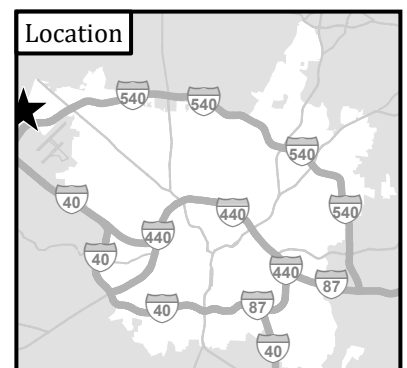


Property	3124 & 11015 Globe Rd; 3111 Page Rd
Size	15.2 acres
Existing Zoning	R-4 & Durham RR
Requested Zoning	R-6-CU



Rezoning Application and Checklist

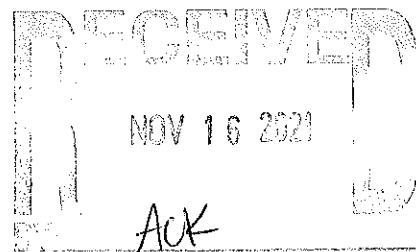
Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



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

Rezoning Request				
Rezoning Type	General Use	Conditional Use	Master Plan	Office Use Only Rezoning case # <u>2-15-21</u>
	Text change to zoning conditions			
Existing zoning base district: R-4 and	Height:	Frontage:	Overlay(s):	
Proposed zoning base district: R-6	Height:	Frontage:	Overlay(s):	
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information		
Date: October 26, 2021	Date amended (1):	Date amended (2):
Property address: 11015, 3124, and 3124 Globe Road, and 3111 Page Road		
Property PIN: 0758-43-9838, 0758-05-5328, 0758-54-1500, and 0758-62-6714		
Deed reference (book/page): 17544/1109; 9279/705 (Durham County); 18426/593; and 8729/913 (Durham County)		
Nearest intersection: Globe Road and World Trade Boulevard		Property size (acres): 15.2
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: 3111 Page, LLC		
Property owner email: pchandak@thefocusproperties.com		
Property owner phone: 984-219-1325		
Applicant name and address: Worth Mills, Longleaf Law Partners		
Applicant email: wmills@longleaflp.com		
Applicant phone: 919.645.4313		
Applicant signature(s):		
Additional email(s):		



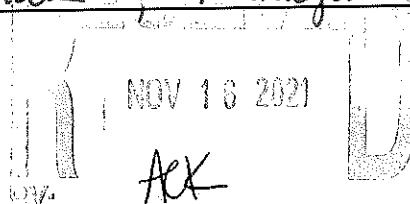
Conditional Use District Zoning Conditions		
Zoning case #: TBD	Date submitted: October 26, 2021	Office Use Only Rezoning case # <u>2-75-21</u>
Existing zoning: R-4 and RR	Proposed zoning: R-6-CU	

Narrative of Zoning Conditions Offered
<p>1. The maximum number of units permitted on the property shall be 84.</p> <p>2. There shall be a minimum fifty foot (50') principal building setback from 0758-44-5859 (Deed Book 9350, Page 677, Durham County Registry) and 0758-44-7961 (Deed Book 9350, Page 677, Durham County Registry).</p> <p>3. There shall be a minimum fifty foot (50') principal building setback from Globe Road.</p>

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

Property Owner(s) Signature: Prateek Chandak

Printed Name(s): Prateek Chandak, Manager 3111 Page, LLC



Rezoning Application Addendum #1

Comprehensive Plan Analysis

Office Use Only

Rezone case #

The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.

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.

[illegible]

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

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.

Public Mitigation

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

Design Guidelines

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

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

Policy UD 7.3:

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

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

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

Policy DT 7.18:

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

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

Urban Form Designation:

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

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

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

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

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

Who Can Initiate a Zoning Request?

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

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

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

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

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

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

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

Date:

Re: (SITE LOCATION)

Neighboring Property Owners and Tenants:

You are invited to attend a neighborhood meeting on (MEETING DATE). The meeting will be held at (MEETING LOCATION, INCLUDING ADDRESS) and will begin at (TIME).

The purpose of this meeting is to discuss a potential rezoning of the property located at (SITE ADDRESS AND NEARBY LANDMARKS). This site is current zoned (CURRENT ZONING DISTRICT) and is proposed to be rezoned to (PROPOSED ZONING DISTRICT). (Please also provide any relevant details regarding the request.)

The City of Raleigh requires that prior to the submittal of any rezoning application, a neighborhood meeting involving the property owners and tenants within 500 feet of the area requested for rezoning.

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

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 the Raleigh Planning and Development Department at:

(919) 996-2682 (option 2)
rezoning@raleighnc.gov

Thank you.

At least 10 days prior to the meeting date with the owners of property, the applicant shall notify the owners of property about the meeting; notice shall be by first class mail or certified mail return receipt. If notification is to be by first class mail, the applicant shall deliver the sealed, addressed, stamped envelopes to Planning and Development prior to the aforementioned 10-day period. If notification is to be by certified mail return receipt, copies of the return receipts shall be given to Planning and Development at time of application submittal.

Submitted Date: _____

SUMMARY OF ISSUES

A neighborhood meeting was held on _____ (date) to discuss a potential rezoning located at _____ (property address). The neighborhood Meeting was held at _____ (location). There were approximately _____ (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

REZONING OF PROPERTY CONSISTING OF +/- 15.2 ACRES
LOCATED WEST OF THE EMERALD CREEK DRIVE AND GLOBE ROAD
INTERSECTION, EAST OF PAGE ROAD,
IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
AUGUST 17, 2021

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners and tenants on Tuesday, August 17, 2021 at 5:30 p.m. The property considered for this potential rezoning totals approximately 15.2 acres, and is located west of the Emerald Creek Drive and Globe Road intersection, east of Page Road, in the City of Raleigh, having Wake County Parcel Identification Numbers 0758-055328, 0758-54-1500, 0758-43-9839 and 0758-62-6714. This meeting was held in the multipurpose room at Brier Creek Community Center, located at 10810 Globe Road, Raleigh, NC 27617. All owners and tenants of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owners and Tenants
From: Worth Mills
Date: July 29, 2021
Re: Neighborhood Meeting for Rezoning of 3124, 3124 and 11015 Globe Road, and 3111 Page Road

You are invited to attend an informational meeting to discuss the proposed rezoning of 3124 and 11015 Globe Road and 3111 Page Road (with Property Identification Numbers (PINs) 0758-055328, 0758-54-1500, 0758-43-9839, and 0758-62-6714). The meeting will be held on **Tuesday, August 17, 2021 from 5:30 PM until 7:00 PM**, at the following location:

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

The property totals approximately 15.2 acres in size, and is located west of the Emerald Creek Drive and Globe Road intersection, east of Page Road. The property is currently zoned Residential-4 (R-4) and Residential Rural (RR, Durham Zoning), and the proposed zoning designation is Residential-6 (R-6). The purpose of the rezoning is to permit a townhouse community.

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

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.645.4313 and wmills@longleaflp.com. Also, for more information about the rezoning, you may visit www.raleighnc.gov or contact JP Mansolf at the Raleigh City Planning Department at 919.996.2180 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

This is a detailed street map of a residential neighborhood in San Francisco. The map features several streets, including Pine Hill Rd, Green Hill Rd, Oak Hill Rd, and others. A large, irregularly shaped lot is highlighted with a thick black border. The map also shows various other lots, some with numbers, and a small building labeled "Pine Hill".

EXHIBIT B – NOTICE LIST

3111 PAGE LLC
7930 SKYLAND RIDGE PKWY STE 200
RALEIGH NC 27617-6815

ATLAS S ENTERPRISES LLC
PO BOX 90245
RALEIGH NC 27675-0245

BALDISSERI, FRANCIS BALDISSERI, ASTRID
9709 DAYTON CT
RALEIGH NC 27617-8753

BEASLEY DOROTHY W
3209 PAGE RD
MORRISVILLE NC 27560

BLACKMAN, DAVID LYNCH, HEATHER
11013 EMERALD CREEK DR
RALEIGH NC 27617-8762

BLUM PAMELA ANN BLUM GARY S
9809 CROOKED TREE LANE
RALEIGH NC 27617

BODNARCHUK, JANELDA J BODNARCHUK,
TIMOTHY
11021 GLOBE RD
MORRISVILLE NC 27560-8571

CAIVANO, SANTO CHRISTOPHER CAIVANO,
TRACY ELIZABETH
11015 EMERALD CREEK DR
RALEIGH NC 27617-8762

CAPITAL PROPERTIES OF RALEIGH II LLC
3724 NATIONAL DR STE 220
RALEIGH NC 27612

COBB PENNY GREEN DUGGINS VICKI GREEN
1216 BRIAR PATCH LN
RALEIGH NC 27615

COLLADO, CARLOS COLLADO, HEATHER
11101 EMERALD CREEK DR
RALEIGH NC 27617-8756

FERRELL JAMES E FERRELL PATRICIA W
3300 PAGE RD
MORRISVILLE NC 27560-9409

FERRELL JAMES O FERRELL RUTH
3216 PAGE RD
MORRISVILLE NC 27560

FOREHAND JAMES BRYANT
3301 PAGE RD
MORRISVILLE NC 27560-9406

FRANK KAREN FRANK ROBERT S
9813 CROOKED TREE LN
RALEIGH NC 27617

GOSS JOHN W MCCULLEN DEBORAH J FERRELL
CYNTHIA D ET AL
3011 PAGE RD
MORRISVILLE NC 27560

GRAND NAILS SALON 2 LLC
4233 CORNERS PKWY STE 200
RALEIGH NC 27617

GRIFFIN PATRICIA LEAH
3219 PAGE RD
MORRISVILLE NC 27560

HEWITT LORI ANN UPCHURCH
P O BOX 262
NEW HILL NC 27562

ISLAMIC ASSOCIATION OF RALEIGH
3020 LIGON ST
RALEIGH NC 27627

KING, BETTY
11011 GLOBE RD
MORRISVILLE NC 27560-8571

MASSEY CYNTHIA H
4720 FARRINGTON RD
CHAPEL HILL NC 27517

MATERIN, MIGUEL A MATERIN, SONIA M
9715 DAYTON CT
RALEIGH NC 27617-8753

MATHUR, SHWETA MATHUR, JAI
9704 DAYTON CT
RALEIGH NC 27617-8753

MERROW JOY AMUNDSON ERIK
9805 CROOKED TREE LN
RALEIGH NC 27617

OVERBY, JESSE B III OVERBY, LISA M
11012 EMERALD CREEK DR
RALEIGH NC 27617-8761

PAGE RD CEMETERY ATTN THOMAS ELLIS
RR 1 BOX 342
MORRISVILLE NC 27560

PAREKH CHIRAG AVAIYA HITESH
408 COLE CREST CT
CARY NC 27513

PATEL, PIYUS K PATEL, BEJAL V
9700 DAYTON CT
RALEIGH NC 27617-8753

POSTAL CUSTOMER
10900 WORLD TRADE BLVD
RALEIGH NC 27617

POSTAL CUSTOMER
10901 WORLD TRADE BLVD
RALEIGH NC 27617

POSTAL CUSTOMER
11009 EMERALD CREEK DR
RALEIGH NC 27617

POSTAL CUSTOMER
3102 GLOBE RD
MORRISVILLE NC 27560

POSTAL CUSTOMER
3103 PAGE RD
MORRISVILLE NC 27560

POSTAL CUSTOMER
3111 PAGE RD
MORRISVILLE NC 27560

POSTAL CUSTOMER
3124 GLOBE RD
MORRISVILLE NC 27560

POSTAL CUSTOMER
3204 PAGE RD
MORRISVILLE NC 27560

POSTAL CUSTOMER
3210 PAGE RD
MORRISVILLE NC 27560

POSTAL CUSTOMER
3215 PAGE RD
MORRISVILLE NC 27560

POSTAL CUSTOMER
3306 PAGE RD
MORRISVILLE NC 27560

POSTAL CUSTOMER
3404 PAGE RD
MORRISVILLE NC 27560

POSTAL CUSTOMER
3405 PAGE RD
MORRISVILLE NC 27560

RAMAKRISHNA VEDANTA SOCIETY OF NORTH
CAROLINA
3109 GLOBE RD
MORRISVILLE NC 27560

REAVES JAMES E REAVES DORIS
3120 GLOBE RD
MORRISVILLE NC 27560

REGENCY AT BRIER CREEK COUNTRY CLUB
COMMUNITY ASSN
2310 T W ALEXANDER DR STE G
RALEIGH NC 27617-7755

REGENCY AT BRIER CREEK COUNTRY CLUB
COMMUNITY ASSO
TALIS
10601 ARNOLD PALMER DR
RALEIGH NC 27617-7575

SCARANO, SCOTT SCARANO, JUANA
9708 DAYTON CT
RALEIGH NC 27617-8753

SHEARON CAMERON EDWIN SHEARON BEVERLY
W
4325 GALAX DR
RALEIGH NC 27612-3715

SHERWOOD, ROGER RAYMOND TRUSTEE
TRUSTEE OF ROGER RAYMOND SHERWOOD
REVOCABLE TRUST
9712 DAYTON CT
RALEIGH NC 27617-8753

SNL EW 10900 WT LP
3105 GLENWOOD AVE STE 105
RALEIGH NC 27612-5059

SPENCER, CARL S SPENCER, DONNA B
9716 DAYTON CT
RALEIGH NC 27617-8753

SPIRIT MASTER FUNDING X
C/O SPIRIT REALTY CAPITAL 2727 NORTH
HARWOOD ST STE 300 ATTN: CLOSING
DALLAS TX 75201

STOVALL SANDRA R
3106 GLOBE RD
MORRISVILLE NC 27560

STUBBS, JOSEPH C
2646 S ALSTON AVE
DURHAM NC 27713-1316

SULLIVAN, JUSTIN P
9705 DAYTON CT
RALEIGH NC 27617-8753

TANGLEWOOD MOTEL BROUILLARD LESLIE L
BROUILLARD PATSY
2208 W CHARLOTTE CT
RALEIGH NC 27607-3331

THOMAS, JACOB THOMAS, BINCYMOL J
11008 EMERALD CREEK DR
RALEIGH NC 27617-8761

TORGOMAN, DALIA EL
11017 EMERALD CREEK DR
RALEIGH NC 27617-8762

TOWNSEND ALVIN WAYNE CHASE WANDA
TOWNSEND
526 GATES RUN
TIMBERLAKE NC 27583-8320

TRIANGLE SPRINGS LLC
C/O ALTUS GROUP PO BOX 92129
SOUTHLAKE TX 76092

TRIANGLE SPRINGS LLC
ALTUS GROUP
PO BOX 92129
SOUTHLAKE TX 76092-0102

TRIVEDI, BAKULESH D TRIVEDI, AMITA B
9725 DAYTON CT
RALEIGH NC 27617-8753

VIJAY, SAMUDRA SIDANA, LALITA V
9720 DAYTON CT
RALEIGH NC 27617-8753

TRIANGLE SPRINGS LLC
ALTUS GROUP
PO BOX 92129
SOUTHLAKE TX 76092-0102

POSTED NOTICE REQUIRED (ONE SIGN)
10901 WORLD TRADE BLVD
RALEIGH NC 27617

EXHIBIT C – ITEMS DISCUSSED

- 1.** Traffic along Globe Rd & Page Road during peak hours
- 2.** Number of units proposed
- 3.** Cut-through streets into adjacent developments from Globe Road to Hwy 70
- 4.** Raleigh's Street Plan and the City's process for right-of-way dedication
- 5.** The rezoning process, generally
- 6.** The rezoning applicant's anticipated construction timeline
- 7.** Anticipated type(s) of building materials
- 8.** Will units include a garage?
- 9.** The City's parking requirements for residential uses
- 10.** For-sale v. for-rent units
- 11.** Potential points of ingress and egress for residents
- 12.** Surrounding rezoning proposals
- 13.** When were the properties purchased?
- 14.** Does a TIA take into account future developments?
- 15.** The rezoning applicant's experience in Raleigh
- 16.** Has the rezoning applicant selected a builder?

EXHIBIT D – MEETING ATTENDEES

1. Worth Mills (Longleaf Law Partners)
2. Jason Hardin (City of Raleigh)
3. Joe Faulkner (CE Group)
4. Marlene Little
5. John Little
6. Richard Claxon
7. Becky Claxon
8. Hitesh Avaija
9. Cameron Shearon
10. Beverly Shearon
11. Patricia Griffin
12. Kelly Griffin
13. Grirag Parekh