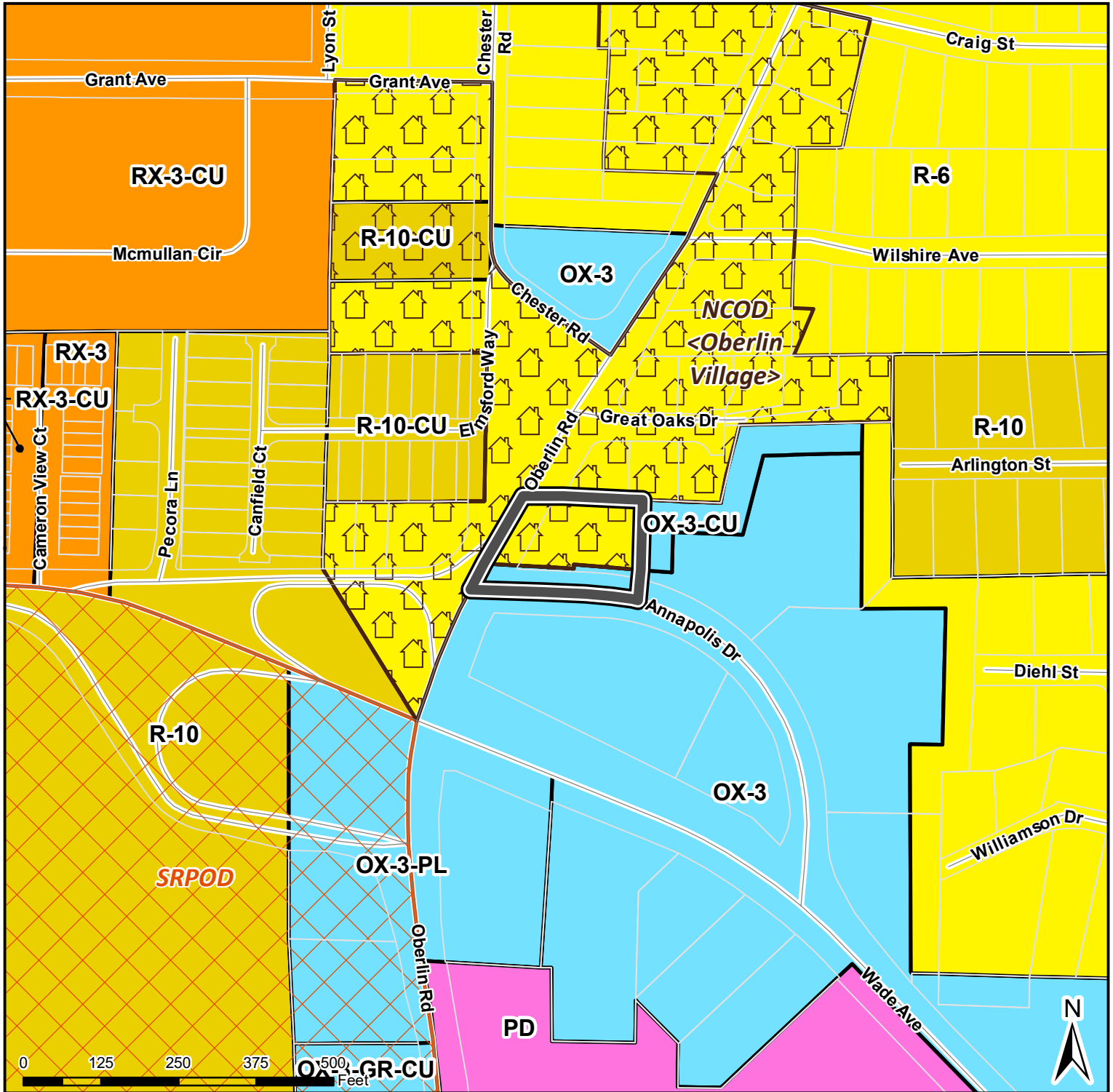
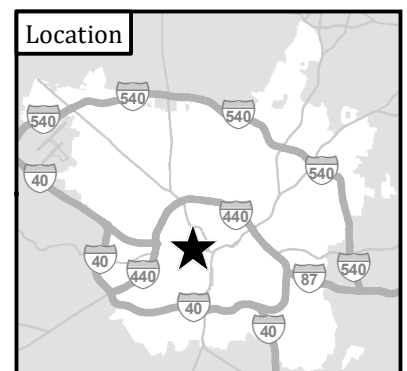


Existing Zoning

Z-69-2020



Property	1302 Oberlin Rd
Size	0.49 acres
Existing Zoning	R-6 w/NCOD & part OX-3
Requested Zoning	OX-3-UL-CU



To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	Sara Ellis, Senior Planner
Department	Planning and Development
Date	June 03, 2021
Subject	City Council agenda item for June 15, 2021 – Z-69-20

On May 18, 2021 City Council authorized the public hearing for the following item:

Z-69-20 1302 Oberlin Road, approximately 0.49 acres located at [1302 Oberlin Road](#).

Signed zoning conditions provided on May 14, 2021 limit the uses on the property to residential; limit the number of bedroom to no more than 3 per unit; prohibit vinyl and EIFS siding; limit the total number of residential units to 13; and limit the building height along the front 50' of the property fronting Oberlin Road to 28.7 feet and two stories; and require the apartment building type to mimic the appearance of a townhome.

Current zoning: Residential-6 with Neighborhood Conservation Overlay District (R-6 w/NCOD)

Requested zoning: Office & Residential Mixed Use with an Urban Limited Frontage and Conditions (OX-3-CU-UL).

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

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

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

The Planning Commission recommends approval of the request (9 - 0).

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



RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 13015

CASE INFORMATION: Z-69-20

Location	East side of Oberlin Road, at the northwestern intersection of Oberlin and Annapolis Drive. Approximately five-tenths of a mile north of Oberlin Road and Wade Avenue. Address: 1302 Oberlin Road PINs: 1704160530 iMaps , Google Maps , Directions from City Hall
Current Zoning	R-6 w/NCOD
Requested Zoning	OX-3-UL-CU
Area of Request	0.49 acres
Corporate Limits	The site is located within Raleigh's Corporate City limits.
Property Owner	Oak City Partners LLC
Applicant	Michael Birch of Longleaf Law Partners
Council District	D
PC Recommendation Deadline	June 21, 2021

SUMMARY OF PROPOSED CONDITIONS

1. The principal uses permitted on the property shall be those "Household Living" uses listed as permitted, limited and special uses in the OX district as shown on the Allowed Principal Use Table, UDO section 6.1.4.
2. There shall be no more than three (3) bedrooms per dwelling unit.
3. Vinyl and synthetic stucco (EIFS) shall be prohibited as building siding materials.
4. There shall be no more than thirteen (13) residential dwelling units.
5. This condition shall apply only to those new buildings with a front façade located within that area between the Oberlin Road right-of-way and the maximum build-to along Oberlin Road. The maximum building height for the buildings subject to this condition shall be 28.7 feet and two stories, as measured from average grade (above the street-facing building façade) along Oberlin Road in both number of stories and feet. This condition shall not affect the allowance under UDO section 1.5.7.A.3 for an additional story on the lower portion of the lot relative to Oberlin Road. The height limitation shall not be used when determining the height of a building subject to this condition as measured from Annapolis Street.
6. 6. If an apartment building type is utilized, then the apartment building type may not include dwelling units that are separated from one another by a horizontal party wall

(meaning no “stacked” dwelling units). This condition shall not prohibit a dwelling unit from having multiple stories.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Office & Residential Mixed Use
Urban Form	Transit Emphasis Corridor & Main Street
Consistent Policies	Policy LU 1.2 Future Land Use Map and Zoning Consistency Policy LU 2.2 Compact Development Policy LU 5.4 Density Transitions Policy LU 8.1 Housing Variety Policy LU 8.5 Conservation of Single-family Neighborhoods Policy H 1.8 Zoning for Housing Policy UD 3.7 Parking Lot Placement Policy UD 6.1 Encouraging Pedestrian-oriented Uses Policy LU 7.3 Single-family Lots on Major Streets Policy UD 1.10 Frontage Policy UD 7.3 Design Guidelines
Inconsistent Policies	Policy LU 8.3 Conserving, Enhancing, and Revitalizing Neighborhoods Policy LU 8.12 Infill Compatibility

FUTURE LAND USE MAP CONSISTENCY

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

COMPREHENSIVE PLAN CONSISTENCY

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

PUBLIC MEETINGS

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
November 09, 2020 14 Attendees	March 03, 2021, March 15, 2021	March 23, 2021 (Consent) April 27, 2021, (Deferral) May 11, 2021	May 18, 2021, June 15, 2021

PLANNING COMMISSION RECOMMENDATION

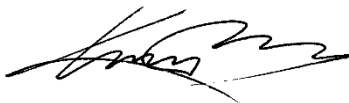
The rezoning case is **Consistent** with the Future Land Use Map and **Consistent** with the relevant policies in the Comprehensive Plan, furthermore **Approval** is reasonable and in the public interest because:

Reasonableness and Public Interest	The request is consistent with the 2030 Comprehensive Plan Overall and with the following policies; Policy LU 1.2 Future Land Use Map and Zoning Consistency; Policy LU 5.4 Density Transitions; Policy H 1.8 Zoning for Housing; Policy LU 7.3 Single-family Lots on Major Streets.
Change(s) in Circumstances	
Amendments to the Comprehensive Plan	N/A
Recommendation	Approval
Motion and Vote	Motion: Miller Second: O'Haver In Favor: Bennett, Fox, Lampman, Mann, McIntosh, Miller, O'Haver, Rains and Winters
Reason for Opposed Vote(s)	N/A

ATTACHMENTS

1. Staff report
2. Rezoning Application
3. Original conditions

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



Ken A. Bowers, AICP
Planning and Development Deputy Director

Date: May 18, 2021

Staff Coordinator: Sara Ellis: (919) 996-2234; Sara.Ellis@raleighnc.gov



ZONING STAFF REPORT – CASE Z-69-20

Conditional Use District

OVERVIEW

The request is to rezone approximately 0.49 acres from Residential-6 with the Oberlin Village Neighborhood Conservation Overlay District (R-6 w/NCOD) to Office Mixed Use-3 with an Urban Limited Frontage and Conditions (OX-3-UL-CU). Proposed conditions limit the uses on the property to residential; limit the number of bedroom to no more than 3 per unit; prohibit vinyl and EIFS siding; limit the total number of residential units to 13; and limit the building height along the front 50' of the property fronting Oberlin Road to 28.7 feet and two stories; and require the apartment building type to mimic the appearance of a townhome.

The rezoning site is one parcel – 1302 Oberlin Road – located at the northeast intersection of Oberlin Road and Annapolis Drive. To the north and west of the site is the Oberlin Village Neighborhood which is zoned R-6 with a Neighborhood Conservation Overlay District (NCOD). (The Oberlin Village NCOD is also mapped south of Wade Avenue and west of Oberlin Road.) Properties immediately to the south and east of the site are largely offices zoned OX-3. There are pockets of R-10 and some RX-3-CU within 500' of the site as well.

The site currently contains an attached dwelling and detached garage fronting along Oberlin Road and Annapolis Drive, the rear of the site is an undeveloped grass yard with some tree coverage bordering the parcel. The topography on the site is highest along Oberlin Road and grades down by about 10% further east.

The parcels bordering the site to the north contain single family detached dwellings. As this request is to rezone to a mixed-use district, UDO Section 3.5.1 Neighborhood Transitions will apply. This code requirement applies to mixed use parcels adjacent to parcels zoned for residential uses that contain single family homes and requires a protective yard with either a wall or landscaping, and a 50' use restricted zone where a building cannot be located.

The request would remove the Oberlin Village NCOD that applies to the site but would retain the same height regulations by virtue of a proposed zoning condition. This overlay district requires a minimum lot size of 5,000 square feet, a maximum lot size of 12,500 square feet (the subject parcel is approximately 21,344 square feet and already exceeds the NCOD maximum lot size), a minimum lot width of 50', a front yard setback that is within 10% of the median front yard setback established by the buildings on the same block face, a minimum of one building entrance facing the street, and a maximum building height of 28.7' and two stories. Under the requested district, development on the site would be regulated by OX-dimensional standards, but with the added UL- frontage pedestrian facing entrances will still be required.

The application of the Urban Limited Frontage would prohibit the detached residential building type. The following building types would be permitted by the OX district: townhouse, apartment, general building, and mixed-use building. None of these are permitted under the current zoning.

The rezoning site is designated as Office & Residential Mixed Use on the Future Land Use Map, along with the parcel bordering the site on the east and a pocket of parcels to the south around the intersection of Wade Avenue and Oberlin Road and along Annapolis Drive. Properties to the north of the site are designated for Low Density Residential, to the west is generally Moderate Density Residential with a small area designated for Public Parks & Open Space.

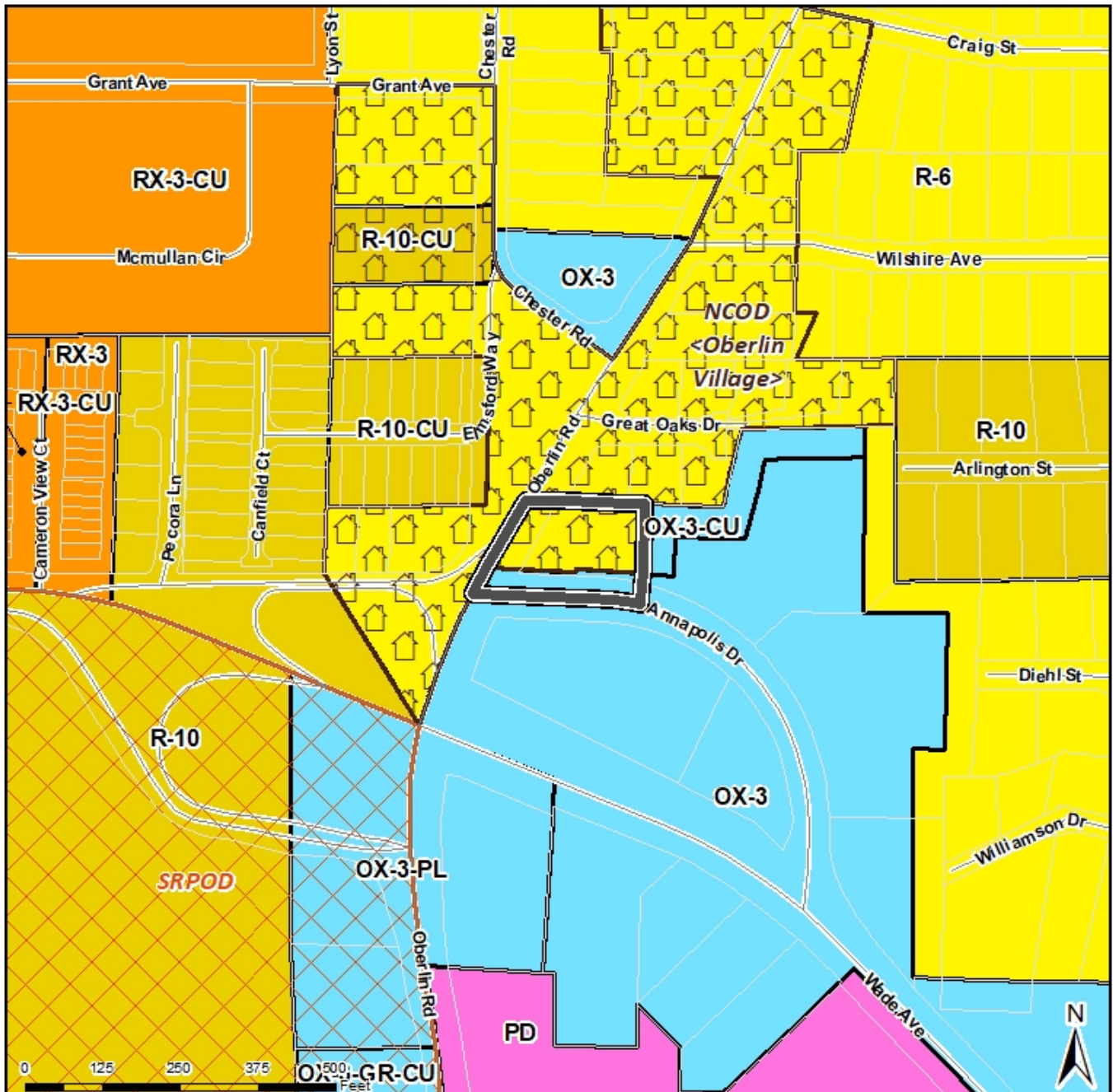
Oberlin Road is designated as a Transit Emphasis Corridor on the Urban Form Map, which recommends a hybrid frontage to balance pedestrian-friendly design with high traffic volume. Annapolis drive is designated as a Main Street Corridor, which recommends an urban frontage. Per 2030 Comprehensive Plan guidance, where areas are subject to multiple designations, guidance from the more urban of the overlapping designations should prevail. The Main Street Corridor designation recommends an urban frontage, which is consistent with the requested UL frontage.

OUTSTANDING ISSUES

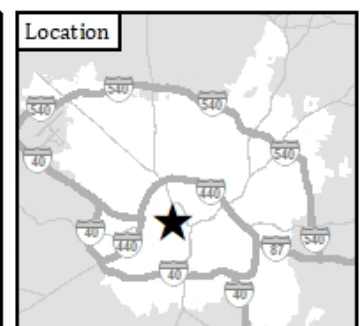
Outstanding Issues	None	Suggested Mitigation	N/A
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Existing Zoning

Z-69-2020

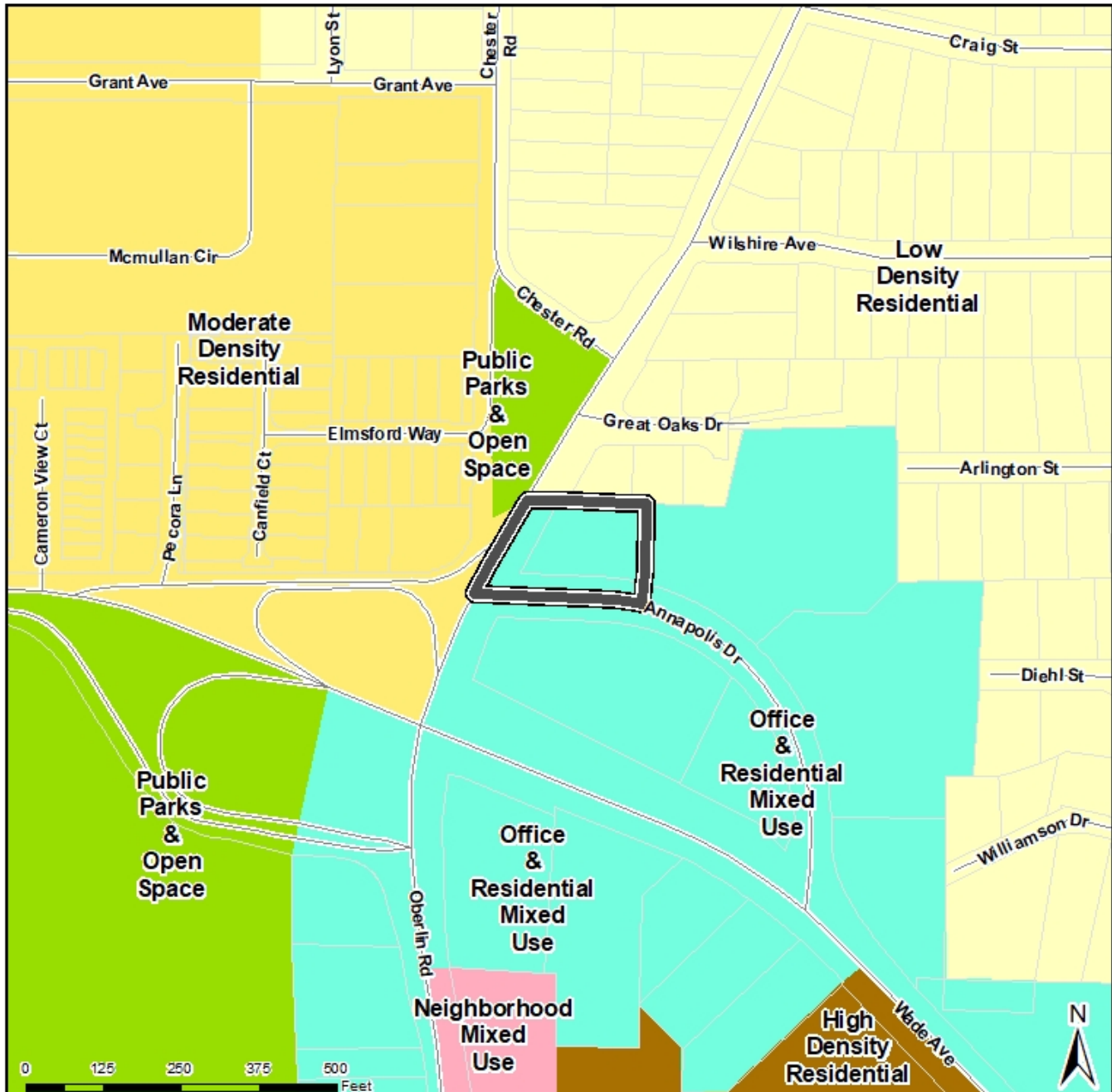


Property	1302 Oberlin Rd
Size	0.49 acres
Existing Zoning	R-6 w/NCOD & part OX-3
Requested Zoning	OX-3-UL-CU

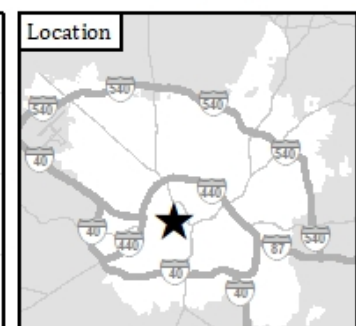


Future Land Use

Z-69-2020



Property	1302 Oberlin Rd
Size	0.49 acres
Existing Zoning	R-6 w/NCOD & part OX-3
Requested Zoning	OX-3-UL-CU

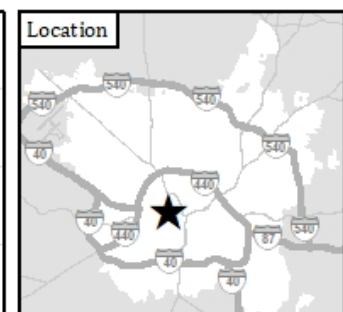


Urban Form

Z-69-2020



Property	1302 Oberlin Rd
Size	0.49 acres
Existing Zoning	R-6 w/NCOD & part OX-3
Requested Zoning	OX-3-UL-CU



COMPREHENSIVE PLAN

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

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

Yes, the request is consistent with the vision, themes and policies in the 2030 Comprehensive Plan.

The request is consistent with the vision themes of **Expanding Housing Choice** because it would allow additional dwelling units and a wider variety of building types in a location appropriate to serve the proposed increase in density. The request is also consistent with **Coordinating Land Use and Transportation** and **Managing Our Growth** vision themes as it would increase residential density and add a pedestrian oriented frontage along a Transit Emphasis Corridor which is identified as a road planned for a high level of bus service that benefits from a dense land use pattern to support a high level of ridership.

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

Yes, the Future Land Use Map designates the site for Office & Residential Mixed Use which is consistent with the request to rezone to OX-.

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

The use is specifically designated on the Future Land Use Map.

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

The community facilities, including streets, public utility and stormwater infrastructure appear able to serve the proposed use.

Future Land Use

Future Land Use designation: Office & Residential Mixed Use

The rezoning request is

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

☐ **Inconsistent**

The rezoning site is designated Office & Residential Mixed Use, which envisions a mix of residential and office uses with limited retail and a corresponding Office Mixed

Use (OX) zoning district. The request is to rezone to OX-3- is consistent with this designation.

Urban Form

Urban Form designation: Transit Emphasis and Main Street Corridor

The rezoning request is

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

☐ **Inconsistent**

☐ **Other**

Overview: The site is located at the intersection of Oberlin Road and Annapolis Drive. Oberlin Road is designated as a Transit Emphasis Corridor, and Annapolis Drive is designated as a Main Street Corridor. The Transit Emphasis Corridor designation recommends a hybrid frontage, however the 2030 Comprehensive Plan guidance states when an area is subject to multiple designations, guidance from the more urban of the overlapping designations should prevail. The Main Street Corridor designation recommends an urban frontage, which is consistent with the requested UL frontage.

Impact: The request includes an Urban Limited Frontage, which requires a pedestrian facing entrance, does not permit parking between the building and the street, and has primary and side street build-tos of 0' or 20'. This is a departure from the Oberlin Village Neighborhood NCOD, which requires the front yard setback to be within 10% of the median established by other buildings on the same block face. The impact would be limited to the subject parcel and the neighboring parcel to the south, there are no other properties on this block face.

Compatibility: The Urban Limited Frontage would be a departure from the current built character of the NCOD and surrounding zoning as it would allow for a 0' setback on the front and side of the site. However, the site is located at the intersection of two streets, and along a major throughfare designated for a high level of transit service. The proposed urban limited frontage and mixed-use building types would support the Urban Form guidance for the area.

Compatibility

The proposed rezoning is

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

☐ **Incompatible.**

The development enabled by the proposed zoning is compatible with the surrounding uses and would be a continuation of the OX-3 zoning bordering it to the east and south. While the

parcel does border two lots zoned for R-6 to the north, the combination of a code required buffer yard and uses restricted to limited retail and office would not be incompatible next to residential. Additionally, the request would facilitate a more pedestrian friendly building design along a major thoroughfare. There is a bus stop located in front of the rezoning site on Oberlin Road.

Public Benefits of the Proposed Rezoning

- The request would increase the housing supply in an area with sufficient road and utility infrastructure to serve the proposed increase in density.
- The request may facilitate a more walkable design by adding an Urban Limited Frontage in an area designated for walkability and transit access.

Detriments of the Proposed Rezoning

- The property was part of the original Oberlin freedman's village, and while it is not part of National or Local Register Historic District, changes to the property may have historic significance that would not be retained through the rezoning process.

Policy Guidance

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

Policy LU 1.2 Future Land Use Map and Zoning Consistency

The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.

- The rezoning site is designated as Office & Residential Mixed Use on the Future Land Use Map. This designation is generally applied to frontage lots along major streets where low-density residential uses are no longer appropriate and encourages a mix of residential and office uses. OX is the closest corresponding zoning district with heights limited to four stories. The request to rezone to OX-3-UL-CU is consistent with this designation.

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 rezoning request would give mixed use entitlement to a site with direct access on a Transit Emphasis Corridor, Oberlin Road.

Policy LU 5.4 Density Transitions

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

- The requested district OX-3-UL-CU would permit residential uses on a site that serves as a transition point between the low-density residential area to the north and would be an extension of the zoning to the south and east.

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.

Policy H 1.8 Zoning for Housing

Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing. In areas characterized by detached houses, accommodations should be made for additional housing types while maintaining a form and scale similar to existing housing.

- The request would increase the types of homes permitted on the site by allowing the townhouse, apartment, and mixed-use building types. Currently only single-family detached dwellings are permitted.

Policy UD 3.7 Parking Lot Placement

New parking lots on designated Main Street and Transit Emphasis corridors on the Urban Form Map should be located at the side or rear of buildings when on-street parking is available, with only limited front door parking provided elsewhere. Where feasible, parking lots abutting these corridors should be landscaped to create a pedestrian-friendly streetscape with business visibility.

Policy UD 6.1 Encouraging Pedestrian-oriented Uses

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

- The rezoning site is located at the intersection of a Transit Emphasis and Main Street Corridor on the Urban Form Map, and it includes an Urban Limited Frontage which prohibits parking between the building and the street.

Policy LU 7.3 Single-family Lots on Major Streets

No new single-family residential lots should have direct vehicular access from major streets, in an effort to minimize traffic impacts and preserve the long-term viability of these residential uses when located adjacent to major streets.

- The current zoning entitlement would only permit the detached home building type, as Oberlin Road is a major street and a Transit Emphasis Corridor a denser development type would be consistent with this policy.

Policy LU 8.5 Conservation of Single-family Neighborhoods

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

- While the requested district would no longer permit single family detached residential, as this is not a permitted building type when a UL- frontage is applied, the Future Land Use Map Designation of Office & Residential Mixed Use states “this category is applied primarily to frontage lots along major streets where low-density residential uses are no longer appropriate.” The request would provide a reasonable transition of height and uses adjacent to the residential neighborhoods bordering it to the north.

Policy UD 1.10 Frontage

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

- The request includes an Urban Limited Frontage, which is a departure from the current zoning and built character in the area. However, the Urban Form Map recommends the application of a frontage for the parcels fronting along the entirety of Oberlin Road, and along Annapolis Drive. The application of a frontage is consistent with the policy guidance to provide walkability and urban form.

Policy UD 7.3 Design Guidelines

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

- The rezoning site is located at the intersection of a Transit Emphasis and Main Street Corridor, which is consistent with the request to rezone to a mixed-use district with an urban limited frontage. The relationship of the building to the street with an Urban Limited Frontage is consistent with Design Guidelines 2, 6, 7, 8, 14, 15 and 17.

Guideline 2	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.
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.
Guideline 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.
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.
Guideline 14	Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.
Guideline 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.
Guideline 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.

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

Policy LU 8.3 Conserving, Enhancing, and Revitalizing Neighborhoods

Recognize the importance of balancing the need to increase the housing supply and expand

neighborhood commerce with the parallel need to protect neighborhood character, preserve historic resources, and restore the environment.

- The request is to remove the Oberlin Village NCOD, which would change the built character of the area by allowing a smaller minimum lot size, a larger variety of building types beyond single family detached, and decreased setbacks.

Policy LU 8.12 Infill Compatibility

Vacant lots and infill sites within existing neighborhoods should be developed consistently with the design elements of adjacent structures, including height, setbacks, and massing through the use of zoning tools including Neighborhood Conservation Overlay Districts.

- The request would remove the Oberlin Village Neighborhood NCOD and decrease the minimum setbacks through the application of the Urban Limited Frontage. As this policy specifically recommends the use of NCODs for infill compatibility, the request could only come into consistency with this specific policy by retaining the NCOD.

Area Plan Policy Guidance

- No area specific guidance exists for the rezoning site.

HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	52	Above average, a bus stop with routes going downtown and to Crabtree Valley Mall is within walking distance of the site.
Walk Score	30	37	On average with the City of Raleigh, some destinations can be walked to, but most trips will require a car.

Source: [Walk Score](#) is a publicly available service that measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. The higher the Transit Score or Walk Score, the greater the percentage of trips that will be made on transit or by walking, and the smaller the carbon footprint. The scores also correlate with shorter vehicle trips, which also produce less carbon. The city has a wide range of scores. Raleigh Municipal Building, for instance, has a Walk Score of 92, meaning the area is highly pedestrian-friendly and that many destinations are within a short walk. Some areas in the city have scores in single digits, indicating that few if any destinations are within walking distance, so nearly all trips are made by car.

Summary: The site is served by the #16 Oberlin which has 30 minute peak service during the week. The outbound bus stop is located about 40' south of the site on Oberlin Road and there are contiguous sidewalks connecting to it. The inbound bus stop is proximate at about 150' north of the site on the east side of Oberlin, but the nearest crosswalk or signalized intersection to access the eastern stop is about 1000' feet south. This may pose safety and comfort challenges to using the bus.

The walk score is slightly higher than the City's average, there's a small retail strip with restaurants and some shopping located two tenths a mile south of the site down Oberlin Road with contiguous sidewalks present.

Carbon/Energy Footprint: Housing

Housing Type	Average Annual Energy Use (million BTU)	Permitted in this project?
Detached House	82.7	Yes
Townhouse	56.5	Yes
Small Apartment (2-4 units)	42.1	Yes
Larger Apartment	34.0	Yes

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

Summary: The requested OX- zoning district would permit all housing types, and may reduce the carbon and energy footprint on the site by permitting more energy efficient building types.

Housing Supply and Affordability

Does it add/subtract from the housing supply?	Adds	The request would increase the residential density from 4 units per acre to up to 26.53
Does it include any subsidized units?	No	
Does it permit a variety of housing types beyond detached houses?	Yes	The request is for a mixed use district, and would permit all housing types.

If not a mixed-use district, does it permit smaller lots than the average?*	N/A	The request is for a mixed-use district.
Is it within walking distance of transit?	Yes	GoRaleigh Route #16 is proximate to the site on the inbound route, but the outbound round may be difficult to access on foot.

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

Summary: The requested district would substantially increase the residential entitlement on the site and allow all housing types – currently on detached single family are permitted. The request is located within walking distance to transit, but a lack of pedestrian crosswalks may prove difficult to access.

IMPACT ANALYSIS

Historic Resources

The site is not located within or adjacent to a National Register Historic District or Raleigh Historic Overlay District. It does not include nor is adjacent to any National Register individually-listed properties or Raleigh Historic Landmarks.

Impact Identified: None.

Parks and Recreation

1. This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors.
2. Nearest existing park access is provided by Jaycee Park (0.2 miles) and Latta University Historic Park (0.4 miles).
3. Nearest existing greenway trail access is provided by Gardner St Greenway Trail (0.2 miles).
4. Current park access level of service in this area is graded a B letter grade.

Impact Identified: None.

Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	21	500	8,500
Waste Water	21	500	8,500

Impact Identified:

1. The proposed rezoning would add approximately 8,479 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area
2. At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy
3. Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developed

Stormwater

Floodplain	n/a
Drainage Basin	Pigeon House
Stormwater Management	UDO 9.2
Overlay District	n/a

Impact Identified: Downstream flooding identified at 1319 Williamson Drive. Applicant has shown compliance with UDO 9.2.2.E.3.

Transportation

Site Location and Context

Location

The Z-69-2020 site is located in on the northeast corner of Oberlin Road and Annapolis Drive, which connects Oberlin Road to westbound Wade Avenue.

Area Plans

The Z-69-2020 site is not located within an adopted area plan. It is immediately adjacent to the Cameron Village Hillsborough Area Plan. This plans makes specific recommendations for improving the environment for walking and biking on Oberlin Road near Wade Avenue.

Existing and Planned Infrastructure

Streets

Oberlin Road is designated as a 2-lane divided avenue in map T-1 of the Comprehensive Plan (the Street Plan); it is maintained by the City of Raleigh. Annapolis Drive is not designated in the Street Plan. Wade Avenue is designated as a four-lane divided avenue. Both are maintained by NCDOT.

In accordance with UDO section 8.3.2, the maximum block perimeter for OX-3 zoning districts is 3,000 feet, and the maximum length for a dead-end street is 400 feet. The current block perimeter for this site is approximately 7,000 feet. There are three stub streets in the block that are not connected.

Pedestrian Facilities

The sidewalks are complete on Oberlin Road and Annapolis Drive. Wade Avenue does not have sidewalks on the sections closest to Oberlin Road, but the City of Raleigh has plans to install them on the north side between Hobson Court and Oberlin Road. Construction is scheduled for the summer of 2021.

Bicycle Facilities

There are bicycle lanes on Oberlin Road north and south of the site but not in immediately near the site. The missing bikeway is designated as a separated bikeway in Map T-3 in the Comprehensive Plan.

Transit

The site is served by GoRaleigh route #16, which operates every 30 minutes during peak and 60 minutes in the off-peak hours. It offers service between Downtown Raleigh and Crabtree Valley Mall, where it connects to other routes. In addition, Oberlin Road is a designated a part of the frequent bus network which is planned to be implemented by the Wake Transit Plan. This service will operate every 15 minutes between the Midtown area and Centennial Campus of NC State University.

Access

Access to the subject site is via Oberlin Road or Annapolis Drive.

Other Projects in the Area

The Oberlin Road Streetscape project is located approximately one third mile south of the Z-69-20 site. This project will implement a separated bikeway on Oberlin Road Between Cark Avenue and Bedford Avenue. It will also make several sidewalk and pedestrian improvements to the area. It is currently in right-of-way acquisition.

NCDOT has plans to replace the Oberlin Road bridge over Wade Avenue. Raleigh Transportation expects to partner with NCDOT to implement changes consistent with the Cameron Village Hillsborough Area Plan. The project schedule is not known at this time.

TIA Determination

Based on the Envision results, approval of case Z-69-20 would increase the amount of projected vehicular peak hour trips to and from the site as indicated in the table below. The proposed rezoning from R-6 to OX-3-UL-CU is projected to generate 34 new trips in the AM peak hour and 38 new trips in the PM peak hour. These values do not trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual.

Z-69-20 Existing Land Use	Daily	AM	PM
Single Family Detached	9	1	1
Z-69-20 Current Zoning Entitlements	Daily	AM	PM
Residential	19	1	2
Z-69-20 Proposed Zoning Maximums	Daily	AM	PM
Office Mixed Use	344	35	40
Z-69-20 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	325	34	38

Impact Identified: Slight decrease in daily number of trips.

Urban Forestry

This rezoning request does not affect the requirements of Urban Forestry.

Impact Identified: None.

Impacts Summary

The rezoning request would have limited impacts at the rezoning stage.

Mitigation of Impacts

No mitigation is required for Z-69-20 at the rezoning stage.

CONCLUSION

Rezoning request Z-69-20 would rezone just under a half an acre from Residential-6 with a Neighborhood Conservation Overlay District (R-6 w/NCOD) to Office Mixed Use-3 with an Urban Limited Frontage and Conditions (OX-3-UL-CU). The proposed conditions limit the uses on the property to residential; limit the number of bedroom to no more than 3 per unit; prohibit vinyl and EIFS siding; limit the total number of residential units to 13; and limit the building height along the front 50' of the property fronting Oberlin Road to 28.7 feet and two stories; and require the apartment building type to mimic the appearance of a townhome.

The request would remove the NCOD, which includes minimum and maximum lot size, minimum lot width and front yard setbacks within 10% of the median front yard setback established by buildings on the same block face. The request would however retain the NCOD requirement of pedestrian facing entrances through the requested Urban Limited Frontage and the maximum building height of 28.7 feet and two stories along the front portion of the site through an added zoning condition.

The request is **consistent** with the 2030 Comprehensive Plan overall: **consistent** with the Future Land Use and the Urban Form Map. The request is also **consistent** with Comprehensive Plan policies related to compact development, zoning for housing, activating the street, encouraging pedestrian oriented uses and design guidelines. The request is however **inconsistent** with policies relating to neighborhood conservation and infill compatibility.

The request would support the vision themes of *Expanding Housing Choice*, *Coordinating Land Use and Transportation* and *Managing Our Growth*.

CASE TIMELINE

Date	Action	Notes
12/03/2020	Conditional use rezoning application submitted.	
12/29/2020	Initial review letter provided.	Case is incomplete due to downstream flooding identified in the area. Applicant directed to show compliance with 9.2.2.E.3.
1/25/21	Downstream stormwater evaluation provided.	Stormwater staff reviewed and found the applicant is in compliance with 9.2.2.E.3. Application is deemed complete.

3/23/2021	Planning Commission review begins.	
4/16/2021	New and revised zoning conditions.	Revised zoning conditions further limit total dwelling units and nonresidential floor area; new condition limits height.
4/30/21	New and revised zoning conditions submitted.	Revised zoning conditions further limit total dwelling units, mimic the townhome building style and prohibit all commercial uses.

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	R-6	R-6	OX-3	OX-3-CU	R-6
Additional Overlay	NCOD	NCOD	None	None	NCOD
Future Land Use	Office & Residential Mixed Use	Low Density Residential	Office & Residential Mixed Use	Office & Residential Mixed Use	Moderate Density Residential
Current Land Use	Attached Dwelling	Single Family Dwelling	Office	Commercial	Vacant and Single Family
Urban Form	Transit Emphasis Corridor	None	Main Street & Mixed-Use Center	Mixed-Use Center	None

CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	R-6 w/NCOD	OX-3-UL-CU
Total Acreage	0.49	0.49
Setbacks:		
Front	10'	0' or 20'
Side (Street)	10'	5'
Side (Lot)	5'	0' or 20'
Rear	20'	0' or 6'
Residential Density:	4.08	26.53
Max. # of Residential Units	2	13
Max. Gross Building SF	--	40,455
Max. Gross Office SF	--	--
Max. Gross Retail SF	--	--
Max. Gross Industrial SF	--	--
Potential F.A.R	0.19	1.90

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



Civil Engineering
Project Management
Land Planning
City of Raleigh Specialists

P.O. Box 418
Clayton, NC 27528
919-889-2614

jason@wakelanddesign.com

WAKE LAND DESIGN, PLLC

January 13, 2021

Mr. Michael Birch
Longleaf Law Partners
4590 Creedmoor Rd.
Suite 302
Raleigh, NC 27612

RE: Z-69-20 - Downstream Stormwater Analysis at 1319 Williamson Dr.

In response to comment provided by City of Raleigh Stormwater, which indicated a property located downstream of the 1302 Oberlin Rd. parcel has experienced structural flooding in the past, an evaluation of the subject drainage area to the subject property has been performed in accordance with UDO Sec. 9.2.2.E.3.d. This drainage area evaluation was performed by utilizing Wake County IMAPS topography and drainage infrastructure information to establish a total drainage area upstream of the structure located at 1319 Williamson Drive.

The results of this evaluation indicate the overall drainage area is approximately 45.9 acres while the size of the subject property at 1302 Oberlin Road site is approximately 0.49 acres or 1.07%. Therefore, in accordance with UDO 9.2.2.E.3.d, because the subject property is less than 5% of the drainage area, no further downstream stormwater analysis is required. A copy of the drainage area exhibit is attached to this letter.

Should staff have any further questions regarding this analysis, please feel free to contact me directly.

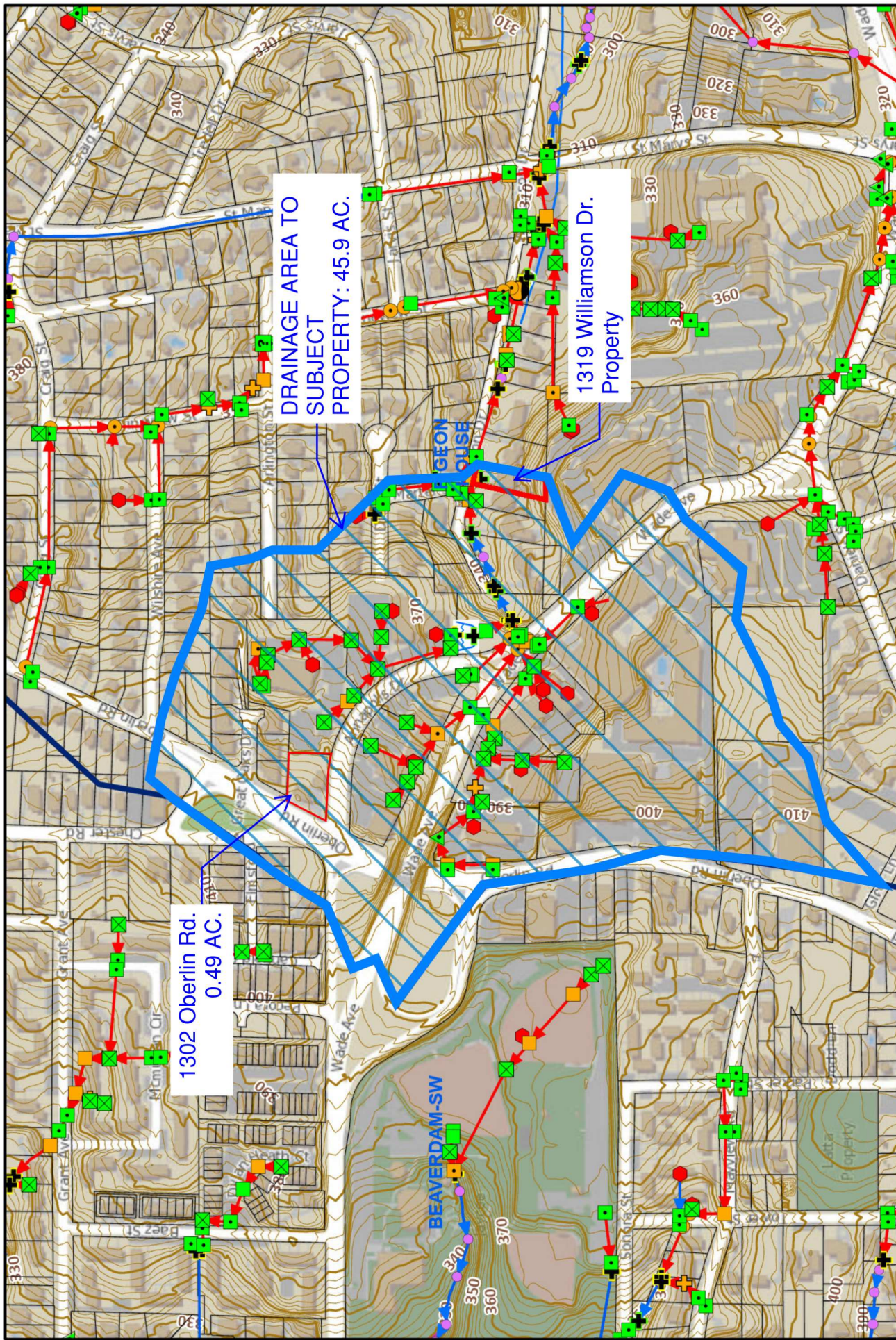
Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Meadows', written over a horizontal line.

Jason G. Meadows, P.E.
jason@wakelanddesign.com
919-889-2614



1-13-21



Drainage Area to 1319 Williamson Dr.

Rezoning Application



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

REZONING REQUEST

☐ General Use ☒ Conditional Use ☐ Master Plan

OFFICE
USE ONLY

Existing Zoning Base District **R-6** Height **N/A** Frontage **N/A** Overlay(s) **NCOD**

Rezoning Case #

Proposed Zoning Base District **OX** Height **3** Frontage **UL** Overlay(s) **N/A**

Click [here](#) to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.

If the property has been previously rezoned, provide the rezoning case number:

GENERAL INFORMATION

Date Date Amended (1) Date Amended (2)

Property Address **1302 Oberlin Road**

Property PIN **1704-16-0530**

Deed Reference (book/page) 17287 / 2191; 17732 / 702; 18002 / 724; and BM 2020 / PG 1182

Nearest Intersection **Oberlin Road and Annapolis Drive**

Property Size (acres) **0.49**

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/Address

Oak City Partners, LLC
910 Tryon Hill Drive, Suite 100
Raleigh, NC 27603

Phone

Fax

Email

Applicant Name/Address

Michael Birch
Longleaf Law Partners
4509 Creedmoor Road, Suite 302
Raleigh, NC 27612

Phone **919.645.4317**

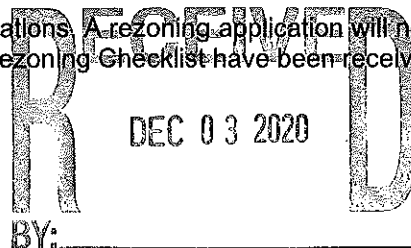
Fax

Email **mbirch@longleaflp.com**

Applicant* Signature(s)

Email

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

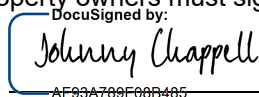


RECEIVED**By Sara Ellis at 2:52 pm, May 14, 2021****CONDITIONAL USE DISTRICT ZONING CONDITIONS**Zoning Case Number **Z-69-20****OFFICE USE ONLY**Date Submitted **May 14, 2021****Rezoning Case #**Existing Zoning **R-6-NCOD** Proposed Zoning **OX-3-UL-CU****Narrative of Zoning Conditions Offered**

1. The principal uses permitted on the property shall be those "Household Living" uses listed as permitted, limited and special uses in the OX district as shown on the Allowed Principal Use Table, UDO section 6.1.4.
2. There shall be no more than three (3) bedrooms per dwelling unit.
3. Vinyl and synthetic stucco (EIFS) shall be prohibited as building siding materials.
4. The maximum number of dwelling units permitted on the property shall be thirteen (13).
5. This condition shall apply only to those new buildings with a front facade located within that area between the Oberlin Road right-of-way and the maximum build-to along Oberlin Road. The maximum building height for the buildings subject to this condition shall be 28.7 feet and two stories, as measured from average post-development grade above sea level along the building elevation most parallel and closest to Oberlin Road in both number of stories and feet. This condition shall not limit the ability for these buildings to have an additional story (in addition to the two stories permitted above average post-development grade) on the lower portion of the lot relative to Oberlin Road where the property slopes downward from Oberlin Road. This height limitation shall not be used when determining the height of a building subject to this condition as measured from Annapolis Street.
6. If an apartment building type is utilized, then the apartment building type may not include dwelling units that are separated from one another by a horizontal party wall (meaning no "stacked" dwelling units"). This condition shall not prohibit a dwelling unit from having multiple stories.

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

Property Owner(s) Signature

DocuSigned by:

 AF93A709F08B405...

Print Name Johnny Chappell

REZONING APPLICATION ADDENDUM #1

Comprehensive Plan Analysis

OFFICE USE ONLY

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.

Rezoning 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.

1. The property is designated as Office & Residential Mixed Use on the Future Land Use Map, which allows for a mix of residential and office uses. The applicant is proposing a residential and/or office use to be zoned OX-3-UL without the Oberlin Village NCOD. This proposed use will be located immediately adjacent to other existing Office & Residential Mixed Use areas that currently have OX-3 zoning. The 2030 Comprehensive Plan also provides that OX is the closest corresponding zoning district for the Office & Residential Mixed Use designation. Therefore, the proposed rezoning is consistent with the future land use designation.
2. The rezoning request further is consistent with Table LU-2 "Recommended Height Designations" for Mixed Land Use Categories. The property qualifies as an Edge area given its close proximity to the low density residential neighborhood to the north of the site, and the moderate density residential neighborhood to the west of the site. The property also qualifies as a Core/Transit area given its frontage along Oberlin Road. Per Table LU-2, when a conflict exists between Edge and Core/Transit locations, the area will be considered a General area. For the Office & Residential Mixed Use designation, a maximum of 5 stories is allowed for office, and a maximum of 4 stories is allowed for residential and/or mixed-use. The proposed rezoning is consistent with Table LU-2 given that the residential and/or office use will not exceed 3 stories.
3. The property is located at the intersection of Oberlin Road and Annapolis Drive. Oberlin Road is designated a Transit Emphasis Corridor on the Urban Form Map (calls for a hybrid frontage approach) while Annapolis Drive is designated a Main Street on the Urban Form Map (calls for urban frontage approach). Additionally, the Urban Form Map shows the southern most portion of the property as a Mixed Use Center. The goal of these designations is to bring the buildings closer to the street, and to provide for parking on the side and/or rear of the buildings. The property will be developed with the -UL frontage, which is consistent with this goal. Oberlin Road also has existing bus transit service within walking distance of the property, including Route 16 (Oberlin).
4. The rezoning request is consistent with Comprehensive Plan policies: LU 1.2 "Future Land Use Map and Zoning Consistency" (the proposed use is consistent with the existing Office & Residential Mixed Use Future Land Use Designation; the Comprehensive Plan provides that OX is the closest corresponding zoning district for the Office & Residential Mixed Use designation); LU 2.2 "Compact Development" (the proposed use will be arranged as a compact development); LU 4.9 "Corridor Development" (proposed UL frontage will promote pedestrian friendly and transit-supportive development patterns along Oberlin Road and Annapolis Drive); LU 5.1, LU 5.4, LU 5.5, LU 5.6 "Land Use Compatibility" (the proposed residential and/or office use will serve as a transition between the low density residential neighborhood to the north of the site, and the more intensive moderate density residential to the west of the site; additionally, the proposed residential and/or office use will serve as a building height transition between the existing five-story OX-5 area to the south of the site, and the existing low density residential neighborhood to the north, given that the proposed site will be limited to three stories); LU 6.1, LU 6.2 "Mixed-Use Development" (areas such as the current site that are designated for mixed-use development in the Comprehensive Plan should be zoned in order to provide a mixture of land uses); EP 3.12 "Mitigating Stormwater Impacts" (development is proposed to mitigate stormwater impacts); and Section 16 "Area Specific Guidance" (The Cameron Village and Hillsborough Area Plan recommends OX-5 immediately south of Annapolis Drive; the proposed OX-3 zoning designation is appropriate).

PUBLIC BENEFITS

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

The rezoning request is reasonable and in the public interest because it provides for additional office amenities and/or residences within walking distance to the surrounding residential neighborhoods and office developments, and will be located along a major transportation corridor with bus transit service. Additionally, the conditions and code-required transitions provide an appropriate transition to the nearby residential uses, and mitigate potential impacts.

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 located on the property. The property was not included in the Oberlin Village HOD-G, adopted in 2018.

PROPOSED MITIGATION

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

Not applicable.

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

1.	<p><i>All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.</i></p> <p>Response:</p> <p>The proposed rezoning allows office and/or residential uses within walking distance of nearby residential, office, and commercial uses.</p>
2.	<p><i>Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.</i></p> <p>Response:</p> <p>The site will be designed to serve as a transition between the low density residential to the north, and higher intensity office and residential mixed use areas to the south.</p>
3.	<p><i>A mixed use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed use area should be possible without requiring travel along a major thoroughfare or arterial.</i></p> <p>Response:</p> <p>The subject property is located near the intersection of Oberlin Road and Annapolis Drive, providing ample opportunities for access to the property from the nearby residential communities.</p>
4.	<p><i>Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.</i></p> <p>Response:</p> <p>There is a sufficient street network existing; no new streets are planned.</p>
5.	<p><i>New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.</i></p> <p>Response:</p> <p>There is a sufficient street network existing; no new streets are planned.</p>
6.	<p><i>A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.</i></p> <p>Response:</p> <p>The Urban Limited frontage ensures development along the primary street, with parking located to the rear and/or side of the building.</p>

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

13.	<p><i>New public spaces should provide seating opportunities.</i></p> <p>Response:</p> <p>Public spaces will be provided consistent with the UDO.</p>
14.	<p><i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i></p> <p>Response:</p> <p>The Urban Limited frontage ensures that parking will not dominate the frontage of the subject property. The specific location of parking will be finalized at site plan.</p>
15.	<p><i>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</i></p> <p>Response:</p> <p>The Urban Limited frontage ensures that parking will not dominate the frontage of the subject property. The specific location of parking will be finalized at site plan.</p>
16.	<p><i>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</i></p> <p>Response:</p> <p>The proposed development does not anticipate use of a parking structure.</p>
17.	<p><i>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</i></p> <p>Response:</p> <p>The proposed development will be an office and/or residential use. Additionally, the proposed rezoning area is located along Oberlin Road, which is currently served by bus transit.</p>
18.	<p><i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i></p> <p>Response:</p> <p>The proposed development will provide pedestrian access in accordance with the UDO.</p>
19.	<p><i>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</i></p> <p>Response:</p> <p>There are no known sensitive natural resources on the property.</p>

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

REZONING APPLICATION SUBMITTAL REQUIREMENTS ("Rezoning Checklist")

TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – General Use or Conditional Use Rezoning	YES	N/A	YES	NO	N/A
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
2. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
3. Neighborhood Meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. Rezoning application review fee (see <u>Fee Schedule</u> for rate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Completed application, submitted through Permit & Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Completed Comprehensive Plan Consistency Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Completed Response to the Urban Design Guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties within 500 feet of area to be rezoned	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Trip Generation Study	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. Traffic Impact Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
For properties requesting a conditional use district:					
9. Completed zoning conditions, signed by property owner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
If applicable (see Page 11):					
10. Proof of power of attorney or owner affidavit	<input type="checkbox"/>	<input type="checkbox"/>			
For properties requesting a Planned Development (PD) or Campus District (CMP):					
10. Master Plan (see Master Plan Submittal Requirements)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
For properties requesting an Accessory Dwelling Unit Overlay District (ADUOD):					
15. Copy of ballot and mailing list	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

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

Who can initiate a rezoning request?

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

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

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

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

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

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

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

Temporary Option for Virtual Neighborhood Meetings

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

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

WHAT IS THE PURPOSE OF A NEIGHBORHOOD MEETING?

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

GUIDANCE FOR VIRTUAL NEIGHBORHOOD MEETINGS

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

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

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

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

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

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

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

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

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

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

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

This information should be addressed during the meeting:

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

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

NOTIFICATION LETTER TEMPLATE

Date:

Re: (SITE LOCATION)

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on (MEETING DATE and TIME). The meeting will be held virtually. You can participate online or by telephone. To participate, visit:

(MEETING WEB ADDRESS)

Or call:

(MEETING PHONE NUMBER)

The purpose of this meeting is to discuss a potential rezoning of the property located at (SITE ADDRESS AND NEARBY LANDMARKS). This site is currently zoned (CURRENT ZONING DISTRICT) and is proposed to be rezoned to (PROPOSED ZONING DISTRICT). (ANY OTHER RELEVANT DETAILS OF THE REQUEST.)

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

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

JP Mansolf

Raleigh Planning & Development

(919)996-2180

JP.Mansolf@raleighnc.gov

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

(NAME)

(CONTACT INFO)

Sincerely,

ATTESTATION TEMPLATE

Attestation Statement

I, the undersigned, do hereby attest that the electronic verification document submitted herewith accurately reflects notification letters, enclosures, envelopes and mailing list for mailing the neighborhood meeting notification letters as required by Chapter 10 of the City of Raleigh UDO, and I do hereby further attest that that I did in fact deposit all of the required neighborhood meeting notification letters with the US. Postal Service on the _____, day of _____, 2020. I do hereby attest that this information is true, accurate and complete to the best of my knowledge and I understand that any falsification, omission, or concealment of material fact may be a violation of the UDO subjecting me to administrative, civil, and/or, criminal liability, including, but not limited to, invalidation of the application to which such required neighborhood meeting relates.

Signature of Applicant/Applicant Representative

Date

Rezoning Application



RALEIGH
DEPARTMENT OF
CITY PLANNING



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

REZONING REQUEST			
<input type="checkbox"/> General Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			OFFICE USE ONLY Rezoning Case #
Existing Zoning Base District Height Frontage Overlay(s) _____			
Proposed Zoning Base District _____ Height _____ Frontage _____ Overlay(s) _____			
Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			
GENERAL INFORMATION			
Date		Date Amended (1)	
		Date Amended (2)	
Property Address			
Property PIN		Deed Reference (book/page)	
Nearest Intersection			
Property Size (acres)	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address		Phone	Fax
		Email	
Applicant Name/Address		Phone	Fax
		Email	
Applicant* Signature(s)		Email	

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

CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number		OFFICE USE ONLY Rezoning Case #
Date Submitted		
Existing Zoning	Proposed Zoning	
Narrative of Zoning Conditions Offered		

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

Property Owner(s) Signature _____ Print Name _____



To: Neighboring Property Owner
From: Michael Birch, Longleaf Law Partners
Date: March 1, 2021
Re: Neighborhood Meeting for Rezoning of 1302 Oberlin Road (Z-69-20)

Note: We held a similar meeting on Wednesday, March 3rd. The information provided at this meeting will be similar to the information provided at the March 3rd meeting. The City did not timely post notice of the March 3rd meeting, so we are holding the meeting on March 15th to ensure compliance with the public notice requirements.

You are invited to attend a meeting to discuss rezoning case Z-69-20. We have scheduled an informational meeting with surrounding property owners on Monday, March 15th at 5:00 PM until 7:00 PM. Due to the COVID-19 Pandemic, this meeting will be held virtually. You can participate online or by telephone. To participate, visit:

To Join with Video:

<https://zoom.us/join>
Meeting ID: 858 9745 7227
Password: 054331

To Join by Telephone:

+1 646 558 8656
Meeting ID: 858 9745 7227
Password: 054331

The purpose of this meeting is to discuss rezoning case Z-69-20, which concerns 1302 Oberlin Road (with Property Identification Number 1704-16-0530). The property totals approximately 0.49 acres in size, and is located in the northeast quadrant of the Oberlin Road and Annapolis Drive intersection.

The property is currently zoned R-6 with the Oberlin Village Neighborhood Conservation Overlay District (R-6-NCOD), and the proposed zoning is Office Mixed Use with a 3-story height limit, an Urban Limited Frontage, and zoning conditions (OX-3-UL-CU). The purpose of the rezoning is to allow for either multifamily residential uses or office uses.

The City of Raleigh requires a second neighborhood meeting involving the owners of property within 1,000 feet of the property before the rezoning request can be considered at a Planning Commission meeting. After the neighborhood meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting. We will discuss the same topics heard at the March 3rd neighborhood meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.645.4317 and mbirch@longleaflp.com. Also, for more information about rezoning, you may visit the City's website at www.raleighnc.gov and search for "Rezoning Process", or contact the Raleigh City Planning Department at 919.996.2234 or Sara.Ellis@raleighnc.gov.

Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. Rezoning Application page, including draft zoning conditions

This is a detailed street map of a residential neighborhood in Washington, D.C. The map shows a grid of streets and individual lots. Key streets include Waste Ave running diagonally from the bottom left towards the top right, Elmsford Way running horizontally across the middle, and various smaller streets like Pectora Ln, Elmsford Way, and Great Oaks Dr. A specific lot, located between Elmsford Way and Waste Ave, is highlighted with a black grid pattern. The map also shows other streets like Chesin Rd, Brishire Ave, and Annapolis Dr. The overall layout is typical of a suburban residential development.

The map displays a residential area with a grid of streets. A specific lot is highlighted with a black grid pattern. The map also shows the location of the Oberlin Village neighborhood and the surrounding area.

REZONING OF PROPERTY CONSISTING OF +/- 0.49 ACRES,
LOCATED IN THE NORTHEAST QUADRANT OF THE OBERLIN ROAD AND
ANNAPOLIS DRIVE INTERSECTION, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
NOVEMBER 9, 2020

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Monday, November 9, at 5:00 p.m. The property considered for this potential rezoning totals approximately 0.49 acres, and is located in the northeast quadrant of the Oberlin Road and Annapolis Drive intersection, in the City of Raleigh, having Wake County Parcel Identification Numbers 1704-16-0530. This meeting was held virtually on Zoom with an option to call in by telephone. All owners of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owner
From: Michael Birch
Date: October 31, 2020
Re: Neighborhood Meeting for Rezoning of 1302 Oberlin Road

You are invited to attend a virtual meeting to discuss the proposed rezoning of 1302 Oberlin Road. We have scheduled an informational meeting with surrounding property owners on Monday, November 9th at 5:00 PM until 7:00 PM. Due to the COVID-19 Pandemic, this meeting will be held virtually. You can participate online or by telephone. To participate, visit:

To join with video:

<https://zoom.us/>
Meeting ID: 891 1051 9135
Password: 424983

To join by telephone:

+1 646 558 8656
Meeting ID: 891 1051 9135
Password: 424983

The purpose of this meeting is to discuss the proposed rezoning of property located at 1302 Oberlin Road (with Property Identification Number (PIN) 1704-16-0530). The property totals approximately 0.49 acres in size, and is located in the northeast quadrant of the Oberlin Road and Annapolis Drive intersection.

The property is currently zoned R-6 with the Oberlin Village Neighborhood Conservation Overlay District (R-6-NCOD), and the proposed zoning designation is Office Mixed Use with a 3-story height limit with zoning conditions (OX-3-CU). The purpose of the rezoning is to allow for either multifamily residential uses or office uses.

The City of Raleigh requires a neighborhood meeting involving the owners of property within 500 feet of the properties 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 919.645.4317 and mbirch@longleaflp.com. Also, for more information about rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at 919.996.2682 or JP.Mansolf@raleighnc.gov.

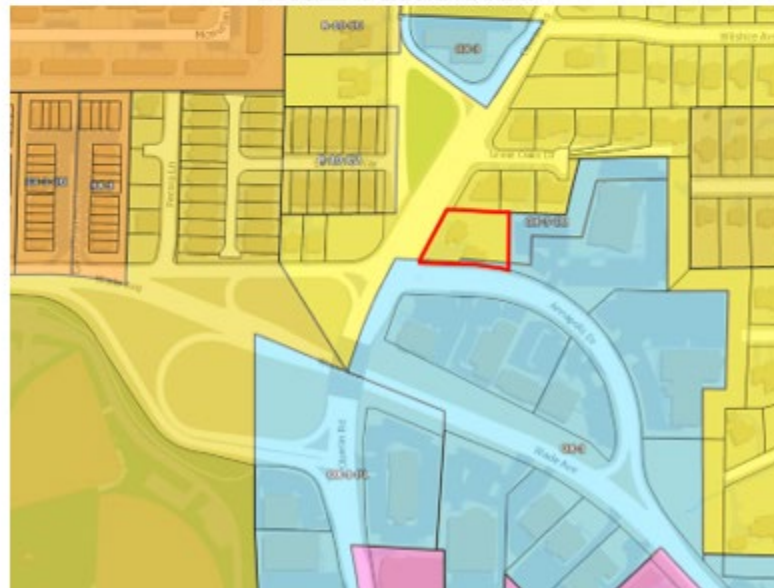
Attached to this invitation are the following materials:

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

CURRENT PROPERTY MAP



CURRENT ZONING MAP



Rezoning Application



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

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			OFFICE USE ONLY Rezoning Case #
Existing Zoning Base District R-6 Height N/A Frontage N/A Overlay(s) NCOD			
Proposed Zoning Base District OX Height 3 Frontage UL Overlay(s) N/A			
Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			
GENERAL INFORMATION			
Date	Date Amended (1)	Date Amended (2)	
Property Address 1302 Oberlin Road			
Property PIN 1704-16-0530		Deed Reference (book/page) 18002 / 724	
Nearest Intersection Oberlin Road and Annapolis Drive			
Property Size (acres) 0.49	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/Address Oak City Partners, LLC 910 Tryon Hill Drive, Suite 100 Raleigh, NC 27603		Phone	Fax
		Email	
Applicant Name/Address Michael Birch, Longleaf Law Partners 4509 Creedmoor Road, Suite 302 Raleigh, NC 27612		Phone 919.645.4317	Fax
		Email mbirch@longleaflp.com	
Applicant* Signature(s)		Email	

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

CONDITIONAL USE DISTRICT ZONING CONDITIONS			
Zoning Case Number		OFFICE USE ONLY Rezoning Case #	
Date Submitted			
Existing Zoning	R-6-NCOD		Proposed Zoning
Narrative of Zoning Conditions Offered			
<p>1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the OX- district shall be prohibited: (i) Dormitory, fraternity, sorority; (ii) Outdoor sports and entertainment facility (<250 seats); (iii) Outdoor sports and entertainment facility (>250 seats); (iv) Overnight Lodging; (v) Detention center, jail, prison; and (vi) Research & Development.</p>			

EXHIBIT B – NOTICE LIST

1704064427 CHESTER PLACE HOMEOWNERS ASSOC YORK PROPERTIES INC 2108 CLARK AVE RALEIGH NC 27605-1606	1704064510 MACKOWIAK, JOHN 1305 CANFIELD CT RALEIGH NC 27608-2067	1704064513 CANFIELD PROPERTIES LLC 6409 WINTHROP DR RALEIGH NC 27612-6637
1704064517 NEWBY, THOMAS A JR NEWBY, CHARLOTTE H 1313 CANFIELD CT RALEIGH NC 27608-2067	1704064611 WORLEY, SAMUEL H WORLEY, JANE H 1317 CANFIELD CT RALEIGH NC 27608-2067	1704064625 WHITE, EDWARD RANDOLPH JR WHITE, LINDA LEWIS 1321 CANFIELD CT RALEIGH NC 27608-2067
1704064629 STUHMER, MARTHA C 1004 BAYFIELD DR RALEIGH NC 27606-1702	1704064637 CHESTER PLACE HOMEOWNERS ASSOC YORK PROPERTIES INC 2108 CLARK AVE RALEIGH NC 27605-1606	1704065570 FLYTHE, EDWIN E JR 3316 ALLEGHANY DR RALEIGH NC 27609-6904
1704065573 SALEEBY, ROBIN M JR 9601 KOUPELA DR RALEIGH NC 27615-2237	1704065587 RAASCO, LLC PO BOX 97304 RALEIGH NC 27624-7304	1704065664 CHESTER PLACE HOMEOWNERS ASSOC YORK PROPERTIES INC 2108 CLARK AVE RALEIGH NC 27605-1606
1704065671 CREECH, SALLY W /TR 1316 CANFIELD CT RALEIGH NC 27608-2066	1704065770 CHESTER PLACE HOMEOWNERS ASSOC YORK PROPERTIES INC 2108 CLARK AVE RALEIGH NC 27605-1606	1704065773 PERRY, BARBARA W 38 EAGLES NEST LN KITTY HAWK NC 27949-3717
1704065787 SCOVIL, JEAN HARPER 1408 CANFIELD CT RALEIGH NC 27608-2068	1704065863 CHESTER PLACE HOMEOWNERS ASSOC YORK PROPERTIES INC 2108 CLARK AVE RALEIGH NC 27605-1606	1704065881 MOORE, JULIET B 1412 CANFIELD CT RALEIGH NC 27608-2068
1704066521 GRAHAM, ERNESTO J GRAHAM, SHERRI ARNOLD 331 SUMMERTIME RD FAYETTEVILLE NC 28303-4657	1704066580 NANCE, JOHN MATTHEW 105 GREENWOOD CIR CARY NC 27511-5763	1704066622 CHESTER PLACE HOMEOWNERS ASSOC YORK PROPERTIES INC 2108 CLARK AVE RALEIGH NC 27605-1606
1704066651 LAMM, JACK R HEIRS WILDER, BOBBY G 2317 ELMSFORD WAY RALEIGH NC 27608-2065	1704066683 COBB, DONNELL B JR COBB, ELIZABETH U 2313 ELMSFORD WAY RALEIGH NC 27608-2065	1704066723 CHESTER PLACE HOMEOWNERS ASSOC YORK PROPERTIES INC 2108 CLARK AVE RALEIGH NC 27605-1606
1704066757 DOUGLASS, ELIZA C 2316 ELMSFORD WAY RALEIGH NC 27608-2065	1704066793 WILSON, MARY G 2312 ELMSFORD WAY RALEIGH NC 27608-2065	1704067561 HAYWOOD, ALONZA HEIRS 3317 STETSON OVERLOOK SE SMYRNA GA 30080-4701
1704067620 DEANE, DAVID A. DEANE, ELIZABETH 2309 ELMSFORD WAY RALEIGH NC 27608-2065	1704067662 JOHNSON, JOSEPH E JOHNSON, JANE F 2305 ELMSFORD WAY RALEIGH NC 27608-2065	1704067733 SELLERS, DIANNE CECILIA 2308 ELMSFORD WAY RALEIGH NC 27608-2065

1704067774 STEELE, ANNE W 2304 ELMSFORD WAY RALEIGH NC 27608-2065	1704067846 CETINALE LLC 3347 ALLEGHANY DR RALEIGH NC 27609-6903	1704067938 CAMERON HILLS OWNER LLC 3347 ALLEGHANY DR RALEIGH NC 27609-6903
1704068060 AMERICA'S CUP LLC 1122 OBERLIN RD RALEIGH NC 27605-1137	1704068602 PARSONS, ELIZABETH S 2301 ELMSFORD WAY RALEIGH NC 27608-2065	1704068632 CHESTER PLACE HOMEOWNERS ASSOC YORK PROPERTIES INC 2108 CLARK AVE RALEIGH NC 27605-1606
1704068704 SMITH, JERRY DWIGHT SMITH, DIANTHA HARAND 2976 ORMOND DR WINSTON SALEM NC 27106-5013	1704068737 CHESTER PLACE HOMEOWNERS ASSOC YORK PROPERTIES INC 2108 CLARK AVE RALEIGH NC 27605-1606	1704073013 CAMERON HILLS OWNER LLC TERWILLIGER PAPPAS MULTI FAMILY PNT 4777 SHARON RD STE 550 CHARLOTTE NC 28210-0101
1704077038 PULLIAM OF RALEIGH LLC THE 3347 ALLEGHANY DR RALEIGH NC 27609-6903	1704079077 PUGH PROPERTIES LLC PO BOX 19669 RALEIGH NC 27619-9669	1704150839 MARLOWE & MOYE LLC YORK PROPERTIES 2108 CLARK AVE RALEIGH NC 27605-1606
1704150839 MARLOWE & MOYE LLC PO BOX 20667 RALEIGH NC 27619-0667	1704150839 WADE AVENUE LLC 2608 DOVER RD RALEIGH NC 27608-2032	1704150839 KITAMATTEE LLC 1733 BROOKS AVE RALEIGH NC 27607-6617
1704150839 1033 LLC 1033 WADE AVE STE 200 RALEIGH NC 27605-1155	1704150839 ABUBUB LLC 1033 WADE AVE STE 202 RALEIGH NC 27605-1155	1704150839 4523 PARK ROAD LLC 4523 PARK RD STE 201 CHARLOTTE NC 28209-3833
1704150839 NC BOARD OF FUNERAL SERVICE 2321 CRABTREE BLVD STE 100 RALEIGH NC 27604-3048	1704151970 NORTH CAROLINA AUTOMOBILE DEALERS 1029 WADE AVE RALEIGH NC 27605-1158	1704155924 YORK, J W HEIRS C/O YORK PROPERTIES 2108 CLARK AVE RALEIGH NC 27605-1606
1704160267 SWANLAKE HOLDINGS LLC 8201 DAVISHIRE DR RALEIGH NC 27615-1878	1704160530 OAK CITY PARTNERS LLC 910 TRYON HILL DR STE 100 RALEIGH NC 27603-2577	1704160660 SALEEBY, ROBIN M 9601 KOUPELA DR RALEIGH NC 27615-2237
1704160924 PUGH PROPERTIES LLC PO BOX 19669 RALEIGH NC 27619-9669	1704161630 NASH, JOHN NASH, ELIZABETH W 1809 GREAT OAKS DR RALEIGH NC 27608-1956	1704161734 DUNN, S WORTH III TRUSTEE S WORTH DUNN III REVOCABLE TRUST 1816 GREAT OAKS DR RALEIGH NC 27608-1955
1704162174 TRITON ANNAPOLIS LLC 1301 ANNAPOLIS DR RALEIGH NC 27608-2129	1704162610 BELL, CHARLES E III BELL, KATHRYN B 1801 GREAT OAKS DR RALEIGH NC 27608-1956	1704162714 SMITH, CONNIE L SMITH, JOSEPH W 1812 GREAT OAKS DR RALEIGH NC 27608-1955

1704162853 GOSE HOLDINGS LLC PO BOX 19726 RALEIGH NC 27619-9726	1704162971 MOORE, WILLIAM D 1849 WILSHIRE AVE RALEIGH NC 27608-2131	1704163542 SWANLAKE HOLDINGS LLC 8201 DAVISHIRE DR RALEIGH NC 27615-1878
1704163705 SHAVLIK, BEVERLY S 1808 GREAT OAKS DR RALEIGH NC 27608-1955	1704163794 BAREFOOT, RICHARD L BAREFOOT, ANN E 1804 GREAT OAKS DR RALEIGH NC 27608-1955	1704163897 DODD, FELIX CAMPBELL III DODD, STEPHANIE SPRATLEY 1841 WILSHIRE AVE RALEIGH NC 27608-2131
1704164773 CULP, J MARSHALL III CULP, KAYE L 1800 GREAT OAKS DR RALEIGH NC 27608-1955	1704164857 MATHEWS, MARC MATHEWS, PERRI 1837 WILSHIRE AVE RALEIGH NC 27608-2131	1704165215 US TOBACCO COOPERATIVE INC 1304 ANNAPOLIS DR RALEIGH NC 27608-2130
1704165562 KICK, MAHAN R KICK, MELISSA R 1829 ARLINGTON ST RALEIGH NC 27608-2103	1704165753 MEARES, BRIAN SCHAFER 10B HERON ST WRIGHTSVILLE BEACH NC 28480-2633	1704165817 STEPHENSON, HARRIET 1833 WILSHIRE AVE RALEIGH NC 27608-2131
1704165877 JENKINS, JAMES GRIFFIN HALL JENKINS, ASHLEY RUTH BELL 1829 WILSHIRE AVE RALEIGH NC 27608-2131	1704166522 MURRAY, FRANK GRAHAME TRUSTEE GRAHAME MURRAY LIVING TRUST 1827 ARLINGTON ST RALEIGH NC 27608-2103	1704166722 REID, SYDNEY S REID, ROBERT L III 1822 ARLINGTON ST RALEIGH NC 27608-2104
1704170042 PUGH PROPERTIES LLC PO BOX 19669 RALEIGH NC 27619-9669	1704171027 PUGH PROPERTIES LLC PO BOX 19669 RALEIGH NC 27619-9669	1704173003 DADDY KID & MAMA DOT, LLC 10000 POOLE RD WENDELL NC 27591-8759

EXHIBIT C – ITEMS DISCUSSED

1. Purpose of the neighborhood meeting
2. The rezoning process, generally
3. Property overview
4. Current zoning
5. Future Land Use Map
6. Urban Form Map
7. Comprehensive Plan Height Table
8. History of the property's use
9. Compatibility with surrounding neighborhood
10. Does the City of Raleigh want this property rezoned?
11. Zoning laws v. City policies and recommendations
12. Continuing dialogue with neighbors to develop zoning conditions
13. Neighbors looking for a residential use for the property
14. Buffering to neighboring residential uses similar to other commercial properties along Annapolis Drive
15. Is there a CAC active for this neighborhood?
16. Maintaining the Oberlin Village Overlay designation
17. Point of access to the site along Annapolis Drive
18. Traffic impacts to the surrounding neighborhood
19. Stormwater control measures
20. Preserving or adding green space
21. Implications of the Urban Form Map
22. Walkability around the property
23. Possibility of noticing neighbors outside of the 500' and 1000' radius

EXHIBIT D – MEETING ATTENDEES

1. Michael Birch
2. Jerry Smith
3. Edward White
4. Matt Klem
5. Marion Deerhake
6. Kaye Culp
7. Jean Scovil
8. Marshall Culp
9. Alexa Saleeby
10. Connie Smith
11. Ivan Saleeby
12. John Nash
13. Robb Saleeby
14. Worth Dunn
15. Worth Mills
16. Charles Dunn
17. Beverly Shavlik



To: Neighboring Property Owner
From: Michael Birch, Longleaf Law Partners
Date: March 1, 2021
Re: Neighborhood Meeting for Rezoning of 1302 Oberlin Road (Z-69-20)

You are invited to attend a meeting to discuss rezoning case Z-69-20. We have scheduled an informational meeting with surrounding property owners on Monday, March 15th at 5:00 PM until 7:00 PM. Due to the COVID-19 Pandemic, this meeting will be held virtually. You can participate online or by telephone. To participate, visit:

To Join with Video:

<https://zoom.us/join>
Meeting ID: 858 9745 7227
Password: 054331

To Join by Telephone:

+1 646 558 8656
Meeting ID: 858 9745 7227
Password: 054331

The purpose of this meeting is to discuss rezoning case Z-69-20, which concerns 1302 Oberlin Road (with Property Identification Number 1704-16-0530). The property totals approximately 0.49 acres in size, and is located in the northeast quadrant of the Oberlin Road and Annapolis Drive intersection.

The property is currently zoned R-6 with the Oberlin Village Neighborhood Conservation Overlay District (R-6-NCOD), and the proposed zoning is Office Mixed Use with a 3-story height limit, an Urban Limited Frontage, and zoning conditions (OX-3-UL-CU). The purpose of the rezoning is to allow for either multifamily residential uses or office uses.

The City of Raleigh requires a second neighborhood meeting involving the owners of property within 1,000 feet of the property before the rezoning request can be considered at a Planning Commission meeting. After the neighborhood meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting. We will discuss the same topics heard at the March 3rd neighborhood meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.645.4317 and mbirch@longleaflp.com. Also, for more information about rezoning, you may visit the City's website at www.raleighnc.gov and search for "Rezoning Process", or contact the Raleigh City Planning Department at 919.996.2234 or Sara.Ellis@raleighnc.gov.

Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. Rezoning Application page, including draft zoning conditions

REZONING OF PROPERTY CONSISTING OF +/- 0.49 ACRES,
LOCATED IN THE NORTHEAST QUADRANT OF THE OBERLIN ROAD AND
ANNAPOLIS DRIVE INTERSECTION, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
MARCH 3, 2021

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Wednesday, March 3, at 5:00 p.m. The property considered for this potential rezoning totals approximately 0.49 acres, and is located in the northeast quadrant of the Oberlin Road and Annapolis Drive intersection, in the City of Raleigh, having Wake County Parcel Identification Number 1704-16-0530. This meeting was held virtually on Zoom with an option to call in by telephone. All owners of property within 1,000 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owner
From: Michael Birch, Longleaf Law Partners
Date: February 18, 2021
Re: Neighborhood Meeting for Rezoning of 1302 Oberlin Road (Z-69-20)

You are invited to attend a meeting to discuss rezoning case Z-69-20. We have scheduled an informational meeting with surrounding property owners on Wednesday, March 3rd at 5:00 PM until 7:00 PM. Due to the COVID-19 Pandemic, this meeting will be held virtually. You can participate online or by telephone. To participate, visit:

To Join with Video:

<https://zoom.us/join>
Meeting ID: 884 9849 1485
Password: 216167

To Join by Telephone:

+1 646 558 8656
Meeting ID: 884 9849 1485
Password: 216167

The purpose of this meeting is to discuss rezoning case Z-69-20, which concerns 1302 Oberlin Road (with Property Identification Number 1704-16-0530). The property totals approximately 0.49 acres in size, and is located in the northeast quadrant of the Oberlin Road and Annapolis Drive intersection.

The property is currently zoned R-6 with the Oberlin Village Neighborhood Conservation Overlay District (R-6-NCOD), and the proposed zoning is Office Mixed Use with a 3-story height limit with zoning conditions (OX-3-CU). The purpose of the rezoning is to allow for either multifamily residential uses or office uses.

The City of Raleigh requires a second neighborhood meeting involving the owners of property within 1,000 feet of the property before the rezoning request can be considered at a Planning Commission meeting. After the neighborhood meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.645.4317 and mbirch@longleaflp.com. Also, for more information about rezoning, you may visit the City's website at www.raleighnc.gov and search for "Rezoning Process", or contact the Raleigh City Planning Department at 919.996.2234 or Sara.Ellis@raleighnc.gov.

Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. Rezoning Application page, including draft zoning conditions

CURRENT PROPERTY MAP



CURRENT ZONING MAP



Rezoning Application



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

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			OFFICE USE ONLY Rezoning Case #
Existing Zoning Base District R-6 Height N/A Frontage N/A Overlay(s) NCOD			
Proposed Zoning Base District OX Height 3 Frontage UL Overlay(s) N/A			
Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			
GENERAL INFORMATION			
Date	Date Amended (1)	Date Amended (2)	
Property Address 1302 Oberlin Road			
Property PIN 1704-16-0530		Deed Reference (book/page) 18002 / 724	
Nearest Intersection Oberlin Road and Annapolis Drive			
Property Size (acres) 0.49	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/Address Oak City Partners, LLC 910 Tryon Hill Drive, Suite 100 Raleigh, NC 27603		Phone	Fax
		Email	
Applicant Name/Address Michael Birch, Longleaf Law Partners 4509 Creedmoor Road, Suite 302 Raleigh, NC 27612		Phone 919.645.4317	Fax
		Email mbirch@longleaflp.com	
Applicant* Signature(s)		Email	

CONDITIONAL USE DISTRICT ZONING CONDITIONS			
Zoning Case Number	Z-69-20		OFFICE USE ONLY Rezoning Case #
Date Submitted	December 3, 2020		
Existing Zoning	R-6-NCOD	Proposed Zoning OX-3-UL	
Narrative of Zoning Conditions Offered			
<p>1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the OX- district shall be prohibited: (i) Dormitory, fraternity, sorority; (ii) Outdoor sports and entertainment facility (<250 seats); (iii) Outdoor sports and entertainment facility (>250 seats); (iv) Overnight Lodging; (v) Detention center, jail, prison; and (vi) Research & Development.</p>			

EXHIBIT B – NOTICE LIST

794966022 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590	794968723 DYLAN COURT TOWNES HOMEOWNERS OMEGA ASSOCIATION MANAGEMENT INC 160 NE MAYNARD RD STE 210 CARY NC 27513-9676	794969570 ANDREWS, VINCENT A. ANDREWS, JULIE M. 125 BEAVER GLEN CT MORRISVILLE NC 27560-7564
794969574 HUNT, GREGORY S 1304 DYLAN HEATH CT RALEIGH NC 27608-2049	794969577 DILLON, DAWN M DILLON, WANDA G 1306 DYLAN HEATH CT RALEIGH NC 27608-2049	794969583 LAWYER NC PROPERTIES, LLC PO BOX 17289 RALEIGH NC 27619-7289
794969672 SPRAIN, THERESA M 1310 DYLAN HEATH CT RALEIGH NC 27608-2049	794969675 LAGREGA, ANGELO LAGREGA, SANDRA 3305 KETTERING PL GREENSBORO NC 27410-5905	794969679 ZHU, JIWEI LU, YUAN 1316 DYLAN HEATH CT RALEIGH NC 27608-2049
794969687 LARAWAY, PATRICK SPAULDING LARAWAY, KELLY HAMILTON 2445 STONEY RUN DR OAKBORO NC 28129-7600	794969773 WILDER, MARK THOMAS 1320 DYLAN HEATH CT RALEIGH NC 27608-2058	794969776 DALY, JOHN D DALY, MARYANN C 1322 DYLAN HEATH CT RALEIGH NC 27608-2058
794969778 CARPENTER, MATTHEW J LYNDON, SLOAN M 1324 DYLAN HEATH CT RALEIGH NC 27608-2058	794969880 POINDEXTER, DANIEL 1326 DYLAN HEATH CT RALEIGH NC 27608-2058	1704053441 HOUSING AUTH CITY OF RALEIGH 900 HAYNES ST RALEIGH NC 27604-1462
1704056462 WILSON CHAPEL METHODIST CHURCH 1023 OBERLIN RD RALEIGH NC 27605-1198	1704056571 WILSON TEMPLE UNITED METHODIST CHURCH 1023 OBERLIN RD RALEIGH NC 27605-1198	1704056577 WILSON TEMPLE UNITED METHODIST CHCH 1023 OBERLIN RD RALEIGH NC 27605-1198
1704056661 CLADKINS, LLC 1033 OBERLIN RD STE 210 RALEIGH NC 27605-1199	1704056666 CLADKINS, LLC 1033 OBERLIN RD STE 210 RALEIGH NC 27605-1199	1704056746 NC STATE BOARD OF CPA EXAMINER 1101 OBERLIN RD RALEIGH NC 27605-1788
1704056932 1111 OBERLIN ROAD CONDOMINIUM 1111 OBERLIN RD RALEIGH NC 27605-1136	1704056932 1111 DOWN LLC 1111 OBERLIN RD RALEIGH NC 27605-1136	1704056932 1111AEP LLC 1111 OBERLIN RD STE 200 RALEIGH NC 27605-1136
1704060479 HUMPHREY, DAVID 403 HORNE ST RALEIGH NC 27607-7227	1704060561 PLEASANTS, CHRISTOPHER SCOTT PLEASANTS, MARY ALISON 1303 CAMERON VIEW CT RALEIGH NC 27607-3363	1704060563 SLANE, GRADY C. 1305 CAMERON VIEW CT RALEIGH NC 27607-3363
1704060565 MARSHALL, ROBERT MERRELL MARSHALL, PATRICIA GARRETT 1307 CAMERON VIEW CT RALEIGH NC 27607-3363	1704060577 MURPHY, JULIE 1309 CAMERON VIEW CT RALEIGH NC 27607-3363	1704060579 ALLEN, TAYLOR B 1311 CAMERON VIEW CT RALEIGH NC 27607-3363

1704060672 CLARK, WILLIAM G IV CLARK, TIFFANY M PO BOX 1159 TARBORO NC 27886-1159	1704060674 ZAYTOUN, SUSAN S 1323 CAMERON VIEW CT RALEIGH NC 27607-3363	1704060676 BROCK, LAWRENCE J BROCK, JENNIFER M 1325 CAMERON VIEW CT RALEIGH NC 27607-3363
1704060678 MIMS, PATTIE ELIZABETH 832 INLET VIEW DR WILMINGTON NC 28409-2106	1704060768 NEVILL, PAUL DAVIES-NEVILL, ANDREA 1341 CAMERON VIEW CT RALEIGH NC 27607-3363	1704060770 WARD, FRANK P JR 1329 CAMERON VIEW CT RALEIGH NC 27607-3363
1704060788 MCCLAM, PHILIP M 1343 CAMERON VIEW CT RALEIGH NC 27607-3363	1704061649 CAMERON VIEW HOMEOWNERS ASSOC INC 812 SALEM WOODS DR RALEIGH NC 27615-3346	1704061708 FONSECA, ENRIQUE DOLORES MONCADA DE MONCADA, HELLEN PATRICIA HERNANDEZ 1345 CAMERON VIEW CT RALEIGH NC 27607-3363
1704061728 HAMLIN, KATHERINE ANNE 1347 CAMERON VIEW CT RALEIGH NC 27607-3363	1704061778 TCSSH LLC 5301 TRENT WOODS DR TRENT WOODS NC 28562-7443	1704061798 MARLOWE, DANIEL S MARLOWE, JILL S PO BOX 20667 RALEIGH NC 27619-0667
1704062419 EADDY, LYNELL 1300 CAMERON VIEW CT RALEIGH NC 27607-3362	1704062509 FERGUSON, WILLIAM A 1310 CAMERON VIEW CT RALEIGH NC 27607-3362	1704062511 STRICKLAND, PHILLIP R STRICKLAND, ASHLEY U 6304 EMERSON GROVE CT STEDMAN NC 28391-9089
1704062513 LINDLEY, JOHN THOMAS 1304 CAMERON VIEW CT RALEIGH NC 27607-3362	1704062515 STEVENSON, CASEY 1306 CAMERON VIEW CT RALEIGH NC 27607-3362	1704062517 PATEL, MALAV PATEL, VAISHALI 1308 CAMERON VIEW CT RALEIGH NC 27607-3362
1704062612 KERR, JOHNNY BANKS 1320 CAMERON VIEW CT RALEIGH NC 27607-3362	1704062618 JARVIS, LARRY M 1326 CAMERON VIEW CT RALEIGH NC 27607-3362	1704062624 KLUGER, JERROLD L KLUGER, SUSAN M 1322 CAMERON VIEW CT RALEIGH NC 27607-3362
1704062626 CHRISLYNN LLC PO BOX 7776 GREENSBORO NC 27417-0776	1704062718 LAGOS, DAVID A 1342 CAMERON VIEW CT RALEIGH NC 27607-3362	1704062720 BROYHILL, LEANNE D BROYHILL, MARKHAM H 1328 CAMERON VIEW CT RALEIGH NC 27607-3362
1704062738 MOYE, ELIZABETH KING 1340 CAMERON VIEW CT RALEIGH NC 27607-3362	1704063408 DODICK, BRANDON MICHAEL MORGAN, STACY BETZHOLD 1301 PECORA LN RALEIGH NC 27607-3745	1704063504 KUROSAI, JAMES J GESSNER, MICHELLE L 1305 PECORA LN RALEIGH NC 27607-3745
1704063600 ALVAREZ, MAURICE MARK HUGHES, MARISSA 1309 PECORA LN RALEIGH NC 27607-3745	1704063606 MURPHY, HEATHER CULLETON, COLIN 1313 PECORA LN RALEIGH NC 27607-3745	1704063681 OVERLOOK AT OBERLIN HOMEOWNERS ASSC 1300 PECORA LN RALEIGH NC 27607-3745

1704063704 THOMAS, JAYE T JR THOMAS, PAIGE HORAK 1317 PECORA LN RALEIGH NC 27607-3745	1704063811 SMOCK, RICHARD P MCCARTHY, JOHN W 1321 PECORA LN RALEIGH NC 27607-3745	1704064427 CHESTER PLACE HOMEOWNERS ASSOC YORK PROPERTIES INC 2108 CLARK AVE RALEIGH NC 27605-1606
1704064510 MACKOWIAK, JOHN 1305 CANFIELD CT RALEIGH NC 27608-2067	1704064513 CANFIELD PROPERTIES LLC 6409 WINTHROP DR RALEIGH NC 27612-6637	1704064517 NEWBY, THOMAS A JR NEWBY, CHARLOTTE H 1313 CANFIELD CT RALEIGH NC 27608-2067
1704064611 WORLEY, SAMUEL H WORLEY, JANE H 1317 CANFIELD CT RALEIGH NC 27608-2067	1704064625 WHITE, EDWARD RANDOLPH JR WHITE, LINDA LEWIS 1321 CANFIELD CT RALEIGH NC 27608-2067	1704064629 STUHMER, MARTHA C 1004 BAYFIELD DR RALEIGH NC 27606-1702
1704064637 CHESTER PLACE HOMEOWNERS ASSOC YORK PROPERTIES INC 2108 CLARK AVE RALEIGH NC 27605-1606	1704064723 ROBERTSON, POLLY 1405 CANFIELD CT RALEIGH NC 27608-2069	1704064727 DEERHAKE, WILLIAM R DEERHAKE, MARION E 1409 CANFIELD CT RALEIGH NC 27608-2069
1704064821 PITTMAN, SUSAN A 1413 CANFIELD CT RALEIGH NC 27608-2069	1704065570 FLYTHE, EDWIN E JR 3316 ALLEGHANY DR RALEIGH NC 27609-6904	1704065573 JARR & ASSOCIATES LLC 1308 CANFIELD CT RALEIGH NC 27608-2066
1704065587 RAASCO, LLC PO BOX 97304 RALEIGH NC 27624-7304	1704065664 CHESTER PLACE HOMEOWNERS ASSOC YORK PROPERTIES INC 2108 CLARK AVE RALEIGH NC 27605-1606	1704065671 CREECH, SALLY W /TR 1316 CANFIELD CT RALEIGH NC 27608-2066
1704065770 CHESTER PLACE HOMEOWNERS ASSOC YORK PROPERTIES INC 2108 CLARK AVE RALEIGH NC 27605-1606	1704065773 PERRY, BARBARA W 38 EAGLES NEST LN KITTY HAWK NC 27949-3717	1704065787 SCOVIL, JEAN HARPER 1408 CANFIELD CT RALEIGH NC 27608-2068
1704065863 CHESTER PLACE HOMEOWNERS ASSOC YORK PROPERTIES INC 2108 CLARK AVE RALEIGH NC 27605-1606	1704065881 MOORE, JULIET B 1412 CANFIELD CT RALEIGH NC 27608-2068	1704066521 GRAHAM, ERNESTO J GRAHAM, SHERRI ARNOLD 331 SUMMERTIME RD FAYETTEVILLE NC 28303-4657
1704066580 ROWE, ZACHARY MERCER RIDDICK ROWE, ALEX GRACE 2308 WADE AVE RALEIGH NC 27607-6944	1704066622 CHESTER PLACE HOMEOWNERS ASSOC YORK PROPERTIES INC 2108 CLARK AVE RALEIGH NC 27605-1606	1704066651 LAMM, JACK R HEIRS WILDER, BOBBY G 2317 ELMSFORD WAY RALEIGH NC 27608-2065
1704066683 COBB, DONNELL B JR COBB, ELIZABETH U 2313 ELMSFORD WAY RALEIGH NC 27608-2065	1704066723 CHESTER PLACE HOMEOWNERS ASSOC YORK PROPERTIES INC 2108 CLARK AVE RALEIGH NC 27605-1606	1704066757 DOUGLASS, ELIZA C 2316 ELMSFORD WAY RALEIGH NC 27608-2065

1704066793 WILSON, MARY G 2312 ELMSFORD WAY RALEIGH NC 27608-2065	1704067561 HAYWOOD, ALONZA HEIRS 3317 STETSON OVERLOOK SE SMYRNA GA 30080-4701	1704067620 DEANE, DAVID A. DEANE, ELIZABETH 2309 ELMSFORD WAY RALEIGH NC 27608-2065
1704067662 JOHNSON, JOSEPH E JOHNSON, JANE F 2305 ELMSFORD WAY RALEIGH NC 27608-2065	1704067733 SELLERS, DIANNE CECILIA 2308 ELMSFORD WAY RALEIGH NC 27608-2065	1704067774 STEELE, ANNE W 2304 ELMSFORD WAY RALEIGH NC 27608-2065
1704067846 CETINALE LLC 3347 ALLEGHANY DR RALEIGH NC 27609-6903	1704067934 CAMERON HILLS OWNER LLC 3347 ALLEGHANY DR RALEIGH NC 27609-6903	1704068060 AMERICA'S CUP LLC 1122 OBERLIN RD RALEIGH NC 27605-1137
1704068602 PARSONS, ELIZABETH S 2301 ELMSFORD WAY RALEIGH NC 27608-2065	1704068632 CHESTER PLACE HOMEOWNERS ASSOC YORK PROPERTIES INC 2108 CLARK AVE RALEIGH NC 27605-1606	1704068704 SMITH, JERRY DWIGHT SMITH, DIANTHA HARAND 2976 ORMOND DR WINSTON SALEM NC 27106-5013
1704068737 CHESTER PLACE HOMEOWNERS ASSOC YORK PROPERTIES INC 2108 CLARK AVE RALEIGH NC 27605-1606	1704070082 CAMERON HILLS OWNER LLC 3347 ALLEGHANY DR RALEIGH NC 27609-6903	1704072396 CAMERON HILLS OWNER LLC 3347 ALLEGHANY DR RALEIGH NC 27609-6903
1704075002 CAMERON HILLS OWNER LLC 3347 ALLEGHANY DR RALEIGH NC 27609-6903	1704075546 CETINALE LLC 3347 ALLEGHANY DR RALEIGH NC 27609-6903	1704076391 SHIELDS, MARY SUSAN 2308 GRANT AVE RALEIGH NC 27608-2055
1704076491 JARVIS OAKS LLC 1305 CONCORD RD DAVIDSON NC 28036-9059	1704077030 CAMERON HILLS OWNER LLC 3347 ALLEGHANY DR RALEIGH NC 27609-6903	1704077038 PULLIAM OF RALEIGH LLC THE 3347 ALLEGHANY DR RALEIGH NC 27609-6903
1704077146 CETINALE LLC 3347 ALLEGHANY DR RALEIGH NC 27609-6903	1704077503 DOG-LEG OAK LLC 1305 CONCORD RD DAVIDSON NC 28036-9059	1704077592 BEVACQUA, SUSAN T 1413 CHESTER RD RALEIGH NC 27608-2021
1704078301 HOKE, SUZANNE M 1401 CHESTER RD RALEIGH NC 27608-2021	1704078401 NOWELL, A GWYNN JR 1407 CHESTER RD RALEIGH NC 27608-2021	1704078519 MORSE, JEAN B MORSE, LAMAR D JR 1419 CHESTER RD RALEIGH NC 27608-2021
1704079077 PUGH PROPERTIES LLC PO BOX 19669 RALEIGH NC 27619-9669	1704079182 PUGH, V WATSON PUGH, FRANCES P C/O PUGH PROPERTIES LLC PO BOX 19669 RALEIGH NC 27619-9669	1704079186 FLAHIVE, JONATHAN C 3800 EVANDER WAY RALEIGH NC 27613-5370

1704079282 THORNHILL, FREDRICK HALE THORNHILL, FABIAN G 3418 CHURCHILL RD RALEIGH NC 27607-6810	1704079297 TURNER, CHRISTOPHER ALLAN TURNER, LAURA PROPST 1400 CHESTER RD RALEIGH NC 27608-2022	1704079373 FILARDI, GREGORY C GROOVER, KIMBERLY RAE 1402 CHESTER RD RALEIGH NC 27608-2022
1704079480 ISBELL, AARON D ISBELL, LAUREN M 1406 CHESTER RD RALEIGH NC 27608-2022	1704079486 FLESSEL, ALEXANDRA HENDRIKA HUBBARD FLESSEL, NOAH VALENTINE 1410 CHESTER RD RALEIGH NC 27608-2022	1704150839 MARLOWE & MOYE LLC YORK PROPERTIES 2108 CLARK AVE RALEIGH NC 27605-1606
1704150839 MARLOWE & MOYE LLC PO BOX 20667 RALEIGH NC 27619-0667	1704150839 WADE AVENUE LLC 2608 DOVER RD RALEIGH NC 27608-2032	1704150839 KITAMATTEE LLC 1733 BROOKS AVE RALEIGH NC 27607-6617
1704150839 1ST ATLANTIC SURETY COMPANY 1033 WADE AVE STE 200 RALEIGH NC 27605-1155	1704150839 ABUBUB LLC 1033 WADE AVE STE 202 RALEIGH NC 27605-1155	1704150839 4523 PARK ROAD LLC 4523 PARK RD STE 201 CHARLOTTE NC 28209-3833
1704150839 NC BOARD OF FUNERAL SERVICE 2321 CRABTREE BLVD STE 100 RALEIGH NC 27604-3048	1704151970 NORTH CAROLINA AUTOMOBILE DEALERS 1029 WADE AVE RALEIGH NC 27605-1158	1704152488 PR OBERLIN COURT LLC FELLERS SCHEWE SCOTT & ROBERTS INC PO BOX 450233 ATLANTA GA 31145-0233
1704152793 MOMA 1015 WADE LLC 1025 WADE AVE RALEIGH NC 27605-1158	1704152832 MOMA 1025 WADE LLC 1025 WADE AVE RALEIGH NC 27605-1158	1704155924 YORK, J W HEIRS C/O YORK PROPERTIES 2108 CLARK AVE RALEIGH NC 27605-1606
1704156758 STATE EMPLOYEES CREDIT UNION PO BOX 26807 RALEIGH NC 27611-6807	1704156941 BIRD, DAVID M BIRD, PAULA M 1323 WILLIAMSON DR RALEIGH NC 27608-2133	1704158901 PREISS, JOHN W 1321 WILLIAMSON DR RALEIGH NC 27608-2133
1704158971 TRIBBETT, MARK W TRIBBETT, CATHY B 1319 1/2 WILLIAMSON DR RALEIGH NC 27608-2133	1704159662 STATE EMPLOYEES CREDIT UNION PO BOX 26807 RALEIGH NC 27611-6807	1704159930 VAN STAVEREN, KRISTOFFER KAHLE VAN STAVEREN, JENNIFER A 1319 WILLIAMSON DR RALEIGH NC 27608-2133
1704160267 SWANLAKE HOLDINGS LLC 8201 DAVISHIRE DR RALEIGH NC 27615-1878	1704160530 OAK CITY PARTNERS LLC 910 TRYON HILL DR STE 100 RALEIGH NC 27603-2577	1704160660 SALEEBY, ROBIN M 9601 KOUPELA DR RALEIGH NC 27615-2237
1704160924 PUGH PROPERTIES LLC PO BOX 19669 RALEIGH NC 27619-9669	1704161630 NASH, JOHN NASH, ELIZABETH W 1809 GREAT OAKS DR RALEIGH NC 27608-1956	1704161734 DUNN, S WORTH III TRUSTEE S WORTH DUNN III REVOCABLE TRUST 1816 GREAT OAKS DR RALEIGH NC 27608-1955

1704162174 TRITON ANNAPOLIS LLC 1301 ANNAPOLIS DR RALEIGH NC 27608-2129	1704162610 BELL, CHARLES E III BELL, KATHRYN B 1801 GREAT OAKS DR RALEIGH NC 27608-1956	1704162714 SMITH, CONNIE L SMITH, JOSEPH W 1812 GREAT OAKS DR RALEIGH NC 27608-1955
1704162853 GOSE HOLDINGS LLC PO BOX 19726 RALEIGH NC 27619-9726	1704162971 MOORE, WILLIAM D 1849 WILSHIRE AVE RALEIGH NC 27608-2131	1704163542 SWANLAKE HOLDINGS LLC 8201 DAVISHIRE DR RALEIGH NC 27615-1878
1704163705 SHAVLIK, BEVERLY S 1808 GREAT OAKS DR RALEIGH NC 27608-1955	1704163794 BAREFOOT, RICHARD L BAREFOOT, ANN E 1804 GREAT OAKS DR RALEIGH NC 27608-1955	1704163897 DODD, FELIX CAMPBELL III DODD, STEPHANIE SPRATLEY 1841 WILSHIRE AVE RALEIGH NC 27608-2131
1704164773 CULP, J MARSHALL III CULP, KAYE L 1800 GREAT OAKS DR RALEIGH NC 27608-1955	1704164857 MATHEWS, MARC MATHEWS, PERRI 1837 WILSHIRE AVE RALEIGH NC 27608-2131	1704165215 US TOBACCO COOPERATIVE INC 1304 ANNAPOLIS DR RALEIGH NC 27608-2130
1704165562 KICK, MAHAN R KICK, MELISSA R 1829 ARLINGTON ST RALEIGH NC 27608-2103	1704165753 MEARES, BRIAN SCHAFER 10B HERON ST WRIGHTSVILLE BEACH NC 28480-2633	1704165817 STEPHENSON, HARRIET 1833 WILSHIRE AVE RALEIGH NC 27608-2131
1704165877 JENKINS, JAMES GRIFFIN HALL JENKINS, ASHLEY RUTH BELL 1829 WILSHIRE AVE RALEIGH NC 27608-2131	1704166046 PENNY, MALCOLM LANDIS CHAVASSE PENNY, MARY AMANDA CHAVASSE C/O M AMANDA C PENNY 1322 WILLIAMSON DR RALEIGH NC 27608-2139	1704166522 MURRAY, FRANK GRAHAME TRUSTEE GRAHAME MURRAY LIVING TRUST 1827 ARLINGTON ST RALEIGH NC 27608-2103
1704166591 DAVIS, WALTER G 3078 GRANVILLE DR RALEIGH NC 27609-6918	1704166722 REID, SYDNEY S REID, ROBERT L III 1822 ARLINGTON ST RALEIGH NC 27608-2104	1704166837 DUNCAN, WILLIAM W 1825 WILSHIRE AVE RALEIGH NC 27608-2131
1704166897 ZEVIN, WILLIAM M ZEVIN, WENDY SUE 1821 WILSHIRE AVE RALEIGH NC 27608-2131	1704167039 PENNY, MALCOLM LANDIS CHAVASSE PENNY, MARY AMANDA CHAVASSE C/O M AMANDA C PENNY 1322 WILLIAMSON DR RALEIGH NC 27608-2139	1704167200 WICKER, LUCY BROOKS HIELSCHER, PATRICIA ANN 1333 DIEHL ST RALEIGH NC 27608-2140
1704167307 CHERRY, DIANE BIZZELL, RODNEY 1320 DIEHL ST RALEIGH NC 27608-2110	1704167562 HOPKINS, KELLY M SCHUPP, CROMWELL 1821 ARLINGTON ST RALEIGH NC 27608-2103	1704167702 JAKO PROPERTIES LLC 3008B RUFFIN ST RALEIGH NC 27607-4060
1704167782 CTGI, LLC 777 BRICKELL AVE MIAMI FL 33131-2809	1704167867 BANKS, ROBERT CALLUM 1817 WILSHIRE AVE RALEIGH NC 27608-2131	1704168131 FLAHERTY, ROBERT THOMAS JR 1316 WILLIAMSON DR RALEIGH NC 27608-2134

1704168211 CONNELL, DAVID D CONNELL, CHRISTY C 1315 DIEHL ST RALEIGH NC 27608-2140	1704168306 HINKLE, JAMISON H FLEETWOOD, SUSAN L 1316 DIEHL ST RALEIGH NC 27608-2110	1704168396 ADKINS, ROBERT W ADKINS, MEGAN T 1312 DIEHL ST RALEIGH NC 27608-2110
1704168532 KITRELL, ROBERT GILLIAM III 529 HERTFORD ST RALEIGH NC 27609-6905	1704168592 BROOKS, ROBERT NOWELL 120 MONTGOMERY ST RALEIGH NC 27607-4058	1704168762 GATES, MARK W GATES, GRACE ELIZABETH 1814 ARLINGTON ST RALEIGH NC 27608-2104
1704168847 ROPER, STACEY S ROPER, MATTHEW P 1811 WILSHIRE AVE RALEIGH NC 27608-2131	1704169088 HAMNER, GEORGE III HAMNER, MEREDITH 1312 WILLIAMSON DR RALEIGH NC 27608-2134	1704169273 CARVER, REBECCA BURRAGE 1309 DIEHL ST RALEIGH NC 27608-2109
1704169386 RSF LAND & CATTLE CO LLC 100 CRESCENT CT STE 450 DALLAS TX 75201-7822	1704169572 WEST, KATHRYN E 1811 ARLINGTON ST RALEIGH NC 27608-2103	1704169733 KURUC, GREGORY M KURUC, ANNA E 1812 ARLINGTON ST RALEIGH NC 27608-2104
1704169817 HEAVNER, ERNEST MICHAEL HEAVNER, JENNIFER J 1807 WILSHIRE AVE RALEIGH NC 27608-2131	1704169887 EARWOOD, CLAIRE COLEMAN EARWOOD, JOHN THOMAS 1805 WILSHIRE AVE RALEIGH NC 27608-2131	1704170042 PUGH PROPERTIES LLC PO BOX 19669 RALEIGH NC 27619-9669
1704170294 WILLIAMS, THOMAS H WILLIAMS, ELLA E 116 RIDGEVIEW RD POUGHKEEPSIE NY 12603-4264	1704170557 GORRELL, JACK D 1412 CHESTER RD RALEIGH NC 27608-2022	1704171027 PUGH PROPERTIES LLC PO BOX 19669 RALEIGH NC 27619-9669
1704171132 BRUMMER, WESLEY Z. BRUMMER, KATHRYN PAVIA 1325 OBERLIN RD RALEIGH NC 27608-2061	1704171156 CAPEHART, GERALDINE M CAPEHART, MYRTLE 1327 OBERLIN RD RALEIGH NC 27608-2061	1704171281 DURHAM HINTON, ELLEN HEIRS 1213 SOMERSET RD RALEIGH NC 27610-1136
1704171392 WILLIAMS, ELLA E 116 RIDGEVIEW RD POUGHKEEPSIE NY 12603-4264	1704172206 FRANCIS, FLORENCE I 1939 CRAIG ST RALEIGH NC 27608-2107	1704172410 KIDD FARMS, LLC 9813 POOLE RD WENDELL NC 27591-8756
1704172426 GOLDSTEIN, GREGORY GOLDSTEIN, HANNAH 1609 OBERLIN RD RALEIGH NC 27608-2039	1704172597 SUE C ROBERTSON REVOCABLE TRUST THE 1611 OBERLIN RD RALEIGH NC 27608-2039	1704173003 DADDY KID & MAMA DOT, LLC 10000 POOLE RD WENDELL NC 27591-8759
1704173110 KIDD FARMS, LLC 9813 POOLE RD WENDELL NC 27591-8756	1704173158 HUNT, MARGARET ROGERS 1328 OBERLIN RD RALEIGH NC 27608-2060	1704174007 BUNDY, MICHAEL LEE BUNDY, SUSAN L 6100 OXFORDSHIRE CT RALEIGH NC 27606-9351

1704174066 BROUGHTON, JASON BROUGHTON, KELLY 1832 WILSHIRE AVE RALEIGH NC 27608-2132	1704174216 FRANCIS, FLORENCE I 1939 CRAIG ST RALEIGH NC 27608-2107	1704174292 HOLCOMBE, KENNETH BANKS 1933 CRAIG ST RALEIGH NC 27608-2107
1704175026 JOHNSON, MARK R JR JOHNSON, RACHEL J N 1830 WILSHIRE AVE RALEIGH NC 27608-2132	1704175087 FREEMAN, ISAAC NELSON DIBRE FREEMAN, MARY KINCHELOE 1828 WILSHIRE AVE RALEIGH NC 27608-2132	1704175270 MERCER, CHARLES HENRY III MERCER, CHARLOTTE 1929 CRAIG ST RALEIGH NC 27608-2107
1704175495 1612 OBERLIN ROAD YORK PROPERTIES INC 2108 CLARK AVE RALEIGH NC 27605-1606	1704175495 MITCHELL, ETHLYN HICKS 1612 4 OBERLIN RD RALEIGH NC 27608-2045	1704175495 CASTELLOE, THOMAS 1612 OBERLIN RD APT 8 RALEIGH NC 27608-2045
1704175495 FLINT, MARION F TRUSTEE MARION F FLINT REVOCABLE TRUST 1612 OBERLIN RD APT 3 RALEIGH NC 27608-2045	1704175495 STEPHENS, C WAYNE ZUBA, ALAN D 1612 OBERLIN RD APT 5 RALEIGH NC 27608-2045	1704175495 FERRARA, SALLY D FERRARA, THOMAS A 1612 OBERLIN RD APT 7 RALEIGH NC 27608-2045
1704175495 ROSE, JOHN RAYMOND WEBB, BETTY 1612 OBERLIN RD APT 6 RALEIGH NC 27608-2045	1704175495 LIEBOWITZ, STEVEN LIEBOWITZ, KATHLEEN 1612 OBERLIN RD APT 2 RALEIGH NC 27608-2045	1704175495 GILLIAM, MARITA H 1612 OBERLIN RD APT 1 RALEIGH NC 27608-2045
1704176048 SKENDER, TIMOTHY ROBERT 1824 WILSHIRE AVE RALEIGH NC 27608-2132	1704176240 BROWN, GARRY D BROWN, KATHRYN N 1925 CRAIG ST RALEIGH NC 27608-2107	1704177006 MONTGOMERY, MEGAN D MONTGOMERY, MONTE P JR 1820 WILSHIRE AVE RALEIGH NC 27608-2132
1704177066 HUNT, BETTY DEBNAM 1818 WILSHIRE AVE RALEIGH NC 27608-2132	1704177119 MILLER, LANE P MILLER, MOLLY M 1921 CRAIG ST RALEIGH NC 27608-2107	1704177179 ROBERSON, SHERI L 1917 CRAIG ST RALEIGH NC 27608-2107
1704177318 DODD, JEAN HUSKE 1920 CRAIG ST RALEIGH NC 27608-2108	1704177398 DAUGHETY, KENNETH W DAUGHETY, NANCY C 1916 CRAIG ST RALEIGH NC 27608-2108	1704178046 HUNT, BETTY DEBNAM ATTN TJT/D BARE - BETTY HUNT 4700 FALLS OF NEUSE RD STE 400 RALEIGH NC 27609-6200
1704178240 DUNCAN, WILLIAM MARK 1913 CRAIG ST RALEIGH NC 27608-2107	1704179016 HUNT, BETTY DEBNAM 1808 WILSHIRE AVE RALEIGH NC 27608-2132	1704179119 CARLIN, KEVIN PATRICK CARLIN, GRAY WILLIAMS 1909 CRAIG ST RALEIGH NC 27608-2107
1704179280 PEELER, MICHAEL R PEELER, KAREN BRITT 1905 CRAIG ST RALEIGH NC 27608-2107	1704250910 NEWTON, JASON D NEWTON, BLYTHE ASHLEY 1317 WILLIAMSON DR RALEIGH NC 27608-2133	1704260067 FRANTZ, ROBERT FRANTZ, GABRIELLE C 1310 WILLIAMSON DR RALEIGH NC 27608-2134

1704260169 MARKWOOD, DAVID MARKWOOD, EMILY 1305 DIEHL ST RALEIGH NC 27608-2109	1704260460 JONES, HAROLD ERNEST JR JONES, BONNER PHILLIPS 1304 DIEHL ST RALEIGH NC 27608-2110	1704260542 DUNSTAN, PERRY S DUNSTAN, INGRID B 1809 ARLINGTON ST RALEIGH NC 27608-2103
1704260699 MCFARLANE, WILLIAM REYNOLDS JELLEY, NICOLE MICHELLE 1701 PINEVIEW ST RALEIGH NC 27608-2123	1704260712 ROBINSON, THOMAS L ROBINSON, LINDA P 1808 ARLINGTON ST RALEIGH NC 27608-2104	1704260786 PETE, KARL LYNDELL PETE, FELICE 1703 PINEVIEW ST RALEIGH NC 27608-2123
1704260857 HARRIS, BRANDON HARRIS, MARY KATHARINE 1801 WILSHIRE AVE RALEIGH NC 27608-2131	1704261244 WEBB VAN WYCK HOKE JR 1301 DIEHL ST RALEIGH NC 27608-2109	1704261385 ANDERSON, DAVID ASBILL 1300 DIEHL ST RALEIGH NC 27608-2110
1704261512 BEARD, FREDERICK CHERRY, PATTY M 1805 ARLINGTON ST RALEIGH NC 27608-2103	1704270014 726 ST PETER STREET LLC PO BOX 6665 RALEIGH NC 27628-6665	1704270147 PEELER, MICHAEL R PEELER, KAREN BRITT 1905 CRAIG ST RALEIGH NC 27608-2107

EXHIBIT C – ITEMS DISCUSSED

1. The current allowable density on the Property
2. Potential impacts to neighbors' property values
3. The impact of a -UL frontage on building placement
4. Rationale for removing the Oberlin NCOD
5. Potential renderings showing building placement and elevations
6. Topography of the Property and the surrounding area
7. The various residential zoning districts and mixed-use zoning districts
8. Whether the neighborhood's prior CAC is still active and the possibility of presenting to that group
9. Potential affects to nearby neighborhoods
10. The potential causes of stormwater runoff affecting Williams Drive
11. The Planning & Development staff's role in evaluating rezoning applications
12. Review of proposed conditions since the first neighborhood meeting
13. The potential residential and nonresidential development options

EXHIBIT D – MEETING ATTENDEES

1. Worth Mills
2. Sara Ellis
3. Johnny Chappell
4. Jerry Smith
5. Sam Worley
6. Marshall Culp
7. Charles Bell
8. Kathleen Liebowitz
9. Marion Deerhake
10. Amanda Penny
11. Kim Randolph
12. Beverly Shavlik
13. Wes Smith
14. Robin Saleeby
15. Julie Moore
16. Mary Penny

REZONING OF PROPERTY CONSISTING OF +/- 0.49 ACRES,
LOCATED IN THE NORTHEAST QUADRANT OF THE OBERLIN ROAD AND
ANNAPOLIS DRIVE INTERSECTION, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
MARCH 15, 2021

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Monday, March 15, at 5:00 p.m. The property considered for this potential rezoning totals approximately 0.49 acres, and is located in the northeast quadrant of the Oberlin Road and Annapolis Drive intersection, in the City of Raleigh, having Wake County Parcel Identification Number 1704-16-0530. This meeting was held virtually on Zoom with an option to call in by telephone. All owners of property within 1,000 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owner
From: Michael Birch, Longleaf Law Partners
Date: March 1, 2021
Re: Neighborhood Meeting for Rezoning of 1302 Oberlin Road (Z-69-20)

Note: We held a similar meeting on Wednesday, March 3rd. The information provided at this meeting will be similar to the information provided at the March 3rd meeting. The City did not timely post notice of the March 3rd meeting, so we are holding the meeting on March 15th to ensure compliance with the public notice requirements.

You are invited to attend a meeting to discuss rezoning case Z-69-20. We have scheduled an informational meeting with surrounding property owners on Monday, March 15th at 5:00 PM until 7:00 PM. Due to the COVID-19 Pandemic, this meeting will be held virtually. You can participate online or by telephone. To participate, visit:

To Join with Video:

<https://zoom.us/join>
Meeting ID: 858 9745 7227
Password: 054331

To Join by Telephone:

+1 646 558 8656
Meeting ID: 858 9745 7227
Password: 054331

The purpose of this meeting is to discuss rezoning case Z-69-20, which concerns 1302 Oberlin Road (with Property Identification Number 1704-16-0530). The property totals approximately 0.49 acres in size, and is located in the northeast quadrant of the Oberlin Road and Annapolis Drive intersection.

The property is currently zoned R-6 with the Oberlin Village Neighborhood Conservation Overlay District (R-6-NCOD), and the proposed zoning is Office Mixed Use with a 3-story height limit, an Urban Limited Frontage, and zoning conditions (OX-3-UL-CU). The purpose of the rezoning is to allow for either multifamily residential uses or office uses.

The City of Raleigh requires a second neighborhood meeting involving the owners of property within 1,000 feet of the property before the rezoning request can be considered at a Planning Commission meeting. After the neighborhood meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting. We will discuss the same topics heard at the March 3rd neighborhood meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.645.4317 and mbirch@longleaflp.com. Also, for more information about rezoning, you may visit the City's website at www.raleighnc.gov and search for "Rezoning Process", or contact the Raleigh City Planning Department at 919.996.2234 or Sara.Ellis@raleighnc.gov.

Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. Rezoning Application page, including draft zoning conditions

CURRENT PROPERTY MAP



CURRENT ZONING MAP



Rezoning Application



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

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			OFFICE USE ONLY Rezoning Case #
Existing Zoning Base District R-6 Height N/A Frontage N/A Overlay(s) NCOD			
Proposed Zoning Base District OX Height 3 Frontage UL Overlay(s) N/A			
Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			
GENERAL INFORMATION			
Date	Date Amended (1)	Date Amended (2)	
Property Address 1302 Oberlin Road			
Property PIN 1704-16-0530		Deed Reference (book/page) 18002 / 724	
Nearest Intersection Oberlin Road and Annapolis Drive			
Property Size (acres) 0.49	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/Address		Phone	Fax
Oak City Partners, LLC 910 Tryon Hill Drive, Suite 100 Raleigh, NC 27603		Email	
Applicant Name/Address		Phone	Fax
Michael Birch, Longleaf Law Partners 4509 Creedmoor Road, Suite 302 Raleigh, NC 27612		Email mbirch@longleaflp.com	
Applicant* Signature(s)		Email	

CONDITIONAL USE DISTRICT ZONING CONDITIONS			
Zoning Case Number	Z-69-20		OFFICE USE ONLY Rezoning Case #
Date Submitted	December 3, 2020		
Existing Zoning	R-6-NCOD	Proposed Zoning OX-3-UL	
Narrative of Zoning Conditions Offered			
<p>1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the OX- district shall be prohibited: (i) Dormitory, fraternity, sorority; (ii) Outdoor sports and entertainment facility (<250 seats); (iii) Outdoor sports and entertainment facility (>250 seats); (iv) Overnight Lodging; (v) Detention center, jail, prison; and (vi) Research & Development.</p>			

EXHIBIT B – NOTICE LIST

794966022 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590	794968723 DYLAN COURT TOWNES HOMEOWNERS OMEGA ASSOCIATION MANAGEMENT INC 160 NE MAYNARD RD STE 210 CARY NC 27513-9676	794969570 ANDREWS, VINCENT A. ANDREWS, JULIE M. 125 BEAVER GLEN CT MORRISVILLE NC 27560-7564
794969574 HUNT, GREGORY S 1304 DYLAN HEATH CT RALEIGH NC 27608-2049	794969577 DILLON, DAWN M DILLON, WANDA G 1306 DYLAN HEATH CT RALEIGH NC 27608-2049	794969583 LAWYER NC PROPERTIES, LLC PO BOX 17289 RALEIGH NC 27619-7289
794969672 SPRAIN, THERESA M 1310 DYLAN HEATH CT RALEIGH NC 27608-2049	794969675 LAGREGA, ANGELO LAGREGA, SANDRA 3305 KETTERING PL GREENSBORO NC 27410-5905	794969679 ZHU, JIWEI LU, YUAN 1316 DYLAN HEATH CT RALEIGH NC 27608-2049
794969687 LARAWAY, PATRICK SPAULDING LARAWAY, KELLY HAMILTON 2445 STONEY RUN DR OAKBORO NC 28129-7600	794969773 WILDER, MARK THOMAS 1320 DYLAN HEATH CT RALEIGH NC 27608-2058	794969776 DALY, JOHN D DALY, MARYANN C 1322 DYLAN HEATH CT RALEIGH NC 27608-2058
794969778 CARPENTER, MATTHEW J LYNDON, SLOAN M 1324 DYLAN HEATH CT RALEIGH NC 27608-2058	794969880 POINDEXTER, DANIEL 1326 DYLAN HEATH CT RALEIGH NC 27608-2058	1704053441 HOUSING AUTH CITY OF RALEIGH 900 HAYNES ST RALEIGH NC 27604-1462
1704056462 WILSON CHAPEL METHODIST CHURCH 1023 OBERLIN RD RALEIGH NC 27605-1198	1704056571 WILSON TEMPLE UNITED METHODIST CHURCH 1023 OBERLIN RD RALEIGH NC 27605-1198	1704056577 WILSON TEMPLE UNITED METHODIST CHCH 1023 OBERLIN RD RALEIGH NC 27605-1198
1704056661 CLADKINS, LLC 1033 OBERLIN RD STE 210 RALEIGH NC 27605-1199	1704056666 CLADKINS, LLC 1033 OBERLIN RD STE 210 RALEIGH NC 27605-1199	1704056746 NC STATE BOARD OF CPA EXAMINER 1101 OBERLIN RD RALEIGH NC 27605-1788
1704056932 1111 OBERLIN ROAD CONDOMINIUM 1111 OBERLIN RD RALEIGH NC 27605-1136	1704056932 1111 DOWN LLC 1111 OBERLIN RD RALEIGH NC 27605-1136	1704056932 1111AEP LLC 1111 OBERLIN RD STE 200 RALEIGH NC 27605-1136
1704060479 HUMPHREY, DAVID 403 HORNE ST RALEIGH NC 27607-7227	1704060561 PLEASANTS, CHRISTOPHER SCOTT PLEASANTS, MARY ALISON 1303 CAMERON VIEW CT RALEIGH NC 27607-3363	1704060563 SLANE, GRADY C. 1305 CAMERON VIEW CT RALEIGH NC 27607-3363
1704060565 MARSHALL, ROBERT MERRELL MARSHALL, PATRICIA GARRETT 1307 CAMERON VIEW CT RALEIGH NC 27607-3363	1704060577 MURPHY, JULIE 1309 CAMERON VIEW CT RALEIGH NC 27607-3363	1704060579 ALLEN, TAYLOR B 1311 CAMERON VIEW CT RALEIGH NC 27607-3363

1704060672 CLARK, WILLIAM G IV CLARK, TIFFANY M PO BOX 1159 TARBORO NC 27886-1159	1704060674 ZAYTOUN, SUSAN S 1323 CAMERON VIEW CT RALEIGH NC 27607-3363	1704060676 BROCK, LAWRENCE J BROCK, JENNIFER M 1325 CAMERON VIEW CT RALEIGH NC 27607-3363
1704060678 MIMS, PATTIE ELIZABETH 832 INLET VIEW DR WILMINGTON NC 28409-2106	1704060768 NEVILL, PAUL DAVIES-NEVILL, ANDREA 1341 CAMERON VIEW CT RALEIGH NC 27607-3363	1704060770 WARD, FRANK P JR 1329 CAMERON VIEW CT RALEIGH NC 27607-3363
1704060788 MCCLAM, PHILIP M 1343 CAMERON VIEW CT RALEIGH NC 27607-3363	1704061649 CAMERON VIEW HOMEOWNERS ASSOC INC 812 SALEM WOODS DR RALEIGH NC 27615-3346	1704061708 FONSECA, ENRIQUE DOLORES MONCADA DE MONCADA, HELLEN PATRICIA HERNANDEZ 1345 CAMERON VIEW CT RALEIGH NC 27607-3363
1704061728 HAMLIN, KATHERINE ANNE 1347 CAMERON VIEW CT RALEIGH NC 27607-3363	1704061778 TCSSH LLC 5301 TRENT WOODS DR TRENT WOODS NC 28562-7443	1704061798 MARLOWE, DANIEL S MARLOWE, JILL S PO BOX 20667 RALEIGH NC 27619-0667
1704062419 EADDY, LYNELL 1300 CAMERON VIEW CT RALEIGH NC 27607-3362	1704062509 FERGUSON, WILLIAM A 1310 CAMERON VIEW CT RALEIGH NC 27607-3362	1704062511 STRICKLAND, PHILLIP R STRICKLAND, ASHLEY U 6304 EMERSON GROVE CT STEDMAN NC 28391-9089
1704062513 LINDLEY, JOHN THOMAS 1304 CAMERON VIEW CT RALEIGH NC 27607-3362	1704062515 STEVENSON, CASEY 1306 CAMERON VIEW CT RALEIGH NC 27607-3362	1704062517 PATEL, MALAV PATEL, VAISHALI 1308 CAMERON VIEW CT RALEIGH NC 27607-3362
1704062612 KERR, JOHNNY BANKS 1320 CAMERON VIEW CT RALEIGH NC 27607-3362	1704062618 JARVIS, LARRY M 1326 CAMERON VIEW CT RALEIGH NC 27607-3362	1704062624 KLUGER, JERROLD L KLUGER, SUSAN M 1322 CAMERON VIEW CT RALEIGH NC 27607-3362
1704062626 CHRISLYNN LLC PO BOX 7776 GREENSBORO NC 27417-0776	1704062718 LAGOS, DAVID A 1342 CAMERON VIEW CT RALEIGH NC 27607-3362	1704062720 BROYHILL, LEANNE D BROYHILL, MARKHAM H 1328 CAMERON VIEW CT RALEIGH NC 27607-3362
1704062738 MOYE, ELIZABETH KING 1340 CAMERON VIEW CT RALEIGH NC 27607-3362	1704063408 DODICK, BRANDON MICHAEL MORGAN, STACY BETZHOLD 1301 PECORA LN RALEIGH NC 27607-3745	1704063504 KUROSAI, JAMES J GESSNER, MICHELLE L 1305 PECORA LN RALEIGH NC 27607-3745
1704063600 ALVAREZ, MAURICE MARK HUGHES, MARISSA 1309 PECORA LN RALEIGH NC 27607-3745	1704063606 MURPHY, HEATHER CULLETON, COLIN 1313 PECORA LN RALEIGH NC 27607-3745	1704063681 OVERLOOK AT OBERLIN HOMEOWNERS ASSC 1300 PECORA LN RALEIGH NC 27607-3745

1704063704 THOMAS, JAYE T JR THOMAS, PAIGE HORAK 1317 PECORA LN RALEIGH NC 27607-3745	1704063811 SMOCK, RICHARD P MCCARTHY, JOHN W 1321 PECORA LN RALEIGH NC 27607-3745	1704064427 CHESTER PLACE HOMEOWNERS ASSOC YORK PROPERTIES INC 2108 CLARK AVE RALEIGH NC 27605-1606
1704064510 MACKOWIAK, JOHN 1305 CANFIELD CT RALEIGH NC 27608-2067	1704064513 CANFIELD PROPERTIES LLC 6409 WINTHROP DR RALEIGH NC 27612-6637	1704064517 NEWBY, THOMAS A JR NEWBY, CHARLOTTE H 1313 CANFIELD CT RALEIGH NC 27608-2067
1704064611 WORLEY, SAMUEL H WORLEY, JANE H 1317 CANFIELD CT RALEIGH NC 27608-2067	1704064625 WHITE, EDWARD RANDOLPH JR WHITE, LINDA LEWIS 1321 CANFIELD CT RALEIGH NC 27608-2067	1704064629 STUHMER, MARTHA C 1004 BAYFIELD DR RALEIGH NC 27606-1702
1704064637 CHESTER PLACE HOMEOWNERS ASSOC YORK PROPERTIES INC 2108 CLARK AVE RALEIGH NC 27605-1606	1704064723 ROBERTSON, POLLY 1405 CANFIELD CT RALEIGH NC 27608-2069	1704064727 DEERHAKE, WILLIAM R DEERHAKE, MARION E 1409 CANFIELD CT RALEIGH NC 27608-2069
1704064821 PITTMAN, SUSAN A 1413 CANFIELD CT RALEIGH NC 27608-2069	1704065570 FLYTHE, EDWIN E JR 3316 ALLEGHANY DR RALEIGH NC 27609-6904	1704065573 JARR & ASSOCIATES LLC 1308 CANFIELD CT RALEIGH NC 27608-2066
1704065587 RAASCO, LLC PO BOX 97304 RALEIGH NC 27624-7304	1704065664 CHESTER PLACE HOMEOWNERS ASSOC YORK PROPERTIES INC 2108 CLARK AVE RALEIGH NC 27605-1606	1704065671 CREECH, SALLY W /TR 1316 CANFIELD CT RALEIGH NC 27608-2066
1704065770 CHESTER PLACE HOMEOWNERS ASSOC YORK PROPERTIES INC 2108 CLARK AVE RALEIGH NC 27605-1606	1704065773 PERRY, BARBARA W 38 EAGLES NEST LN KITTY HAWK NC 27949-3717	1704065787 SCOVIL, JEAN HARPER 1408 CANFIELD CT RALEIGH NC 27608-2068
1704065863 CHESTER PLACE HOMEOWNERS ASSOC YORK PROPERTIES INC 2108 CLARK AVE RALEIGH NC 27605-1606	1704065881 MOORE, JULIET B 1412 CANFIELD CT RALEIGH NC 27608-2068	1704066521 GRAHAM, ERNESTO J GRAHAM, SHERRI ARNOLD 331 SUMMERTIME RD FAYETTEVILLE NC 28303-4657
1704066580 ROWE, ZACHARY MERCER RIDDICK ROWE, ALEX GRACE 2308 WADE AVE RALEIGH NC 27607-6944	1704066622 CHESTER PLACE HOMEOWNERS ASSOC YORK PROPERTIES INC 2108 CLARK AVE RALEIGH NC 27605-1606	1704066651 LAMM, JACK R HEIRS WILDER, BOBBY G 2317 ELMSFORD WAY RALEIGH NC 27608-2065
1704066683 COBB, DONNELL B JR COBB, ELIZABETH U 2313 ELMSFORD WAY RALEIGH NC 27608-2065	1704066723 CHESTER PLACE HOMEOWNERS ASSOC YORK PROPERTIES INC 2108 CLARK AVE RALEIGH NC 27605-1606	1704066757 DOUGLASS, ELIZA C 2316 ELMSFORD WAY RALEIGH NC 27608-2065

1704066793 WILSON, MARY G 2312 ELMSFORD WAY RALEIGH NC 27608-2065	1704067561 HAYWOOD, ALONZA HEIRS 3317 STETSON OVERLOOK SE SMYRNA GA 30080-4701	1704067620 DEANE, DAVID A. DEANE, ELIZABETH 2309 ELMSFORD WAY RALEIGH NC 27608-2065
1704067662 JOHNSON, JOSEPH E JOHNSON, JANE F 2305 ELMSFORD WAY RALEIGH NC 27608-2065	1704067733 SELLERS, DIANNE CECILIA 2308 ELMSFORD WAY RALEIGH NC 27608-2065	1704067774 STEELE, ANNE W 2304 ELMSFORD WAY RALEIGH NC 27608-2065
1704067846 CETINALE LLC 3347 ALLEGHANY DR RALEIGH NC 27609-6903	1704067934 CAMERON HILLS OWNER LLC 3347 ALLEGHANY DR RALEIGH NC 27609-6903	1704068060 AMERICA'S CUP LLC 1122 OBERLIN RD RALEIGH NC 27605-1137
1704068602 PARSONS, ELIZABETH S 2301 ELMSFORD WAY RALEIGH NC 27608-2065	1704068632 CHESTER PLACE HOMEOWNERS ASSOC YORK PROPERTIES INC 2108 CLARK AVE RALEIGH NC 27605-1606	1704068704 SMITH, JERRY DWIGHT SMITH, DIANTHA HARAND 2976 ORMOND DR WINSTON SALEM NC 27106-5013
1704068737 CHESTER PLACE HOMEOWNERS ASSOC YORK PROPERTIES INC 2108 CLARK AVE RALEIGH NC 27605-1606	1704070082 CAMERON HILLS OWNER LLC 3347 ALLEGHANY DR RALEIGH NC 27609-6903	1704072396 CAMERON HILLS OWNER LLC 3347 ALLEGHANY DR RALEIGH NC 27609-6903
1704075002 CAMERON HILLS OWNER LLC 3347 ALLEGHANY DR RALEIGH NC 27609-6903	1704075546 CETINALE LLC 3347 ALLEGHANY DR RALEIGH NC 27609-6903	1704076391 SHIELDS, MARY SUSAN 2308 GRANT AVE RALEIGH NC 27608-2055
1704076491 JARVIS OAKS LLC 1305 CONCORD RD DAVIDSON NC 28036-9059	1704077030 CAMERON HILLS OWNER LLC 3347 ALLEGHANY DR RALEIGH NC 27609-6903	1704077038 PULLIAM OF RALEIGH LLC THE 3347 ALLEGHANY DR RALEIGH NC 27609-6903
1704077146 CETINALE LLC 3347 ALLEGHANY DR RALEIGH NC 27609-6903	1704077503 DOG-LEG OAK LLC 1305 CONCORD RD DAVIDSON NC 28036-9059	1704077592 BEVACQUA, SUSAN T 1413 CHESTER RD RALEIGH NC 27608-2021
1704078301 HOKE, SUZANNE M 1401 CHESTER RD RALEIGH NC 27608-2021	1704078401 NOWELL, A GWYNN JR 1407 CHESTER RD RALEIGH NC 27608-2021	1704078519 MORSE, JEAN B MORSE, LAMAR D JR 1419 CHESTER RD RALEIGH NC 27608-2021
1704079077 PUGH PROPERTIES LLC PO BOX 19669 RALEIGH NC 27619-9669	1704079182 PUGH, V WATSON PUGH, FRANCES P C/O PUGH PROPERTIES LLC PO BOX 19669 RALEIGH NC 27619-9669	1704079186 FLAHIVE, JONATHAN C 3800 EVANDER WAY RALEIGH NC 27613-5370

1704079282 THORNHILL, FREDRICK HALE THORNHILL, FABIAN G 3418 CHURCHILL RD RALEIGH NC 27607-6810	1704079297 TURNER, CHRISTOPHER ALLAN TURNER, LAURA PROPST 1400 CHESTER RD RALEIGH NC 27608-2022	1704079373 FILARDI, GREGORY C GROOVER, KIMBERLY RAE 1402 CHESTER RD RALEIGH NC 27608-2022
1704079480 ISELL, AARON D ISELL, LAUREN M 1406 CHESTER RD RALEIGH NC 27608-2022	1704079486 FLESSEL, ALEXANDRA HENDRIKA HUBBARD FLESSEL, NOAH VALENTINE 1410 CHESTER RD RALEIGH NC 27608-2022	1704150839 MARLOWE & MOYE LLC YORK PROPERTIES 2108 CLARK AVE RALEIGH NC 27605-1606
1704150839 MARLOWE & MOYE LLC PO BOX 20667 RALEIGH NC 27619-0667	1704150839 WADE AVENUE LLC 2608 DOVER RD RALEIGH NC 27608-2032	1704150839 KITAMATTEE LLC 1733 BROOKS AVE RALEIGH NC 27607-6617
1704150839 1ST ATLANTIC SURETY COMPANY 1033 WADE AVE STE 200 RALEIGH NC 27605-1155	1704150839 ABUBUB LLC 1033 WADE AVE STE 202 RALEIGH NC 27605-1155	1704150839 4523 PARK ROAD LLC 4523 PARK RD STE 201 CHARLOTTE NC 28209-3833
1704150839 NC BOARD OF FUNERAL SERVICE 2321 CRABTREE BLVD STE 100 RALEIGH NC 27604-3048	1704151970 NORTH CAROLINA AUTOMOBILE DEALERS 1029 WADE AVE RALEIGH NC 27605-1158	1704152488 PR OBERLIN COURT LLC FELLERS SCHEWE SCOTT & ROBERTS INC PO BOX 450233 ATLANTA GA 31145-0233
1704152793 MOMA 1015 WADE LLC 1025 WADE AVE RALEIGH NC 27605-1158	1704152832 MOMA 1025 WADE LLC 1025 WADE AVE RALEIGH NC 27605-1158	1704155924 YORK, J W HEIRS C/O YORK PROPERTIES 2108 CLARK AVE RALEIGH NC 27605-1606
1704156758 STATE EMPLOYEES CREDIT UNION PO BOX 26807 RALEIGH NC 27611-6807	1704156941 BIRD, DAVID M BIRD, PAULA M 1323 WILLIAMSON DR RALEIGH NC 27608-2133	1704158901 PREISS, JOHN W 1321 WILLIAMSON DR RALEIGH NC 27608-2133
1704158971 TRIBBETT, MARK W TRIBBETT, CATHY B 1319 1/2 WILLIAMSON DR RALEIGH NC 27608-2133	1704159662 STATE EMPLOYEES CREDIT UNION PO BOX 26807 RALEIGH NC 27611-6807	1704159930 VAN STAVEREN, KRISTOFFER KAHLE VAN STAVEREN, JENNIFER A 1319 WILLIAMSON DR RALEIGH NC 27608-2133
1704160267 SWANLAKE HOLDINGS LLC 8201 DAVISHIRE DR RALEIGH NC 27615-1878	1704160530 OAK CITY PARTNERS LLC 910 TRYON HILL DR STE 100 RALEIGH NC 27603-2577	1704160660 SALEEBY, ROBIN M 9601 KOUPELA DR RALEIGH NC 27615-2237
1704160924 PUGH PROPERTIES LLC PO BOX 19669 RALEIGH NC 27619-9669	1704161630 NASH, JOHN NASH, ELIZABETH W 1809 GREAT OAKS DR RALEIGH NC 27608-1956	1704161734 DUNN, S WORTH III TRUSTEE S WORTH DUNN III REVOCABLE TRUST 1816 GREAT OAKS DR RALEIGH NC 27608-1955

1704162174 TRITON ANNAPOLIS LLC 1301 ANNAPOLIS DR RALEIGH NC 27608-2129	1704162610 BELL, CHARLES E III BELL, KATHRYN B 1801 GREAT OAKS DR RALEIGH NC 27608-1956	1704162714 SMITH, CONNIE L SMITH, JOSEPH W 1812 GREAT OAKS DR RALEIGH NC 27608-1955
1704162853 GOSE HOLDINGS LLC PO BOX 19726 RALEIGH NC 27619-9726	1704162971 MOORE, WILLIAM D 1849 WILSHIRE AVE RALEIGH NC 27608-2131	1704163542 SWANLAKE HOLDINGS LLC 8201 DAVISHIRE DR RALEIGH NC 27615-1878
1704163705 SHAVLIK, BEVERLY S 1808 GREAT OAKS DR RALEIGH NC 27608-1955	1704163794 BAREFOOT, RICHARD L BAREFOOT, ANN E 1804 GREAT OAKS DR RALEIGH NC 27608-1955	1704163897 DODD, FELIX CAMPBELL III DODD, STEPHANIE SPRATLEY 1841 WILSHIRE AVE RALEIGH NC 27608-2131
1704164773 CULP, J MARSHALL III CULP, KAYE L 1800 GREAT OAKS DR RALEIGH NC 27608-1955	1704164857 MATHEWS, MARC MATHEWS, PERRI 1837 WILSHIRE AVE RALEIGH NC 27608-2131	1704165215 US TOBACCO COOPERATIVE INC 1304 ANNAPOLIS DR RALEIGH NC 27608-2130
1704165562 KICK, MAHAN R KICK, MELISSA R 1829 ARLINGTON ST RALEIGH NC 27608-2103	1704165753 MEARES, BRIAN SCHAFER 10B HERON ST WRIGHTSVILLE BEACH NC 28480-2633	1704165817 STEPHENSON, HARRIET 1833 WILSHIRE AVE RALEIGH NC 27608-2131
1704165877 JENKINS, JAMES GRIFFIN HALL JENKINS, ASHLEY RUTH BELL 1829 WILSHIRE AVE RALEIGH NC 27608-2131	1704166046 PENNY, MALCOLM LANDIS CHAVASSE PENNY, MARY AMANDA CHAVASSE C/O M AMANDA C PENNY 1322 WILLIAMSON DR RALEIGH NC 27608-2139	1704166522 MURRAY, FRANK GRAHAME TRUSTEE GRAHAME MURRAY LIVING TRUST 1827 ARLINGTON ST RALEIGH NC 27608-2103
1704166591 DAVIS, WALTER G 3078 GRANVILLE DR RALEIGH NC 27609-6918	1704166722 REID, SYDNEY S REID, ROBERT L III 1822 ARLINGTON ST RALEIGH NC 27608-2104	1704166837 DUNCAN, WILLIAM W 1825 WILSHIRE AVE RALEIGH NC 27608-2131
1704166897 ZEVIN, WILLIAM M ZEVIN, WENDY SUE 1821 WILSHIRE AVE RALEIGH NC 27608-2131	1704167039 PENNY, MALCOLM LANDIS CHAVASSE PENNY, MARY AMANDA CHAVASSE C/O M AMANDA C PENNY 1322 WILLIAMSON DR RALEIGH NC 27608-2139	1704167200 WICKER, LUCY BROOKS HIELSCHER, PATRICIA ANN 1333 DIEHL ST RALEIGH NC 27608-2140
1704167307 CHERRY, DIANE BIZZELL, RODNEY 1320 DIEHL ST RALEIGH NC 27608-2110	1704167562 HOPKINS, KELLY M SCHUPP, CROMWELL 1821 ARLINGTON ST RALEIGH NC 27608-2103	1704167702 JAKO PROPERTIES LLC 3008B RUFFIN ST RALEIGH NC 27607-4060
1704167782 CTGI, LLC 777 BRICKELL AVE MIAMI FL 33131-2809	1704167867 BANKS, ROBERT CALLUM 1817 WILSHIRE AVE RALEIGH NC 27608-2131	1704168131 FLAHERTY, ROBERT THOMAS JR 1316 WILLIAMSON DR RALEIGH NC 27608-2134

1704168211 CONNELL, DAVID D CONNELL, CHRISTY C 1315 DIEHL ST RALEIGH NC 27608-2140	1704168306 HINKLE, JAMISON H FLEETWOOD, SUSAN L 1316 DIEHL ST RALEIGH NC 27608-2110	1704168396 ADKINS, ROBERT W ADKINS, MEGAN T 1312 DIEHL ST RALEIGH NC 27608-2110
1704168532 KITTRELL, ROBERT GILLIAM III 529 HERTFORD ST RALEIGH NC 27609-6905	1704168592 BROOKS, ROBERT NOWELL 120 MONTGOMERY ST RALEIGH NC 27607-4058	1704168762 GATES, MARK W GATES, GRACE ELIZABETH 1814 ARLINGTON ST RALEIGH NC 27608-2104
1704168847 ROPER, STACEY S ROPER, MATTHEW P 1811 WILSHIRE AVE RALEIGH NC 27608-2131	1704169088 HAMNER, GEORGE III HAMNER, MEREDITH 1312 WILLIAMSON DR RALEIGH NC 27608-2134	1704169273 CARVER, REBECCA BURRAGE 1309 DIEHL ST RALEIGH NC 27608-2109
1704169386 RSF LAND & CATTLE CO LLC 100 CRESCENT CT STE 450 DALLAS TX 75201-7822	1704169572 WEST, KATHRYN E 1811 ARLINGTON ST RALEIGH NC 27608-2103	1704169733 KURUC, GREGORY M KURUC, ANNA E 1812 ARLINGTON ST RALEIGH NC 27608-2104
1704169817 HEAVNER, ERNEST MICHAEL HEAVNER, JENNIFER J 1807 WILSHIRE AVE RALEIGH NC 27608-2131	1704169887 EARWOOD, CLAIRE COLEMAN EARWOOD, JOHN THOMAS 1805 WILSHIRE AVE RALEIGH NC 27608-2131	1704170042 PUGH PROPERTIES LLC PO BOX 19669 RALEIGH NC 27619-9669
1704170294 WILLIAMS, THOMAS H WILLIAMS, ELLA E 116 RIDGEVIEW RD POUGHKEEPSIE NY 12603-4264	1704170557 GORRELL, JACK D 1412 CHESTER RD RALEIGH NC 27608-2022	1704171027 PUGH PROPERTIES LLC PO BOX 19669 RALEIGH NC 27619-9669
1704171132 BRUMMER, WESLEY Z. BRUMMER, KATHRYN PAVIA 1325 OBERLIN RD RALEIGH NC 27608-2061	1704171156 CAPEHART, GERALDINE M CAPEHART, MYRTLE 1327 OBERLIN RD RALEIGH NC 27608-2061	1704171281 DURHAM HINTON, ELLEN HEIRS 1213 SOMERSET RD RALEIGH NC 27610-1136
1704171392 WILLIAMS, ELLA E 116 RIDGEVIEW RD POUGHKEEPSIE NY 12603-4264	1704172206 FRANCIS, FLORENCE I 1939 CRAIG ST RALEIGH NC 27608-2107	1704172410 KIDD FARMS, LLC 9813 POOLE RD WENDELL NC 27591-8756
1704172426 GOLDSTEIN, GREGORY GOLDSTEIN, HANNAH 1609 OBERLIN RD RALEIGH NC 27608-2039	1704172597 SUE C ROBERTSON REVOCABLE TRUST THE 1611 OBERLIN RD RALEIGH NC 27608-2039	1704173003 DADDY KID & MAMA DOT, LLC 10000 POOLE RD WENDELL NC 27591-8759
1704173110 KIDD FARMS, LLC 9813 POOLE RD WENDELL NC 27591-8756	1704173158 HUNT, MARGARET ROGERS 1328 OBERLIN RD RALEIGH NC 27608-2060	1704174007 BUNDY, MICHAEL LEE BUNDY, SUSAN L 6100 OXFORDSHIRE CT RALEIGH NC 27606-9351

1704174066 BROUGHTON, JASON BROUGHTON, KELLY 1832 WILSHIRE AVE RALEIGH NC 27608-2132	1704174216 FRANCIS, FLORENCE I 1939 CRAIG ST RALEIGH NC 27608-2107	1704174292 HOLCOMBE, KENNETH BANKS 1933 CRAIG ST RALEIGH NC 27608-2107
1704175026 JOHNSON, MARK R JR JOHNSON, RACHEL J N 1830 WILSHIRE AVE RALEIGH NC 27608-2132	1704175087 FREEMAN, ISAAC NELSON DIBRE FREEMAN, MARY KINCHELOE 1828 WILSHIRE AVE RALEIGH NC 27608-2132	1704175270 MERCER, CHARLES HENRY III MERCER, CHARLOTTE 1929 CRAIG ST RALEIGH NC 27608-2107
1704175495 1612 OBERLIN ROAD YORK PROPERTIES INC 2108 CLARK AVE RALEIGH NC 27605-1606	1704175495 MITCHELL, ETHLYN HICKS 1612 4 OBERLIN RD RALEIGH NC 27608-2045	1704175495 CASTELLOE, THOMAS 1612 OBERLIN RD APT 8 RALEIGH NC 27608-2045
1704175495 FLINT, MARION F TRUSTEE MARION F FLINT REVOCABLE TRUST 1612 OBERLIN RD APT 3 RALEIGH NC 27608-2045	1704175495 STEPHENS, C WAYNE ZUBA, ALAN D 1612 OBERLIN RD APT 5 RALEIGH NC 27608-2045	1704175495 FERRARA, SALLY D FERRARA, THOMAS A 1612 OBERLIN RD APT 7 RALEIGH NC 27608-2045
1704175495 ROSE, JOHN RAYMOND WEBB, BETTY 1612 OBERLIN RD APT 6 RALEIGH NC 27608-2045	1704175495 LIEBOWITZ, STEVEN LIEBOWITZ, KATHLEEN 1612 OBERLIN RD APT 2 RALEIGH NC 27608-2045	1704175495 GILLIAM, MARITA H 1612 OBERLIN RD APT 1 RALEIGH NC 27608-2045
1704176048 SKENDER, TIMOTHY ROBERT 1824 WILSHIRE AVE RALEIGH NC 27608-2132	1704176240 BROWN, GARRY D BROWN, KATHRYN N 1925 CRAIG ST RALEIGH NC 27608-2107	1704177006 MONTGOMERY, MEGAN D MONTGOMERY, MONTE P JR 1820 WILSHIRE AVE RALEIGH NC 27608-2132
1704177066 HUNT, BETTY DEBNAM 1818 WILSHIRE AVE RALEIGH NC 27608-2132	1704177119 MILLER, LANE P MILLER, MOLLY M 1921 CRAIG ST RALEIGH NC 27608-2107	1704177179 ROBERSON, SHERI L 1917 CRAIG ST RALEIGH NC 27608-2107
1704177318 DODD, JEAN HUSKE 1920 CRAIG ST RALEIGH NC 27608-2108	1704177398 DAUGHETY, KENNETH W DAUGHETY, NANCY C 1916 CRAIG ST RALEIGH NC 27608-2108	1704178046 HUNT, BETTY DEBNAM ATTN TJT/D BARE - BETTY HUNT 4700 FALLS OF NEUSE RD STE 400 RALEIGH NC 27609-6200
1704178240 DUNCAN, WILLIAM MARK 1913 CRAIG ST RALEIGH NC 27608-2107	1704179016 HUNT, BETTY DEBNAM 1808 WILSHIRE AVE RALEIGH NC 27608-2132	1704179119 CARLIN, KEVIN PATRICK CARLIN, GRAY WILLIAMS 1909 CRAIG ST RALEIGH NC 27608-2107
1704179280 PEELER, MICHAEL R PEELER, KAREN BRITT 1905 CRAIG ST RALEIGH NC 27608-2107	1704250910 NEWTON, JASON D NEWTON, BLYTHE ASHLEY 1317 WILLIAMSON DR RALEIGH NC 27608-2133	1704260067 FRANTZ, ROBERT FRANTZ, GABRIELLE C 1310 WILLIAMSON DR RALEIGH NC 27608-2134

1704260169 MARKWOOD, DAVID MARKWOOD, EMILY 1305 DIEHL ST RALEIGH NC 27608-2109	1704260460 JONES, HAROLD ERNEST JR JONES, BONNER PHILLIPS 1304 DIEHL ST RALEIGH NC 27608-2110	1704260542 DUNSTAN, PERRY S DUNSTAN, INGRID B 1809 ARLINGTON ST RALEIGH NC 27608-2103
1704260699 MCFARLANE, WILLIAM REYNOLDS JELLEY, NICOLE MICHELLE 1701 PINEVIEW ST RALEIGH NC 27608-2123	1704260712 ROBINSON, THOMAS L ROBINSON, LINDA P 1808 ARLINGTON ST RALEIGH NC 27608-2104	1704260786 PETE, KARL LYNDELL PETE, FELICE 1703 PINEVIEW ST RALEIGH NC 27608-2123
1704260857 HARRIS, BRANDON HARRIS, MARY KATHARINE 1801 WILSHIRE AVE RALEIGH NC 27608-2131	1704261244 WEBB VAN WYCK HOKE JR 1301 DIEHL ST RALEIGH NC 27608-2109	1704261385 ANDERSON, DAVID ASBILL 1300 DIEHL ST RALEIGH NC 27608-2110
1704261512 BEARD, FREDERICK CHERRY, PATTY M 1805 ARLINGTON ST RALEIGH NC 27608-2103	1704270014 726 ST PETER STREET LLC PO BOX 6665 RALEIGH NC 27628-6665	1704270147 PEELER, MICHAEL R PEELER, KAREN BRITT 1905 CRAIG ST RALEIGH NC 27608-2107

EXHIBIT C – ITEMS DISCUSSED

1. Neighborhood transition yards and their application based on the proposed use
2. The 2030 Comprehensive Plan and those who helped craft it
3. Proposed planting schedules along adjacent property lines based on the use
4. Anticipated effects to property values of this property and adjacent properties
5. The anticipated price point for either residential units or office space on the property
6. The development maximums as referenced by the zoning conditions, and how those figures are determined
7. Proposed parking locations and types of parking (surface parking, parking under units, etc.)
8. The anticipated certainty with rezoning applications versus that of a site plan
9. Potential effects on traffic to Great Oaks Drive residents
10. Expected presentation at the March 23 Hillsborough-Wade CAC
11. Rationale for removing the Oberlin NCOD
12. The Urban Form Map and its desire to locate mixed-use development arounds nodes rather than linear streets
13. Possibility of low-density townhomes
14. Potential development options under the Oberlin NCOD
15. Notice provisions for Planning Commission and City Council meetings
16. Anticipated points of access off Annapolis Drive and Oberlin Road

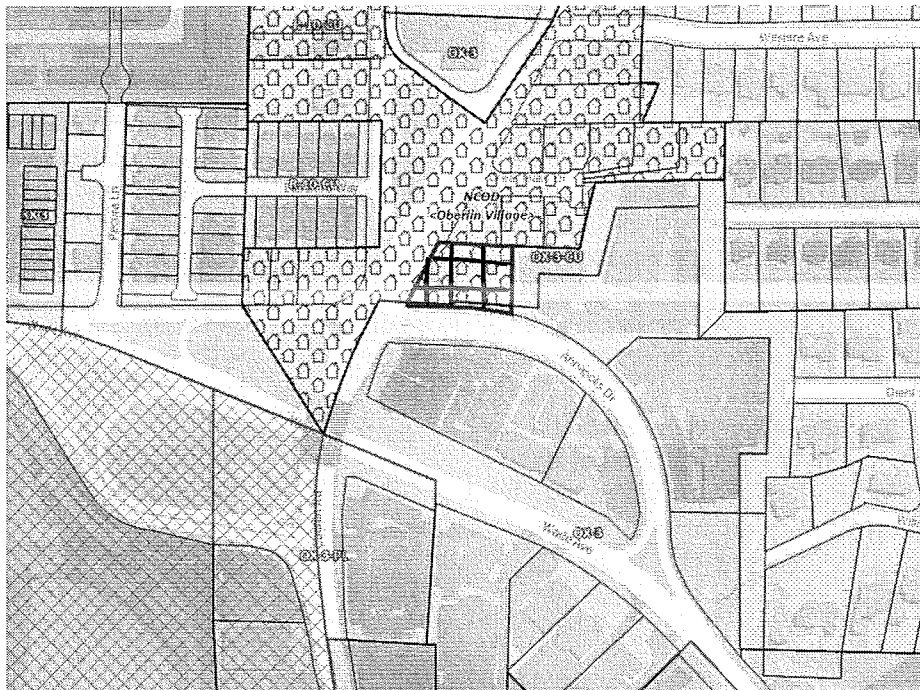
EXHIBIT D – MEETING ATTENDEES

1. Worth Mills
2. Sara Ellis
3. Johnny Chappell
4. Jerry Smith
5. Donna Bailey
6. Jean Scovil
7. Marshall Culp
8. Charles Bell
9. John Nash
10. Sam Worley
11. Robin Saleeby
12. Kaye Culp
13. Cynthia Poole
14. Wes Smith
15. Sally Creech
16. Kim Randolph
17. Beverly Shavlik
18. Beth Nash

CURRENT PROPERTY MAP



CURRENT ZONING MAP



REZONING OF PROPERTY CONSISTING OF +/- 0.49 ACRES,
LOCATED IN THE NORTHEAST QUADRANT OF THE OBERLIN ROAD AND
ANNAPOLIS DRIVE INTERSECTION, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
MARCH 3, 2021

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Wednesday, March 3, at 5:00 p.m. The property considered for this potential rezoning totals approximately 0.49 acres, and is located in the northeast quadrant of the Oberlin Road and Annapolis Drive intersection, in the City of Raleigh, having Wake County Parcel Identification Number 1704-16-0530. This meeting was held virtually on Zoom with an option to call in by telephone. All owners of property within 1,000 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owner
From: Michael Birch, Longleaf Law Partners
Date: February 18, 2021
Re: Neighborhood Meeting for Rezoning of 1302 Oberlin Road (Z-69-20)

You are invited to attend a meeting to discuss rezoning case Z-69-20. We have scheduled an informational meeting with surrounding property owners on Wednesday, March 3rd at 5:00 PM until 7:00 PM. Due to the COVID-19 Pandemic, this meeting will be held virtually. You can participate online or by telephone. To participate, visit:

To Join with Video:

<https://zoom.us/join>
Meeting ID: 884 9849 1485
Password: 216167

To Join by Telephone:

+1 646 558 8656
Meeting ID: 884 9849 1485
Password: 216167

The purpose of this meeting is to discuss rezoning case Z-69-20, which concerns 1302 Oberlin Road (with Property Identification Number 1704-16-0530). The property totals approximately 0.49 acres in size, and is located in the northeast quadrant of the Oberlin Road and Annapolis Drive intersection.

The property is currently zoned R-6 with the Oberlin Village Neighborhood Conservation Overlay District (R-6-NCOD), and the proposed zoning is Office Mixed Use with a 3-story height limit with zoning conditions (OX-3-CU). The purpose of the rezoning is to allow for either multifamily residential uses or office uses.

The City of Raleigh requires a second neighborhood meeting involving the owners of property within 1,000 feet of the property before the rezoning request can be considered at a Planning Commission meeting. After the neighborhood meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.645.4317 and mbirch@longleaflp.com. Also, for more information about rezoning, you may visit the City's website at www.raleighnc.gov and search for "Rezoning Process", or contact the Raleigh City Planning Department at 919.996.2234 or Sara.Ellis@raleighnc.gov.

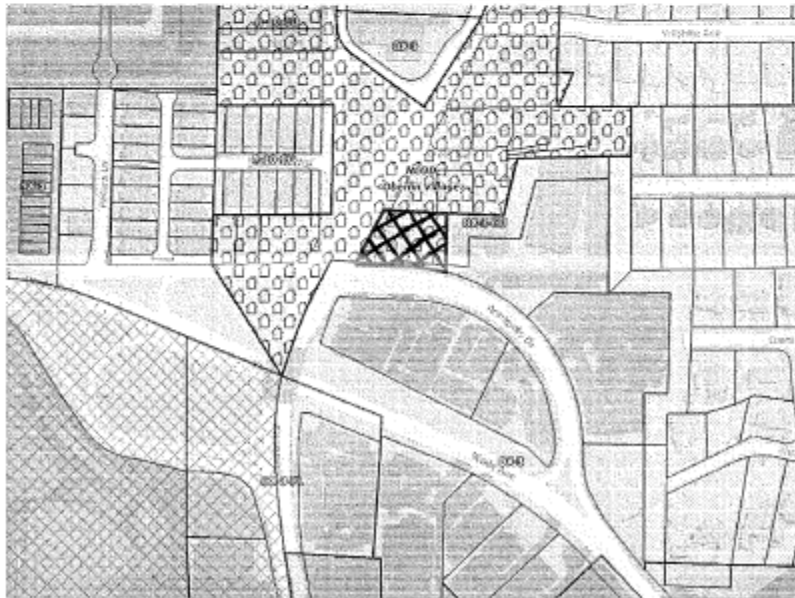
Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. Rezoning Application page, including draft zoning conditions

CURRENT PROPERTY MAP



CURRENT ZONING MAP



AGENDA ITEM (D): NEW BUSINESS

AGENDA ITEM (D) 1: Z-69-20 – 1302 Oberlin Road

This case is located 1302 Oberlin Road on the eastern side, at the northwestern intersection of Oberlin and Annapolis Drive.

Approximately 0.49 acres are requested to be rezoned by Oak City Partners, represented by Michael Birch of Longleaf Law Partners. Proposed conditions limit the uses on the property to residential; limit the number of bedroom to no more than 3 per unit; prohibit vinyl and EIFS siding; limit the total number of residential units to 13; and limit the building height along the front 50' of the property fronting Oberlin Road to 28.7 feet and two stories; and require the apartment building type to mimic the appearance of a townhome.

The request is consistent with the 2030 Comprehensive Plan.

The request is consistent with the Future Land Use Map.

This request is consistent with the Urban Form Map.

This item appeared on the Planning Commission's April 27, 2021 agenda and was deferred at the request of the applicant. Staff review of the revised conditions is concurrent with the preparation of this agenda, and additional comments may be included with the staff presentation. The deadline for Planning Commission action is June 21, 2021.

Planner Ellis presented the case.

Worth Mills representing the applicant gave a brief overview of the case.

Charles Bell representing the neighborhood spoke in opposition. Mr. Bell spoke regarding the setbacks on the side and rear of the property and the concern of the possibility of the higher than 50 ft height max. they would like to see a condition that would be more specific to the applicant intent on this property and would ask the commission to defer to allow more discussion between the applicant and neighbors to address more of our concerns.

John Nash also of the neighborhood spoke in opposition regarding vertical setbacks along the residential side; buffers need to be discussed since there property backs up to this project lot. There is great concern regarding the possibility of a 50 plus height property towering over our properties and there is a concern of privacy. Mr. Nash would like to have an idea where this building will sit; ingress and egress concerns and addition of more people to the neighborhood traffic. He also

Kim Randolph spoke regarding her belief that adequate transition and buffers should be put in place. Ask the applicant to revisit setbacks and setbacks and privacy concerns.

Marshall Culp spoke in opposition and would like to preserve the integrity of the area and asks that this case be deferred.

There was discussion regarding why this is an OX designation conditioned down to Residential.

Worth Mills representing the applicant gave a brief statement as to why this designation and spoke regarding neighborhood transition and creating a townhome look to the area.

Ms. McIntosh stated that this is also a site that is within affordable housing area and no affordable housing is being offered.

There was discussion regarding the side setbacks and height clarification.

Planner Ellis responded regarding condition limiting the height inside to the build to which means the height could go up to 3 stories.

Mr. Mill spoke regarding the discussions primary focus was around residential versus non-residential standards.

Ms. Miller made a motion to recommend approval of the case. Mr. O'Haver seconded the motion.

Commissioners how do you vote?

Bennett (Aye) Fox (Aye), Lampman (Aye), Mann (Aye), McIntosh (Aye), Miller (Aye), O'Haver (Aye), Rains (Aye) and Winters (Aye). The vote was unanimous 9-0.