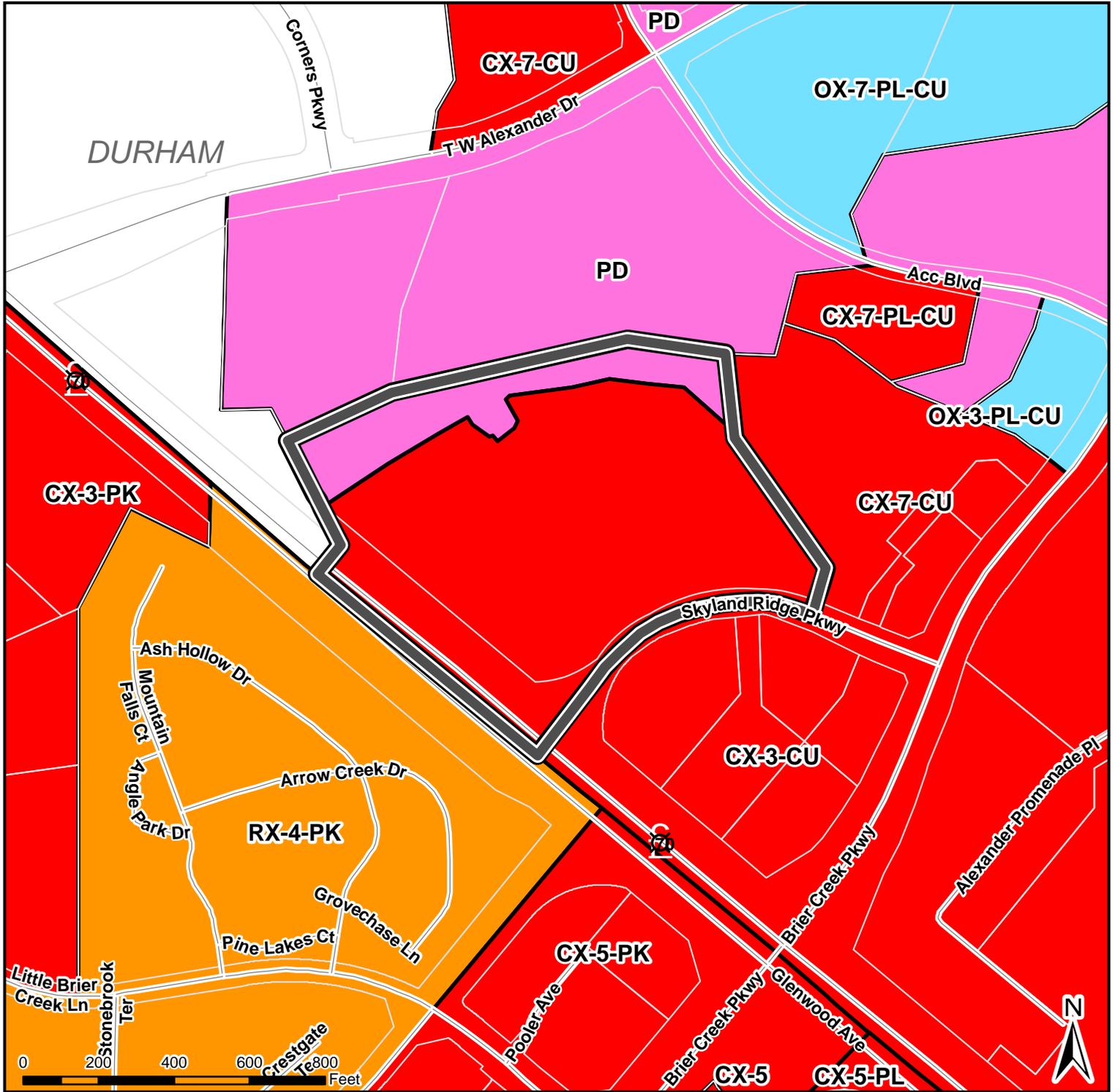
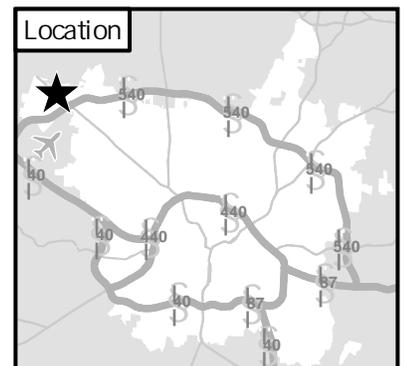


# Existing Zoning

# Z-67-2022



Property	7910 Skyland Ridge Pkwy
Size	17.67 acres
Existing Zoning	CX-3-CU & PD
Requested Zoning	CX-20-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](http://permitportal.raleighnc.gov)). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov).

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
			<b>OFFICE USE ONLY</b> Rezoning case #
Existing zoning base district: CX & PI	Height: 3	Frontage:	Overlay(s):
Proposed zoning base district: CX	Height: 20	Frontage:	Overlay(s):
<b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information		
Date: August 5, 2022	Date amended (1):	Date amended (2):
Property address: 7910 Skyland Ridge Parkway		
Property PIN: 0768-48-0312		
Deed reference (book/page): 017492/ 02569		
Nearest intersection: Skyland Ridge Pkw & Glenwood Ave.	Property size (acres): 17.67	
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: AP SHOPPES, LLC; 7930 Skyland Ridge Pkwy, #200 Raleigh, NC 27617		
Property owner email: <a href="mailto:pchandak@thefocusproperties.com">pchandak@thefocusproperties.com</a>		
Property owner phone: (984) 219-1325		
Applicant name and address: Worth Mills, Longleaf Law Partners		
Applicant email: <a href="mailto:wmills@longleaflp.com">wmills@longleaflp.com</a>		
Applicant phone: (919) 645-4813		
Signed by:  8/8/2022		
Applicant signature(s):  8/8/2022		
Additional email(s): <a href="mailto:pchandak@thefocusproperties.com">pchandak@thefocusproperties.com</a>		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted: August 5, 2022	<b>OFFICE USE ONLY</b> Rezoning case #
Existing zoning: CX-3-CU and PD	Proposed zoning: CX-20-CU	

Narrative of Zoning Conditions Offered
<p>1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the CX- District shall be prohibited: (i) cemetery; (ii) adult establishments.</p> <p>2. Public façades of Structured Parking: When a parking structure façade is adjacent to or facing any public park or plaza, public right-of-way, or private street, façades shall comply with the following:</p> <p>a. Any such façades of the parking structure shall have openings screened to prevent views into the structure except for perpendicular vehicular ingress and egress openings at a maximum width of 30 feet and pedestrian access openings at a maximum width of eight feet.</p> <p>b. Screening elements shall be designed in a structurally sound manner and have a gap of no more than 18 inches from the frame of the screening element to the wall opening. Mesh or decorative panels, louvers, vegetated walls, tinted or sandblasted opaque spandrel glass, or similar screening elements shall be used. Where mesh or other materials containing openings is used in conjunction with the screening frame, no individual opening shall exceed four square inches. Alternative decorative elements which provide an equivalent level of screening may be allowed in an accessory parking structure where such elements are employed to match the architectural character of the main building. Chain link fencing and similar screening elements shall be prohibited as an allowable mesh or similar screening element.</p> <p>3. Lighting of Structured Parking. Lighting shall be designed to reduce light spillage outside the parking structure according to the following:</p> <p>a. Internal illumination shall be screened so that internal light sources shall not be visible from the adjacent public right-of-way or adjacent parcels. Light fixtures directly visible from the exterior of a parking structure shall be directed internally upward or shall contain shielded fixtures to prevent such visibility.</p> <p>b. Internal illumination shall conform to the standards of UDO Section 7.4.7. Vehicular Canopies</p> <p>c. Rooftop lighting shall be located at an elevation height less than the top of the nearest exterior perimeter rooftop wall; or shall be setback a minimum of 15 feet from the exterior perimeter of the rooftop wall at a maximum mounted height of 12 feet above finished floor with cutoff light fixtures that have a maximum 90 degree illumination.</p> <p>d. Lighting levels measured at the property line of privately-owned parcels adjacent to the structured parking deck shall not be greater than 1.0 footcandles.</p> <p>4. "Office" uses as defined by UDO Section 6.4.4 shall not exceed 200,000 square feet.</p> <p>5. "Retail Sales" uses as defined by UDO Section 6.4.11 shall not exceed 200,000 square feet.</p>

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

Property Owner(s) Signature:  \_\_\_\_\_  
DocuSigned by:  
Prateek Chandak  
F5C3F98B69C84FE

Printed Name: Prateek Chandak Manager, AP Shoppes, LLC

<b>Rezoning Application Addendum #1</b>	
Comprehensive Plan Analysis	<b>OFFICE USE ONLY</b> Rezoning case #  _____
The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.	
<b>Statement of Consistency</b>	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
<p>1. The request proposes maintaining the property's current CX zoning designation. The property is designated as Regional Mixed Use on the Future Land Use Map, which allows for a mix of high density housing, office development, and region-serving retail uses. The 2030 Comprehensive Plan provides that CX is the closest corresponding zoning district for this land use designation. Therefore, the request to maintain the current CX district is consistent with this future land use designation.</p> <p>2. The 2030 Comprehensive Plan provides height guidance for the Regional Mixed Use future land use category and calls for maximum heights of 12 to 20 stories in areas supported by a core/transit context. The property is located along Glenwood Avenue, one of the city's major thoroughfares, and is located within a City Growth Center. The property is located within an Economic Development Target Area and is also located close to RDU International Airport, Brier Creek Village, and the Center of the Region Enterprise (CORE) transit loop. The proposed rezoning provides an incredible potential to turn this property into a "place" by providing attractive higher-density housing, office, hotels, and region-serving retail uses in close proximity to RDU. This will decrease the total miles driven by Raleigh residents and travelers to and from the airport and help facilitate the development of the Brier Creek area into an independently desirable and attractive area of the city.</p> <p>3. The rezoning request is consistent with following Comprehensive Plan policies: LU 1.2 "Future Land Use Map and Zoning Consistency" (the proposed use is consistent with the Regional Mixed Use land use designation); LU 4.4 "Reducing Vehicle Miles Traveled Through Mixed-use" and LU 4.5 "Connectivity" (the proposed rezoning will improve pedestrian, bicycle and vehicular connectivity in close proximity to RDU); LU 4.9 "Corridor Development" and LU 4.10 "Development at Freeway Interchanges" (proposed rezoning would allow increased vertical mix of uses near major Glenwood/540 interchange); LU 6.1 "Composition of Mixed-Use Centers" and LU 6.2 "Complementary Land Uses and Urban Vitality" (the proposed rezoning is intended to provide a variety of integrated residential and commercial uses within a City Growth Center); LU 6.3 "Mixed-Use and Multimodal Transportation" (proposed rezoning will contribute to placemaking efforts around the Brier Creek Village area); LU 10.6 "Retail Nodes" (proposed rezoning will facilitate a concentrated mixed-use node); EP 1.1 "Greenhouse Gas Reduction" (the proposed rezoning would decrease miles driven to and from RDU airport).</p>	
<b>Public Benefits</b>	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
<p>1. The rezoning request is reasonable and in the public interest because it would provide for additional residential, commercial, and/or office amenities along a major thoroughfare and in close proximity to RDU International Airport.</p> <p>2. The rezoning request increases the area's housing variety and housing supply.</p> <p>3. The rezoning request aims to reduce total miles driven throughout the city by locating density along a major transportation corridor and in close proximity to RDU without negatively impacting neighborhood streets.</p>	

<b>Rezoning Application Addendum #2</b>	
<b>Impact on Historic Resources</b>	<b>OFFICE USE ONLY</b> Rezoning case # _____
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
<b>Inventory of Historic Resources</b>	
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.	
NA	
<b>Proposed Mitigation</b>	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
NA	

### Urban Design Guidelines

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

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

Urban form designation: City Growth Center

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

<b>1</b>	<p>All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.</p> <p><b>Response:</b></p> <p>The rezoning request permits residential, office and retail uses, consistent with this guideline.</p>
<b>2</b>	<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><b>Response:</b></p> <p>The site is not adjacent to low density residential.</p>
<b>3</b>	<p>A mixed-use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed-use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed-use area should be possible without requiring travel along a major thoroughfare or arterial.</p> <p><b>Response:</b></p> <p>Redevelopment of the property will be subject to the UDO block perimeter standards, which are consistent with this guideline.</p>
<b>4</b>	<p>Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.</p> <p><b>Response:</b></p> <p>Redevelopment of the property will be subject to the UDO block perimeter and connectivity standards, which are consistent with this guideline.</p>
<b>5</b>	<p>New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.</p> <p><b>Response:</b></p> <p>Redevelopment of the property will be subject to the UDO block perimeter standards, which are consistent with this guideline</p>
<b>6</b>	<p>A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.</p> <p><b>Response:</b></p> <p>The proposed development anticipates consistency with this guideline.</p>

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

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

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

<b>Rezoning Checklist (Submittal Requirements)</b>					
<b>To be completed by Applicant</b>			<b>To be completed by staff</b>		
<b>General Requirements – General Use or Conditional Use Rezoning</b>	<b>Yes</b>	<b>N/A</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>
1. I have referenced this <b>Rezoning Checklist</b> 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 <a href="#">Fee Guide</a> for rates).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Two sets of stamped envelopes addressed to all property owners and tenants of the rezoning site(s) and within 500 feet of area to be rezoned.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a Conditional Use District:</b>					
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"/>
<b>If applicable, see page 11:</b>					
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"/>
<b>For properties requesting a Planned Development or Campus District:</b>					
13. Master plan (see Master Plan submittal requirements).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a text change to zoning conditions:</b>					
14. Redline copy of zoning conditions with proposed changes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

## Who Can Initiate a Zoning Request?

If requesting to down-zone property, the rezoning application must be signed by all the property owners whose property is subject to the downzoning. Downzoning is defined as a zoning ordinance that affects an area of land in one of the following ways:

1. By decreasing the development density of the land to be less dense than was allowed under its previous usage.
2. By reducing the permitted uses of the land that are specified in a zoning ordinance or land development regulation to fewer uses than were allowed under its previous usage.

If requesting to rezone property to a conditional district, the rezoning application must be signed by all owners of the property to be included in the district. For purposes of the application only (not the zoning conditions), the City will accept signatures on behalf of the property owner from the following:

1. the property owner;
2. an attorney acting on behalf of the property owner with an executed power of attorney; or
3. a person authorized to act on behalf of the property owner with an executed owner's affidavit.

An owner's affidavit must be made under oath, properly notarized and, at a minimum, include the following information:

- The property owner's name and, if applicable, the property owner's title and organization name.
- The address, PIN and Deed Book/Page Number of the property.
- A statement that the person listed as the property owner is the legal owner of the property described.
- The name of the person authorized to act on behalf of the property owner as the applicant. If applicable, the authorized person's title and organization name.
- A statement that the property owner, as legal owner of the described property, hereby gives authorization and permission to the authorized person, to submit to the City of Raleigh an application to rezone the described property.
- A statement that the property owner understands and acknowledges that zoning conditions must be signed, approved and consented to by the property owner.
- The property owner's signature and the date the property owner signed the affidavit.

If requesting to rezone property to a general use district that is not a down-zoning, the rezoning application may be signed, for the purpose of initiating the request, by property owners or third-party applicants.

REZONING OF PROPERTY CONSISTING OF +/- 17.67 ACRES,  
LOCATED NORTH OF THE GLENWOOD AVENUE AND SKYLAND RIDGE PARKWAY  
INTERSECTION, IN THE CITY OF RALEIGH

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

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent neighbors on Tuesday, July 26, 2022 at 6:30 p.m. The property considered for this potential rezoning totals approximately 17.67 acres, and is located north of the Glenwood Avenue and Skyland Ridge Parkway intersection, in the City of Raleigh, having Wake County Parcel Identification Number 0768-48-0312. This meeting was held at the Brier Creek Community Center, located at 10810 Globe Road, Raleigh, NC 27560. All owners and tenants of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

## EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owners and Tenants  
From: Worth Mills  
Date: July 15, 2022  
Re: Neighborhood Meeting for 7910 Skyland Ridge Parkway

You are invited to attend an informational meeting to discuss the proposed rezoning of 7910 Skyland Ridge Parkway. The meeting will be held on **Tuesday, July 26, 2022 from 6:30 PM to 7:30 PM**, at the following location:

**Brier Creek Community Center  
Meeting Room C  
10810 Globe Road  
Raleigh, NC 27617**

The purpose of this meeting is to discuss the proposed rezoning of 7910 Skyland Ridge Parkway (with Property Identification Number (PIN) 0768-48-0312). The property totals approximately 17.67 acres in size, and is located north of the Skyland Ridge Parkway and Glenwood Avenue intersection. The property is currently zoned a combination of: (i) Commercial Mixed-Use, with a three-story height limit and zoning conditions (CX-3-CU), and (ii) Planned Development (PD). The property owner proposes to rezone the property to Commercial Mixed-Use with a twenty-story height limit and zoning conditions (CX-20-CU). The purpose of the rezoning is to facilitate mixed-use redevelopment of the property.

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

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.645.4313 and [wmills@longleaflp.com](mailto:wmills@longleaflp.com). Also, for more information about the rezoning, you may visit [www.raleighnc.gov](http://www.raleighnc.gov) and search for "Rezoning Process" or contact Sarah Shaughnessy at the Raleigh City Planning Department at 919.996.2234 or [Sarah.Shaughnessy@raleighnc.gov](mailto:Sarah.Shaughnessy@raleighnc.gov).

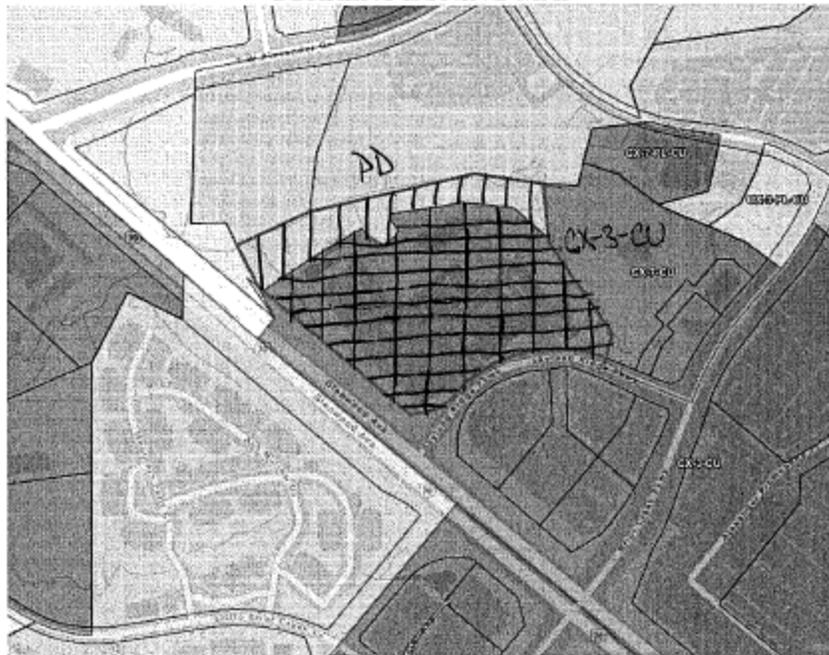
Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit

CURRENT PROPERTY MAP



CURRENT ZONING MAP



## **EXHIBIT C – ITEMS DISCUSSED**

1. Not applicable (no attendees)

## **EXHIBIT D – MEETING ATTENDEES**

1. Worth Mills (Longleaf Law Partners)