALEIGH NC 27609-6359	410 LAKESTONE DR
1705595377 BLACK SAPPHIRE D RALEIGH 2014 LLC	MORGAN, LEWIS & BOCKIUS LLP	1111 PENNSYLVANIA AVE NW	WASHINGTON DC 20004-2541
1705595377 1 SIGN REQUIRED	4100 MAIN AT NORTH HILLS ST	RALEIGH NC 27609	4100 MAIN AT NORTH HILLS ST
1705790316 TOWER 4 OWNER LLC	STE 250	4321 LASSITER AT NORTH HILLS AVE	RALEIGH NC 27609-5782
1705790316 1 SIGN REQUIRED	4100 SIX FORKS RD	RALEIGH NC 27609	4100 SIX FORKS RD
1705497747 MOORE, ADAM MOORE, AMY	701 MORDECAI TOWNE PL	RALEIGH NC 27604-1582	4104 ROCKINGHAM DR
1705497747 RESIDENT/TENANT	4104 ROCKINGHAM DR	RALEIGH NC 27609	4104 ROCKINGHAM DR
1705499721 SEVER, TRACI MICHELE SEVER, ILKER BARIS	4105 LASSITER MILL RD	RALEIGH NC 27609-5721	4105 LASSITER MILL RD
1705495833 AGRESTA, RONALD J AGRESTA, SHARON C	4105 ROCKINGHAM DR	RALEIGH NC 27609-5705	4105 ROCKINGHAM DR
1705497855 JAMES, JESSE ROLAND III JAMES, JANE MARIE	4412 PITT ST	RALEIGH NC 27609-5653	4108 ROCKINGHAM DR
1705497855 RESIDENT/TENANT	4108 ROCKINGHAM DR	RALEIGH NC 27609	4108 ROCKINGHAM DR
1705499841 IBRAHIM, SHERINE A	4109 LASSITER MILL RD	RALEIGH NC 27609-5721	4109 LASSITER MILL RD
1705497994 SHADBUSH LLC	PO BOX 6665	RALEIGH NC 27628-6665	4112 ROCKINGHAM DR
1705497994 RESIDENT/TENANT	4112 ROCKINGHAM DR	RALEIGH NC 27609	4112 ROCKINGHAM DR
1705590847 TALTON, ALFRED F TALTON, LEAH W	4113 LASSITER MILL RD	RALEIGH NC 27609-5721	4113 LASSITER MILL RD
1705591905 PASCHALOU DIS, PANAGIOTIS PASCHALOU DIS, TERESSA	4117 LASSITER MILL RD	RALEIGH NC 27609-5721	4117 LASSITER MILL RD
1706408003 LEMIEUX, MARCY MARINA PELLEGRINO, GIOVANNI	4124 ENGLISH GARDEN WAY	RALEIGH NC 27612-4351	4118 ROCKINGHAM DR
1706500096 EVANS, KENNETH HEYWOOD	4121 LASSITER MILL RD	RALEIGH NC 27609-5721	4121 LASSITER MILL RD
1706408160 TILGHMAN, ANNA N SCRUGGS, RYAN MICHAEL	4122 ROCKINGHAM DR	RALEIGH NC 27609-5706	4122 ROCKINGHAM DR
1706409117 JOHNSON, RYAN W JOHNSON, JULIE M	4126 ROCKINGHAM DR	RALEIGH NC 27609-5706	4126 ROCKINGHAM DR
1706409246 LEFERE, SHERRIE LYNN	4130 ROCKINGHAM DR	RALEIGH NC 27609-5706	4130 ROCKINGHAM DR
1706408434 MCKENZIE, ROBERT CHRISTOPHER MCKENZIE, KIMBERLY KOOLIS	4135 ROCKINGHAM DR	RALEIGH NC 27609-5705	4135 ROCKINGHAM DR
1705690521 TARGET CORPORATION	ATTN PROPERTY TAX DEPT T-1892	PO BOX 9456	MINNEAPOLIS MN 55440-9456
1705690521 1 SIGN REQUIRED	4191 THE CIRCLE AT NORTH HILLS ST	RALEIGH NC 27609	4191 THE CIRCLE AT NORTH HILLS ST
1705486958 BEAUMONT, MARY RUTH	420 LAKESTONE DR	RALEIGH NC 27609-6359	420 LAKESTONE DR
1705790316 TOWER 4 CONDOMINIUM TOWER 4 OWNER, LLC	STE 250	4321 LASSITER AT NORTH HILLS AVE	RALEIGH NC 27609-5782
1705790316 LORE RALEIGH WALTER LLC	STE 250	4321 LASSITER AT NORTH HILLS AVE	RALEIGH NC 27609-5782
1705790316 TOWER 4 OWNER LLC	STE 250	4321 LASSITER AT NORTH HILLS AVE	RALEIGH NC 27609-5782
1706501164 HAMM, CRYSTAL DAWN	4201 PAMLICO DR	RALEIGH NC 27609-5701	4201 PAMLICO DR
1706500283 FAR AIM LLC	3409 CLARK AVE	RALEIGH NC 27607-7035	4205 PAMLICO DR
1706500283 RESIDENT/TENANT	4205 PAMLICO DR	RALEIGH NC 27609	4205 PAMLICO DR
1705697712 HRLP NORTH HILLS LP	3100 SMOKETREE CT STE 600	RALEIGH NC 27604-1050	4208 SIX FORKS RD
1705697712 1 SIGN REQUIRED	4208 SIX FORKS RD	RALEIGH NC 27609	4208 SIX FORKS RD
1706501753 NORTH HILLS ACQUISITION LP	1400-3280 BLOOR ST CENTRE TOWER	TORONTO ON M8X 2X3	4209 LASSITER MILL RD
1706501878 ALEXAN OWNER LP LIMITED PARTNERSHIP	4321 LASSITER AT NORTH HILLS STE 25	RALEIGH NC 27609-5780	4209 LASSITER MILL RD
1706501753 2 SIGNS REQUIRED	4209 LASSITER MILL RD	RALEIGH NC 27609	4209 LASSITER MILL RD
1706500334 SUNDARAM, CHERI L SUNDARAM, SENTHIL N	4209 PAMLICO DR	RALEIGH NC 27609-5701	4209 PAMLICO DR
1705593807 NORTH HILLS OWNER II LP	STE 250	4321 LASSITER AT NORTH HILLS AVE	RALEIGH NC 27609-5782
1706506492 NORTH HILLS OWNER LP	STE 250	4321 LASSITER AT NORTH HILLS AVE	RALEIGH NC 27609-5782
1706407632 REVILLE, ALLISON SUMMERLIN REVILLE, STEPHEN WALDROP	4228 ROWAN ST	RALEIGH NC 27609-5661	4228 ROWAN ST
1706406824 SUNDARAM, SENTHIL N SUNDARAM, CHERI L	4233 ROWAN ST	RALEIGH NC 27609-5660	4233 ROWAN ST
1706407912 SCHMIDT, JOSEF SCHMIDT, CHERYL	4237 ROWAN ST	RALEIGH NC 27609-5660	4237 ROWAN ST
1706604182 NORTH HILLS TOWER II LLC	STE 250	4321 LASSITER AT NORTH HILLS AVE	RALEIGH NC 27609-5782
1706604182 1 SIGN REQUIRED	4242 SIX FORKS RD	RALEIGH NC 27609	4242 SIX FORKS RD
1705692906 NORTH HILLS OWNER LP	STE 250	4321 LASSITER AT NORTH HILLS AVE	RALEIGH NC 27609-5782
1705692906 RESIDENT/TENANT	4270 THE CIRCLE AT NORTH HILLS ST	RALEIGH NC 27609	4270 THE CIRCLE AT NORTH HILLS ST
1705495070 KELLY, DANIEL A JR KELLY, JANE K	430 LAKESTONE DR	RALEIGH NC 27609-6359	430 LAKESTONE DR
1706603584 FIRST CITIZENS BANK & TRUST COMPANY	COLD RIVER LAND LLC	PO BOX 2249	CUMMING GA 30028-6501
1706603584 FIRST CITIZENS BANK & TRUST COMPANY	PO BOX 27131	RALEIGH NC 27611-7131	4300 SIX FORKS RD
1706603584 RESIDENT/TENANT	4300 100 SIX FORKS RD	RALEIGH NC 27609	4300 SIX FORKS RD
1706603584 RESIDENT/TENANT	4300 140 SIX FORKS RD	RALEIGH NC 27609	4300 SIX FORKS RD
1706603584 RESIDENT/TENANT	4300 200 SIX FORKS RD	RALEIGH NC 27609	4300 SIX FORKS RD

1706603584 RESIDENT/TENANT	4300 500 SIX FORKS RD	RALEIGH NC 27609	4300 SIX FORKS RD
1706603584 RESIDENT/TENANT	4300 700 SIX FORKS RD	RALEIGH NC 27609	4300 SIX FORKS RD
1706603584 RESIDENT/TENANT	4300 800 SIX FORKS RD	RALEIGH NC 27609	4300 SIX FORKS RD
1706603584 RESIDENT/TENANT	4300 900 SIX FORKS RD	RALEIGH NC 27609	4300 SIX FORKS RD
1706603584 RESIDENT/TENANT	4600 SIX FORKS RD	RALEIGH NC 27609	4300 SIX FORKS RD
1706409541 HOMESTEAD BUILDING COMPANY	PO BOX 848	WAKE FOREST NC 27588-0848	4301 PAMLICO DR
1706409541 RESIDENT/TENANT	4301 PAMLICO DR	RALEIGH NC 27609	4301 PAMLICO DR
1706408988 BUIS, CHARLES E III BUIS, MARIAN F	4301 ROWAN ST	RALEIGH NC 27609-5707	4301 ROWAN ST
1706408662 DAWSON, KIMBERLY A	4305 PAMLICO DR	RALEIGH NC 27609-5702	4305 PAMLICO DR
1706419055 BUNN, JESSIE S	4305 ROWAN ST	RALEIGH NC 27609-5707	4305 ROWAN ST
1706408713 SCHELL, SABRINA CEA, RICHARD	4309 PAMLICO DR	RALEIGH NC 27609-5702	4309 PAMLICO DR
1706510058 SAIN, WILLIAM C SAIN, PHYLLIS C	4309 ROWAN ST	RALEIGH NC 27609-5707	4309 ROWAN ST
1706509316 NHMOO LLC	NORTH HILLS MALL LOWER LEVEL	PO BOX 19107	4359 SIX FORKS RD
1705597841 NORTH HILLS OWNER II LP	4321 LASSITER AT NORTH HILLS STE 25	RALEIGH NC 27609-5780	4381 LASSITER AT NORTH HILLS AVE
1705597841 4 SIGNS REQUIRED	4381 LASSITER AT NORTH HILLS AVE	RALEIGH NC 27609	4381 LASSITER AT NORTH HILLS AVE
1705495011 DRAKE, THOMAS G DRAKE, JANETH E	PO BOX 6327	RALEIGH NC 27628-6327	440 LAKESTONE DR
1706601960 FIRST CITIZENS BANK & TRUST COMPANY	COLD RIVER LAND LLC	PO BOX 2249	4400 SIX FORKS RD
1706601960 1 SIGN REQUIRED	4400 SIX FORKS RD	RALEIGH NC 27609	4400 SIX FORKS RD
1706512241 WARDENS & VESTRY OF ST TIMOTHYS EPISCOPAL CHURCH THE	4523 SIX FORKS RD	RALEIGH NC 27609-5709	4402 GATES ST
1706512241 RESIDENT/TENANT	4402 GATES ST	RALEIGH NC 27609	4402 GATES ST
1706418058 KIMER, STANLEY C	4404 PAMLICO DR	RALEIGH NC 27609-5622	4404 PAMLICO DR
1706419197 KHOURY, LAITH WAEI KHOURY, STEPHANIE BROOKE	4405 GATES ST	RALEIGH NC 27609-5608	4405 GATES ST
1706416045 BALDWIN, REBECCA ANN BALDWIN, JAMES CLAYTON III	4405 PAMLICO DR	RALEIGH NC 27609-5621	4405 PAMLICO DR
1706419226 HASSAN, HASSAN A HASSAN, NABILA Y	4407 GATES ST	RALEIGH NC 27609-5608	4407 GATES ST
1706511323 THE WARDENS & VESTRY OF ST TIMOTHY'S EPISCOPAL CHU	4523 SIX FORKS RD	RALEIGH NC 27609-5709	4408 GATES ST
1706511323 RESIDENT/TENANT	4408 GATES ST	RALEIGH NC 27609	4408 GATES ST
1706417280 DSJ-2 LLC	C/O CONNOR LAW GROUP	5511 CAPITAL CENTER DR STE 180	4408 PAMLICO DR
1706417280 RESIDENT/TENANT	4408 PAMLICO DR	RALEIGH NC 27609	4408 PAMLICO DR
1706415184 OTERO, MICHAEL W OTERO, SORAYA	400 LAKESTONE DR	RALEIGH NC 27609-6359	4409 PAMLICO DR
1706415184 RESIDENT/TENANT	4409 PAMLICO DR	RALEIGH NC 27609	4409 PAMLICO DR
1706418377 DUFFY, DENNIS M DUFFY, ERIN K	4411 GATES ST	RALEIGH NC 27609-5608	4411 GATES ST
1706510483 ADCROFT, PETER J ADCROFT, AMY B	4412 GATES ST	RALEIGH NC 27609-5609	4412 GATES ST
1706417304 OAK CITY FAMILY CARE HOMES LLC	4412 PAMLICO DR	RALEIGH NC 27609-5622	4412 PAMLICO DR
1706510523 IKEDA, KEITA	4416 GATES ST	RALEIGH NC 27609-5609	4416 GATES ST
1706506961 LASSITER OWNER LP	STE 250	4321 LASSITER AT NORTH HILLS AVE	4421 SIX FORKS RD
1706506961 2 SIGNS REQUIRED	4421 SIX FORKS RD	RALEIGH NC 27609	4421 SIX FORKS RD
1706519271 TRUIST BANK	PO BOX 167	WINSTON SALEM NC 27102-0167	4450 SIX FORKS RD
1706519271 RESIDENT/TENANT	4450 SIX FORKS RD	RALEIGH NC 27609	4450 SIX FORKS RD
1706519271 RESIDENT/TENANT	4460 SIX FORKS RD	RALEIGH NC 27609	4450 SIX FORKS RD
1706517320 RALEIGH CITY OF	PO BOX 590	RALEIGH NC 27602-0590	4465 SIX FORKS RD
1706517320 RESIDENT/TENANT	4465 SIX FORKS RD	RALEIGH NC 27609	4465 SIX FORKS RD
1706616906 WAKE COUNTY BOARD OF EDUCATION	RE SERVICES DIRECTOR	1551 ROCK QUARRY RD	4520 SIX FORKS RD
1706616906 RESIDENT/TENANT	4512 SIX FORKS RD	RALEIGH NC 27609	4520 SIX FORKS RD
1706616906 RESIDENT/TENANT	4520 SIX FORKS RD	RALEIGH NC 27609	4520 SIX FORKS RD
1706616906 RESIDENT/TENANT	4522 SIX FORKS RD	RALEIGH NC 27609	4520 SIX FORKS RD
1706515500 SAINT TIMOTHYS EPISCOPAL CHURCH	4523 SIX FORKS RD	RALEIGH NC 27609-5709	4523 SIX FORKS RD
1706513889 SUN LIFE ASSURANCE CO OF CANADA	ONE SUN LIFE EXECUTIVE PARK	WELLESLEY HILLS MA 02481	4601 SIX FORKS RD
1706513889 3 SIGNS REQUIRED	4601 SIX FORKS RD	RALEIGH NC 27609	4601 SIX FORKS RD
1705499600 WALLACE, BRIAN E WALLACE, HELEN B	204 W DREWRY LN	RALEIGH NC 27609-7716	500 CURRITUCK DR
1705499600 RESIDENT/TENANT	500 CURRITUCK DR	RALEIGH NC 27609	500 CURRITUCK DR
1705582772 COZART, JARED COZART, HEATHER M	500 RAMBLEWOOD DR	RALEIGH NC 27609-6410	500 RAMBLEWOOD DR
1705586915 WOMACK, WILLIAM CLARK JR WOMACK, ELIZABETH A	501 LASSITER SUMMIT CT	RALEIGH NC 27609-7081	501 LASSITER SUMMIT CT
1705498615 SAWYER, NORMA E	504 CURRITUCK DR	RALEIGH NC 27609-5704	504 CURRITUCK DR
1705581770 ROBERSON, GIFFORD B ROBERSON, JENNIFER S	504 RAMBLEWOOD DR	RALEIGH NC 27609-6410	504 RAMBLEWOOD DR
1705497404 JACOBSON, BRIAN TRUSTEE JACOBSON FAMILY IRREVOCABLE TRUST	325 AMARYLLUS WAY	WAKE FOREST NC 27587-4006	505 CURRITUCK DR
1705497404 RESIDENT/TENANT	505 CURRITUCK DR	RALEIGH NC 27609	505 CURRITUCK DR

1705584981 JANDRAIN, JAY J JANDRAIN, LESLIE B
1705497606 BULA, DANIEL GEOFFREY CHURCH, ELIZABETH EMORY
1705580679 WILSON, L GEORGE
1705496416 PANAGAKIS, MARY ALICE PANAGAKIS, PANAGIOTIS P
1705583889 MCLARRY, LOUISE C
1705582990 YANCEY, BRANDON J YANCEY, MARGARET L
1705582911 SPARR, JULIE W SPARR, JAMES D
1705581941 SCHROEDER, LINDA J TRUSTEE SCHROEDER, PAUL L TRUSTEE
1705580962 CAMAK, STEPHEN N CAMAK, HOLLY BYRUM
1705489977 SALEEBY, TIMOTHY M SALEEBY, JAMIE W
1705495730 COHOON, FLOYD E III
1705495417 MILTZ, STEPHEN V MILTZ, STEPHANIE W

505 LASSITER SUMMIT CT
508 CURRITUCK DR
508 RAMBLEWOOD DR
509 CURRITUCK DR
509 LASSITER SUMMIT CT
513 LASSITER SUMMIT CT
517 LASSITER SUMMIT CT
521 LASSITER SUMMIT CT
525 LASSITER SUMMIT CT
529 LASSITER SUMMIT CT
600 CURRITUCK DR
601 CURRITUCK DR

RALEIGH NC 27609-7081
RALEIGH NC 27609-5704
RALEIGH NC 27609-6410
RALEIGH NC 27609-5703
RALEIGH NC 27609-7081
RALEIGH NC 27609-7081
RALEIGH NC 27609-7081
RALEIGH NC 27609-7081
RALEIGH NC 27609-7081
RALEIGH NC 27609-7081
RALEIGH NC 27609-5646
RALEIGH NC 27609-5645

505 LASSITER SUMMIT CT
508 CURRITUCK DR
508 RAMBLEWOOD DR
509 CURRITUCK DR
509 LASSITER SUMMIT CT
513 LASSITER SUMMIT CT
517 LASSITER SUMMIT CT
521 LASSITER SUMMIT CT
525 LASSITER SUMMIT CT
529 LASSITER SUMMIT CT
600 CURRITUCK DR
601 CURRITUCK DR

SUMMARY OF ISSUES

A neighborhood meeting was held on September 22, 2021 (date) to discuss a potential rezoning located at North Hills (property address). The neighborhood Meeting was held at via zoom (location). There were approximately 76 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Rezoning process discussion

Proposed zoning and height designations for each rezoning area

Traffic impacts and timing of Traffic Impact Analysis or other transportation studies

Midtown Plan and height transitions

Impact of development on property values

Other 40-story zoning districts in the City and related actual heights of buildings

Parking opportunities and challenges

Safety, responsibilities of North Hills security, Raleigh Police Department, and Raleigh Fire Department

**North Hills Rezoning
Neighborhood Meeting Attendance Roster
September 22, 2021**

1. Jamie Schwedler
2. Matthew Carpenter
3. Bonner Gaylord
4. Zack Evans
5. Travis Fluitt
6. Jill Sessoms
7. Jimmy Fish
8. Jessica Tonai Jackson
9. Paul Schroeder
10. John White
11. Michelle Joshua
12. Cheri Sundaram
13. Pattie Moore
14. Lubin Prevatt
15. Greg Jones
16. Charles Neely
17. Matt Harrell
18. Susan Maruyama
19. GA
20. Ken Meehan
21. Diana Carroll
22. Joe Schmidt
23. Sherrie Lefere
24. F Abandonado
25. Steve Dixon
26. Keith Bugner
27. Jason Andrews
28. Jonathan Krieps
29. Susan Sink
30. John Freeze
31. Sydney Langford
32. John Autrey
33. Don Belk
34. George Hodge
35. Matt Daniels
36. K Walker
37. Larry helfant
38. Lindsey Daniels
39. Kelleigh Russo
40. Patrick Martin
41. Warner Kuppin
42. Garnet Bass
43. Evelyn Roces
44. Eric Campbell

45. Michael Davis
46. Donna Zormeier
47. Kristi Fritter
48. Kevin D
49. Bill Smith III
50. Tina Ross
51. J Williams
52. Michael Prunka
53. Bradley Morris
54. Dawn Talton
55. Karen Solari
56. Kim McKenzie
57. Anne Sherron
58. Michael Stickney
59. Jamie Saleeby
60. Lisa McIntosh
61. Casey Davenport
62. Peter Panagakis
63. Lisbeth Infante
64. Jared Cozart
65. N Bennett
66. Brant Guillory
67. Chuck
68. Pat Roche
69. Kristy Ford
70. Mark Frederick
71. Sheryl Alford
72. John Acton
73. Jessie Bunn
74. Chris Lovingood
75. Kara Lysle
76. Anna Tilghman
77. Pano Paschaloudis
78. Linda Brinkley
79. Susan Pate
80. Jim

EXHIBIT A to North Hills Rezoning Application

Six Forks Node – Approximately 6.59 acres

PIN: 1705692906

Property Address: 4270 The Circle at North Hills Street

Owner: North Hills Owner LP

Deed Book/Page: 17331/417

PIN: a portion of 1705597841

Property Address: 4381 Lassiter at North Hills Avenue

Owner: North Hills Owner II LP

Deed Book/Page: 18469/1540

PIN: 1706509316

Property Address: 4359 Six Forks Road

Owner: NHM00 LLC

Deed Book/Page: 8780/196

PIN: 1706506492

Property Address: 4220 Lassiter Mill Road

Owner: North Hills Owner LP

Deed Book/Page: 17331/417

440 Node – Approximately 1.6 acres

PIN: a portion of 1705597841

Property Address: 4381 Lassiter at North Hills Avenue

Owner: North Hills Owner II LP

Deed Book/Page: 18469/1540

Lassiter District Node – Approximately 2.95 acres

PIN: 1706503919

Property Address: 0 Rowan Street

Owner: Oberlin Acquisition LLC

Deed Book/Page: 8470/2283

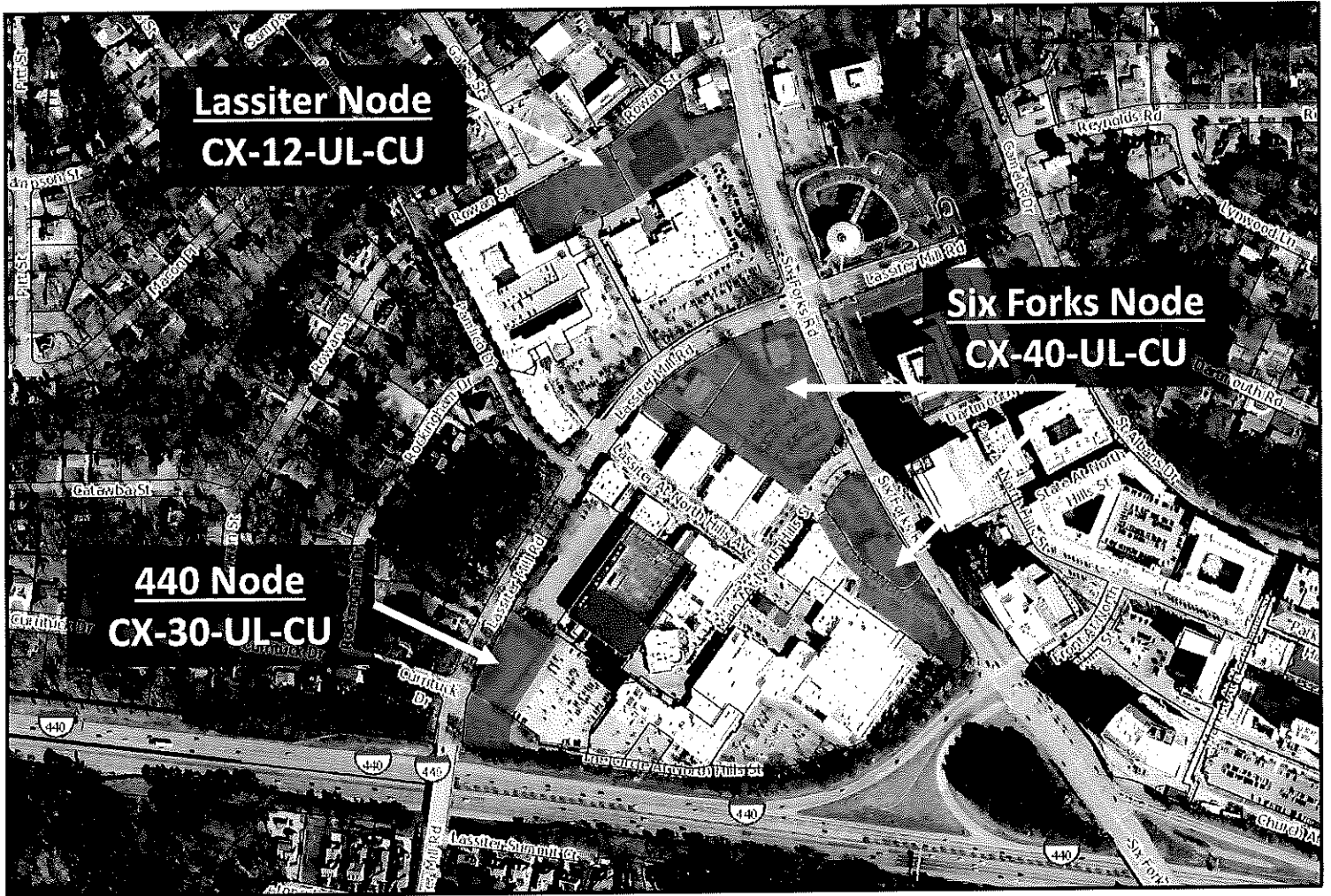
PIN: a portion of 1706506961

Property Address: 4421 Six Forks Road

Owner: Lassiter Owner LP

Deed Book/Page: 17331/369

Exhibit B
to North Hills Rezoning Application
Proposed Zoning



0 215 430 860 ft
1 Inch = 400 feet

Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

Exhibit D
To North Hills Rezoning Application
Legal Descriptions for Rezoning Areas

Six Forks Node – Approximately 6.59 acres

Unit 9

Beginning at a point at the Southwest Corner of Unit 4 as shown on CM.2003 PG. 196 of the Wake County Registry of Deeds; Said Point also having an Nc Gid Nad 83 Coordinate of N:760333.30 E:2105720.38. Thence South 35°51'59" West a distance of 25.82 feet to a point; thence North 64°45'55" West a distance of 34.39 feet to a point; thence South 35°24'48" West a distance of 25.66 feet to a point; thence North 54°04'58" West a distance of 134.61 feet to a point; thence with a curve turning to the right with an arc length of 17.34 feet, with a radius of 658.90 feet, with a chord bearing of North 45°12'38" East, with a chord length of 17.34 feet to an Iron Pipe; thence with a compound curve turning to the right with an arc length of 282.23 feet, with a radius of 971.75 feet, with a chord bearing of North 57°18'08" East, with a chord length of 281.23 feet to an Iron Pipe; thence South 27°00'08" East a distance of 70.35 feet to a point; thence South 35°51'59" West a distance of 189.11 feet to the Point of Beginning,

Having an area of 32,652 square feet or 0.75 acres

Unit 4

Beginning at a point at the Southwest Corner of Unit 4 as shown on CM.2003 PG. 196 of the Wake County Registry of Deeds; Said Point also having an Nc Gid Nad 83 Coordinate of N:760333.30 E:2105720.38. thence North 35°51'59" East a distance of 189.11 feet to a point; thence North 27°00'08" West a distance of 70.35 feet to an Iron Pipe; thence with a curve turning to the right with an arc length of 89.22 feet, with a radius of 971.75 feet, with a chord bearing of North 68°15'10" East, with a chord length of 89.19 feet to an Iron Pipe; thence North 70°52'59" East a distance of 97.22 feet to an Iron Pipe; thence South 62°38'20" East a distance of 20.93 feet to an Iron Pipe; thence with a curve turning to the left with an arc length of 368.99 feet, with a radius of 4628.45 feet, with a chord bearing of South 23°06'44" East, with a chord length of 368.89 feet; to an Iron Pipe; thence South 35°51'59" West a distance of 189.11 feet to a point; thence North 54°08'01" West a distance of 377.78 feet to the Point of Beginning,

Having an area of 115,090 square feet or 2.64 acres

Unit 1A

Beginning at a point at the Southwest Corner of Unit 4 as shown on CM.2003 PG. 196 of the Wake County Registry of Deeds; Said Point also having an Nc Gid Nad 83 Coordinate of N:760333.30 E:2105720.38. Thence South 54°08'01" East a distance of 377.78 feet to a point; thence South 35°51'59" West a distance of 52.19 feet to a point; thence North 54°05'26" West a distance of 86.72 feet to a point; thence North 51°07'53" West a distance of 28.09 feet to a point; thence North 54°05'26" West a distance of 110.45 feet to a point; thence North 53°21'04" West a

distance of 47.02 feet to a point; thence North 54°10'21" West a distance of 110.60 feet to a point; thence South 35°49'39" West a distance of 73.47 feet to a point; thence North 54°04'40" West a distance of 169.77 feet to a point; thence with a curve turning to the right with an arc length of 65.96 feet, with a radius of 658.90 feet, with a chord bearing of North 41°35'20" East, with a chord length of 65.93 feet to an Iron Pipe; thence South 54°04'58" East a distance of 134.61 feet to a point; thence North 35°24'48" East a distance of 25.66 feet to a point; thence South 64°45'55" East a distance of 34.39 feet to a point; thence North 35°51'59" East a distance of 25.82 feet to the Point of Beginning,

Having an area of 31,082 square feet or 0.71 acres

Unit 7

Beginning at a point at the Southeast Corner of Unit 7 as shown on CM.2003 PG. 196 of the Wake County Registry of Deeds; Said Point also having an Nc Gid Nad 83 Coordinate of N:759835.58E:2106369.83. Thence with a curve turning to the right with an arc length of 20.48 feet, with a radius of 37.29 feet, with a chord bearing of South 23°58'39" West, with a chord length of 20.23 feet to a point; thence South 50°38'37" West a distance of 37.13 feet to a point; thence with a curve turning to the right with an arc length of 39.46 feet, with a radius of 30.00 feet, with a chord bearing of South 88°19'45" West, with a chord length of 36.68 feet to a point; thence North 53°59'07" West a distance of 104.49 feet to a point; thence with a curve turning to the right with an arc length of 85.32 feet, with a radius of 200.00 feet, with a chord bearing of North 41°45'50" West, with a chord length of 84.67 feet to a point; thence with a reverse curve turning to the left with an arc length of 129.05 feet, with a radius of 958.40 feet, with a chord bearing of North 33°24'00" West, with a chord length of 128.95 feet to a point; thence with a reverse curve turning to the right with an arc length of 38.31 feet, with a radius of 30.00 feet, with a chord bearing of North 00°40'18" West, with a chord length of 35.76 feet to a point; thence North 35°54'51" East a distance of 53.46 feet to a point; thence with a curve turning to the right with an arc length of 46.07 feet, with a radius of 100.00 feet, with a chord bearing of North 49°06'47" East, with a chord length of 45.67 feet to a point; thence North 62°18'44" East a distance of 16.21 feet to a point; thence with a curve turning to the right with an arc length of 34.55 feet, with a radius of 40.00 feet, with a chord bearing of North 87°03'14" East, with a chord length of 33.48 feet to an Iron Pipe; thence with a curve turning to the left with an arc length of 352.42 feet, with a radius of 4628.45 feet, with a chord bearing of South 29°15'53" East, with a chord length of 352.33 feet to the Point of Beginning,

Having an area of 49,365 square feet or 1.13 acres

Unit 1B

Beginning at a point at the Southeast Corner of Unit 7 as shown on CM.2003 PG. 196 of the Wake County Registry of Deeds; Said Point also having an Nc Gid Nad 83 Coordinate of N:759835.58E:2106369.83. Thence with a curve turning to the left with an arc length of 206.07 feet, with a radius of 4628.45 feet, with a chord bearing of South 32°43'18" East, with a chord length of 206.05 feet; to a Concrete Monument; thence South 33°36'57" East a distance of 36.27 feet to a Concrete Monument; thence South 10°20'59" West a distance of 46.64 feet to an Iron

Pipe; thence South 05°39'59" West a distance of 29.96 feet to an Iron Pipe; thence South 45°00'59" West a distance of 26.19 feet to a point; thence North 54°11'38" West a distance of 404.27 feet to a point; thence North 34°10'03" East a distance of 39.45 feet to a point; thence North 32°24'11" West a distance of 85.99 feet to a point; thence North 32°39'14" West a distance of 85.85 feet to a point; thence North 28°42'22" East a distance of 8.14 feet to a point; thence North 08°45'07" West a distance of 15.69 feet to a point; thence North 54°21'58" West a distance of 14.51 feet to a point; thence North 15°12'09" East a distance of 58.58 feet to a point; thence with a curve turning to the left with an arc length of 16.08 feet, with a radius of 30.00 feet, with a chord bearing of South 21°54'20" East, with a chord length of 15.88 feet to a point; thence with a reverse curve turning to the right with an arc length of 129.05 feet, with a radius of 958.40 feet, with a chord bearing of South 33°24'00" East, with a chord length of 128.95 feet to a point; thence with a reverse curve turning to the left with an arc length of 85.32 feet, with a radius of 200.00 feet, with a chord bearing of South 41°45'50" East, with a chord length of 84.67 feet to a point; thence South 53°59'07" East a distance of 104.49 feet to a point; thence with a curve turning to the left with an arc length of 39.46 feet, with a radius of 30.00 feet, with a chord bearing of North 88°19'45" East, with a chord length of 36.68 feet to a point; thence North 50°38'37" East a distance of 37.13 feet to a point; thence with a curve turning to the left with an arc length of 20.47 feet, with a radius of 37.29 feet, with a chord bearing of North 23°58'39" East, with a chord length of 20.22 feet to the Point of Beginning,

Having an area of 59,167 square feet or 1.36 acres

440 Node – Approximately 1.6 acres

New Unit 15

Beginning at a point at the Southwest Corner of New Unit 15. Said Point also having an Nc Gid Nad 83 Coordinate of N:759526.19 E:2105026.65. Thence North 27°03'19" East a distance of 271.33 feet to a point; thence South 54°05'27" East a distance of 192.00 feet to a point; thence South 35°54'33" West a distance of 183.53 feet to a point; thence South 85°47'37" West a distance of 25.61 feet to a point; thence South 35°49'34" West a distance of 68.07 feet to a point; thence North 54°05'27" West a distance of 130.75 feet to the Point of Beginning,

Having an area of 44,385 square feet or 1.02 acres.

Unit 1C

Beginning at a point at the Southwest Corner of New Lot 15. Said Point also having an Nc Gid Nad 83 Coordinate of N:759526.19 E:2105026.65. Thence South 54°05'27" East a distance of 130.75 feet to a point; thence South 01°09'04" East a distance of 152.10 feet to a point; thence North 81°51'52" West a distance of 153.62 feet to a point; thence North 05°54'10" East a distance of 84.87 feet to a point; thence North 12°07'34" East a distance of 64.84 feet to a point; thence North 19°19'47" East a distance of 62.74 feet to the Point of Beginning,

Having an area of 25,316 square feet or 0.58 acres.

Lassiter District Node – Approximately 2.95 acres

Lassiter Unit 2

Beginning at a point at the Southeast Corner of Unit 2 as shown on CM.2007 PG. 434A1 of the Wake County Registry of Deeds; Said Point also having an Nc Gid Nad 83 Coordinate of N:760977.35 E:2105500.15. Thence South 62°23'12" West a distance of 114.77 feet to a point; thence with a curve turning to the left with an arc length of 146.97 feet, with a radius of 45.00 feet, with a chord bearing of South 62°23'12" West, with a chord length of 89.83 feet to a point; thence South 62°23'12" West a distance of 109.44 feet to a point; thence North 27°39'15" West a distance of 180.90 feet to a point; thence North 62°23'11" East a distance of 257.43 feet to a point; thence with a curve turning to the left with an arc length of 56.82 feet, with a radius of 462.33 feet, with a chord bearing of North 58°50'51" East, with a chord length of 56.78 feet to an Iron Pipe; thence South 27°38'01" East a distance of 184.41 feet to the Point of Beginning,

Having an area of 53,450 square feet or 1.23 acres

Lassiter Portion of Unit 1

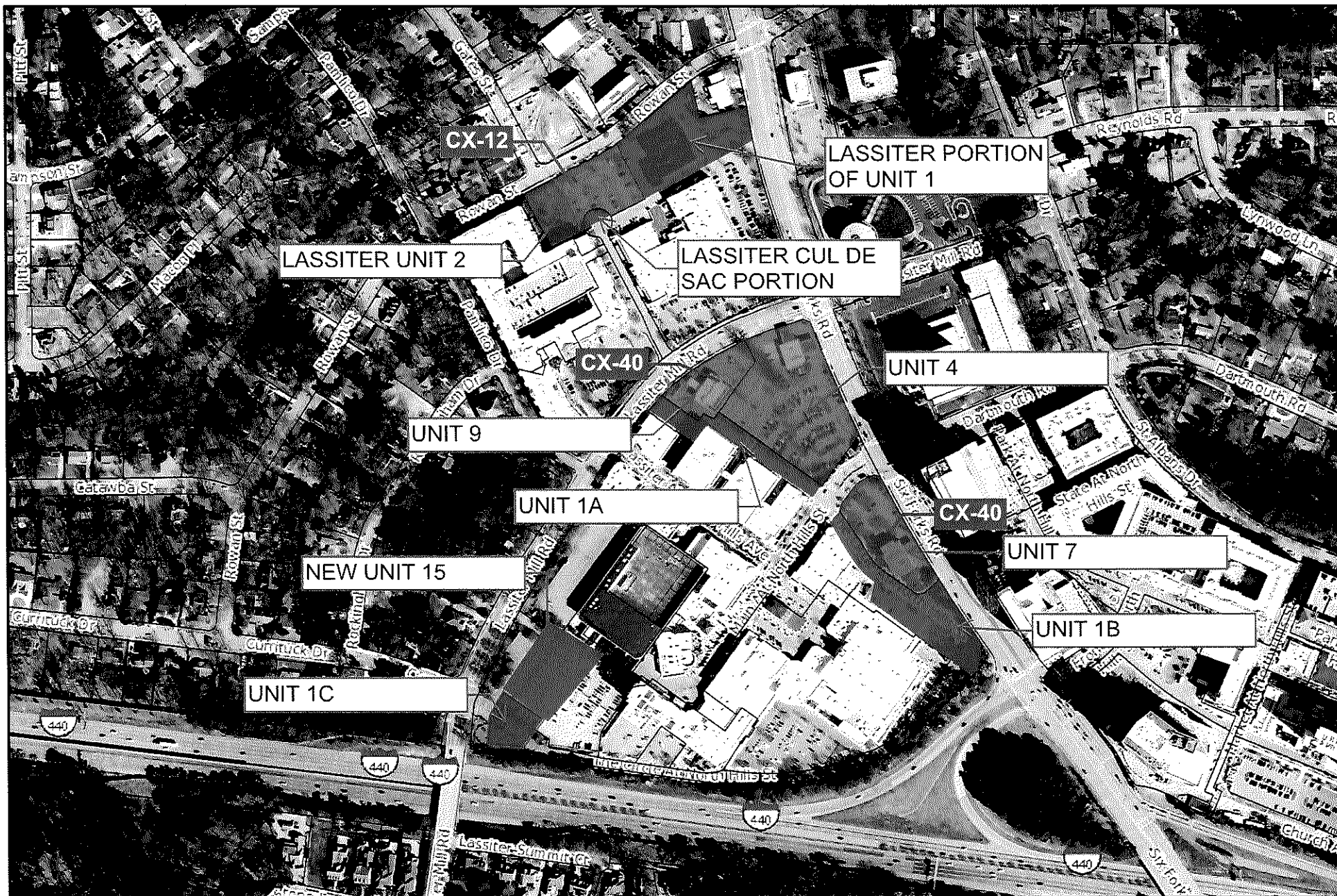
Beginning at a point at the Southeast Corner of Unit 2 as shown on CM.2007 PG. 434A1 of the Wake County Registry of Deeds; Said Point also having an Nc Gid Nad 83 Coordinate of N:760977.35 E:2105500.15. Thence North 27°38'01" West a distance of 184.41 feet to an Iron Pipe; thence with a curve turning to the left with an arc length of 48.45 feet, with a radius of 462.33 feet, with a chord bearing of North 52°19'29" East, with a chord length of 48.43 feet to an Iron Pipe; thence North 49°18'15" East a distance of 245.52 feet to an Iron Pipe; thence South 13°00'58" East a distance of 112.94 feet to an Iron Pipe; thence North 77°16'31" East a distance of 145.29 feet to an Iron Pipe; thence South 09°27'23" East a distance of 60.91 feet to an Iron Pipe; thence with a curve turning to the left with an arc length of 46.03 feet, with a radius of 1572.82 feet, with a chord bearing of South 10°17'41" East, with a chord length of 46.03 feet to a point; thence South 62°23'12" West a distance of 366.03 feet to the Point of Beginning,

Having an area of 71,448 square feet or 1.64 acres

Lassiter Cul De Sac Portion

Beginning at a point at the Southern Corner of Unit 2 as shown on CM.2007 PG. 434A1 of the Wake County Registry of Deeds; Said Point also having an Nc Gid Nad 83 Coordinate of N:760924315 E:2105398.46. Thence North 62°23'12" East a distance of 89.83 feet to a point; thence with a curve turning to the left with an arc length of 146.97 feet, with a radius of 45.00 feet, with a chord bearing of South 62°23'12" West, with a chord length of 89.83 feet to the Point of Beginning,

Having an area of 3,432 square feet or 0.08 acres



0 215 430 860 ft
1 inch = 400 feet

Disclaimer

iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

North Hills Rezoning Owner Information Addendum

Parcel 1

Site Address: 4381 Lassiter at North Hills Avenue

PIN: 1705597841

Deed Reference (book/page): 18469/1540

Acreage: 15.22

Owner: North Hills Owner II LP

Owner Address: 4321 Lassiter at North Hills Avenue, Suite 25, Raleigh, NC 27609-5780

Parcel 2

Site Address: 4220 Lassiter Mill Road

PIN: 1706506492

Deed Reference (book/page): 17331/417

Acreage: 0.75

Owner: North Hills Owner LP

Owner Address: 4321 Lassiter at North Hills Avenue, Suite 250, Raleigh, NC 27609-5782

Parcel 3

Site Address: 4359 Six Fork Road

PIN: 1706509316

Deed Reference (book/page): 8780/196

Acreage: 2.64

Owner: NHMOO LLC

Owner Address: P.O. Box 19107, Raleigh, NC 27619-9107

Parcel 4

Site Address: 4270 The Circle at North Hills Street

PIN: 1705692906

Deed Reference (book/page): 17331/417

Acreage: 1.13

Owner: North Hills Owner LP

Owner Address: 4321 Lassiter at North Hills Avenue, Suite 250, Raleigh, NC 27609-5782

Parcel 5

Site Address: 0 Rowan Street

PIN: 1706503919

Deed Reference (book/page): 8470/2283

Acreage: 1.23

Owner: Oberlin Acquisition LLC

Owner Address: P.O. Box 19107, Raleigh, NC 27619-9107

Parcel 6

Site Address: 4421 Six Forks Road

PIN: 1706506961

Deed Reference (book/page): 17331/369

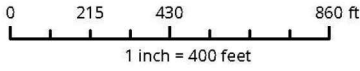
Acreage: 6.34

Owner: Lassiter Owner LP

Owner Address: 4321 Lassiter at North Hills Avenue, Suite 250, Raleigh, NC 27609-5782

Total Acreage: 27.31 acres

Exhibit B
to North Hills Rezoning Application
Proposed Zoning



Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

Exhibit C
Statement of Consistency
North Hills

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

The request will allow for additional height to facilitate the redevelopment of several underutilized infill sites within the existing footprint of North Hills. The sites contain multiple tax parcels and are grouped into three nodes – the Six Forks Node, the 440 Node, and the Lassiter Node – as shown in **Exhibit B** to the rezoning application (collectively, the “Property”). The additional height will allow for vertical development of additional housing, office space, and ground floor retail uses in a mixed-use, urban configuration; appropriate for the Property’s Midtown location and designation as a City-Growth Center. Vertical redevelopment is environmentally sustainable, helps decrease sprawl, and promotes the use of transit, consistent with the goals of the 2030 Comprehensive Plan (the “Comp Plan”).

The three rezoning nodes are uniquely situated for vertical redevelopment. The proposed rezoning would apply different maximum heights to each node based on each node’s location, size, and physical characteristics. The Six Forks Node would be rezoned to CX-40-UL-CU and is appropriate for the greatest heights and intensity. The Six Forks Node is currently home to a gas station, two bank buildings, and surface parking. It is bordered on all sides by commercial development and has over 1,000 feet of frontage on Six Forks Road, a Transit Emphasis Corridor. It is within a City Growth Center and Six Forks Road and Lassiter Mill Road are Transit Emphasis Corridors. Since the redevelopment of North Hills in the early 2000s, it has always been envisioned as an urban mixed use center. Even in 2006, the North Hills East PD (applicable to the portion of North Hills east of Six Forks Road)(Updated in 2016; MP-3-2016), permitted mixed use buildings up to 40 stories in height.¹ Since that time, North Hills East has been developed into an urban mixed use environment. The Captrust Tower at 4208 Six Forks Road opened in 2009 and is 17 stories and includes 274,000 square feet of office space and 28,400 square feet of retail space. The Bank of America building– located directly across from the Six Forks node at 4242 Six Forks Road – is 18 stories tall and includes over 300,000 square feet of mixed-use space. More recent development has added even more density and height. The Walter building at 4000 Front at North Hills Street, is the tallest residential building in Raleigh at 35 stories. The Advanced Auto Parts building at 4200 Six Forks Road is 20 stories and opened Fall 2020. Thus, the 40-story height designation is appropriate given the surrounding urban context.

The 440 Node is located within a City Growth Center and fronts I-440 and Lassiter Mill Road. I-440 is a Parkway Corridor and Lassiter Mill Road is a Transit Emphasis Corridor. CX-30-UL-CU is requested for this node. Directly to the north of the property is the Main District Project (located on the former JC Penny site) which will include a public plaza and a mix of residential, office, and retail uses up to 12 stories.² The requested 30 story height designation will help define the southwest corner of North Hills Main and complement the Main District Project. Heights will

¹ See Raleigh City Council minutes from September 19, 2006 meeting for discussion of 40-story height designation for North Hills East. [City Council Agendas and Minutes | Raleighnc.gov](#)

² [Main District Project - North Hills \(visitnorthhills.com\)](#)

transition down away from I-440, north into North Hills Main. The 30 story height designation will allow redevelopment to anchor the corner of North Hills with a landmark building.

The Lassiter Node is located along the northern boundary of the Lassiter District and helps define the block between Lassiter Mill Road, Six Forks Road, and Rowan Street. CX-12-UL-CU is the requested zoning designation for this node. The Lassiter Node is in a City Growth Center and adjacent to existing commercial development to the east, south, and west. To the north, across Rowan Street, are St. Timothy's School, St. Timothy's Church, and several single family homes. The proposed 12-story height will allow the development of additional density while respecting lower intensity residential neighborhoods nearby.

Future Land Use Map

The Property is designated as Regional Mixed Use on the Future Land Use Map ("FLUM"), which allows for a mix of high density housing, office development, and region-serving retail uses. The Comp Plan provides that CX is the closest corresponding zoning district for this land use designation. Thus, the requested zoning to allow additional height is consistent with the Property's FLUM designation and will enhance the mix of high density housing, office, and retail uses in North Hills.

Urban Form Map

As discussed above, the Property is subject to several Urban Form designations. It is located within a City Growth Center, both Six Forks Road and Lassiter Mill Road are Transit Emphasis Corridors, and I-440 is a Parkway Corridor. City Growth Centers "provide significant opportunities for new residential and economic development and redevelopment" and "are generally in locations with combined highway and targeted transit access, such as key interchanges along the I-440 Beltline and the I-540 Outer Loop." Comp Plan 2-15. City Growth Centers are where significant infill development and redevelopment are anticipated in the future.

The requested zoning is consistent with the City Growth Center designation because it will place additional density on infill sites that are currently underutilized. Future development will have convenient access to I-440 while being integrated with the existing pedestrian network of North Hills to promote walkability and use of public transit. The proposed Urban Limited Frontage designation will place buildings close to the street and help define the outer edges of North Hills.

Parkways are intended to have a significant street buffer. As shown on iMaps, there is an existing 50-foot buffer between I-40 and the southern property line of the 440 Node.

Comprehensive Plan

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

Policy LU 2.1 Placemaking. *Development within Raleigh's jurisdiction should strive to create places, streets, and spaces that in aggregate meet the needs of people at all stages of life, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity, and maintain or improve local character.*

The requested zoning will allow vertical redevelopment consistent with the unique urban mixed-use character of North Hills. It will help create a safe and walkable community with housing, employment centers, and amenities.

Policy LU 4.5 Connectivity. *New development and redevelopment should provide pedestrian, bicycle, and vehicular connectivity between individual development sites to provide alternative means of access along corridors.*

The requested zoning will allow vertical redevelopment integrated within the existing framework of North Hills. This will enhance connectivity within North Hills and allow residents and patrons to walk, bike, or drive between uses without utilizing a corridor.

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 requested zoning will allow the development of vertical mixed-use buildings consistent with the urban character of North Hills, and in a continuation of the existing development pattern within this footprint.

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

The requested zoning will allow vertical redevelopment which will provide a mix of vertically integrated office, residential, and retail uses. Future development will also be horizontally integrated with the variety of existing uses in North Hills.

Policy LU 6.2 Complementary Land Uses and Urban Vitality. *A complimentary 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 designed for mixed-use development in the Comprehensive Plan should be zoned consistently with this policy.*

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

Policy LU 6.3 Mixed-Use and Multimodal Transportation. *Promote the development of mixed-use activity centers with multimodal transportation connections to provide convenient access by means other than car to residential and employment areas.*

The requested zoning will allow residents and patrons to walk or bike between residences, retail and restaurants, and employment centers. Additionally, the additional height will allow greater density in an area already served by transit.

Policy AP-MT 4 Connected and Walkable Streets. *Increases in vehicular travel should be accommodated primarily by improving street connectivity rather than widening arterial streets. Map AP-MT2 Midtown Transportation shows the locations of new streets.*

The requested zoning will allow redevelopment of infill sites which will connect to the existing street and sidewalk network of North Hills.

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

Policy AP-MT 12 Midtown Height. *Map AP-MT1 recommends appropriate building height ranges. If a rezoning includes a request for height in the upper half of the range, it should include significant public benefits beyond code requirements, such as stormwater mitigation, carbon reduction, and expanded or enhanced public space contributions.*

Map AP-MT 1 recommends mixed use zoning with Urban Limited Frontage for the North Hills area. Thus, the requested Commercial Mixed Use zoning districts and Urban Limited Frontage are consistent with the plan.

Map AP-MT 1 recommends 7-12 stories for the Lassiter Node, 4 stories and 7-12 stories for the 440 Node, and 20 stories for the Six Forks Node. Thus, the requested 12-story designation for the Lassiter Node is directly consistent with the plan. For the Six Forks and 440 Nodes, additional height is required to accommodate rapid growth in the area. As discussed above, the 40-story designation proposed for the Six Forks Node is consistent with existing development in North Hills East and surrounding commercial uses, and is adjacent to the highest existing structures and entitled height existing in North Hills today, as it is across the street from the Walter and the East End PD, approved for heights close to 36 floors. The additional height entitlement will promote the use of alternative modes of transportation in the area and provide the density necessary to support widespread use of public transit. The 30-story designation proposed for the I-440 Node is necessary to construct a landmark, space-defining building adjacent to I-440 and to create a height transition from 440 to the adjacent Main District Project and existing North Hills development.

Further, the requested heights will allow large scale vertical redevelopment which will include significant public benefits. Vertical redevelopment in this location will help further a walkable community where residents and patrons can walk between public plazas, office, retail, and residential uses. It will also help further economic development initiatives by attracting businesses to the area.

Policy AP-MT-22 Six Forks Road Streetscape Design. *Incorporate streetscape improvements for Six Forks Road that use one of two design types developed as part of the Six Forks Road Corridor Study. The Urban Boulevard would be used in the vicinity of the North Hills development near I-440 and in the area surrounding the Millbrook Road intersection, while the Parkway*

Boulevard type is recommended for the areas between North Hills and the Millbrook Road intersection vicinity and the area north of Millbrook Road.

The requested 40-story height and proposed Urban Limited frontage for the Six Forks Node will allow development of vertical mixed use buildings that front on Six Forks and define the urban character of the corridor.

Policy LU 8.1 Housing Variety. *Accommodate growth in newly developing or redeveloping areas of the city through mixed-use neighborhoods with a variety of housing types.*

The proposed rezoning will accommodate growth in the North Hills area by allowing higher residential density on infill sites conveniently located to existing amenities, transit, and employment centers.

Policy LU 8.10 Infill Development. *Encourage infill development on vacant land within the city, particularly in areas where there are vacant lots that create “gaps” in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern.*

The proposed rezoning will allow for the development of underutilized infill sites within the existing footprint of North Hills. Vertical redevelopment in these locations will make a more efficient use of the land and add to the character of North Hills by defining its boundaries, while avoiding sprawl.

Policy LU 2.2 Compact Development. *New Development and redevelopment should use a more compact land use pattern to support the efficient provision of public services, improve the performance of transportation networks, preserve open space, and reduce the negative impacts of low intensity and non-contiguous development.*

The proposed rezoning seeks to facilitate the redevelopment of inefficient surface parking lots and single retail uses into a high density, mixed-use community. The proposal will deliver a more compact land use pattern and help decrease sprawl. Because vertical redevelopment would utilize existing infill sites which are largely impervious today, no homeowners would be displaced and development would involve minimal tree cutting.

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.*

Map AP-MT2 proposes a Transit Station near the intersection of Lassiter Mill and Six Forks Roads. The Wake County Bus Rapid Transit Plan includes a Northern Corridor which is planned to connect Downtown Raleigh to North Hills and Triangle Town Center. The requested zoning will allow vertical redevelopment that places significant density and a mix of uses in close proximity to existing and future transit infrastructure.

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.*

As discussed above, specific height designations have been requested for each node in consideration of surrounding areas and uses.

Policy LU 7.6 Pedestrian Friendly Development. *New and redeveloped commercial and mixed-use developments should be pedestrian-friendly.*

The requested zoning will allow vertical, pedestrian friendly development. Entrances, sidewalks, and public spaces will be pedestrian friendly and integrated with the existing North Hills pedestrian network.

Policy T 2.5 Multi-Modal Grids. *All new residential, commercial, or mixed-use developments that construct or extend roadways should include a multimodal network (including non-motorized modes) that provides for a well-connected, walkable community, preferably as a grid or modified grid.*

The requested zoning will allow redevelopment that capitalizes on and enhances the existing pedestrian infrastructure of North Hills and helps create a walkable, well-connected, mixed-use community.

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

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

Policy EP 1.7 Sustainable Development. *Promote the adaptive use of existing buildings, infill development, and brownfield development as effective sustainability practices that take development pressure off undeveloped areas.*

The requested height will help meet rising demand through the vertical redevelopment of infill sites rather than contributing to sprawl through development of raw land in suburban areas. The proposed vertical redevelopment is more sustainable and will help take development pressure off of suburban areas. North Hills is a brownfields site and entered the program years ago to mitigate previous environmental issues. That initiative led to the development on site today, which resulted in the remaining surface parking lots. Developing those further into vertical buildings for additional density maximizes the goal of this policy in several facets.

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

The requested zoning will allow for mixed-use redevelopment along the Six Forks Road commercial corridor.