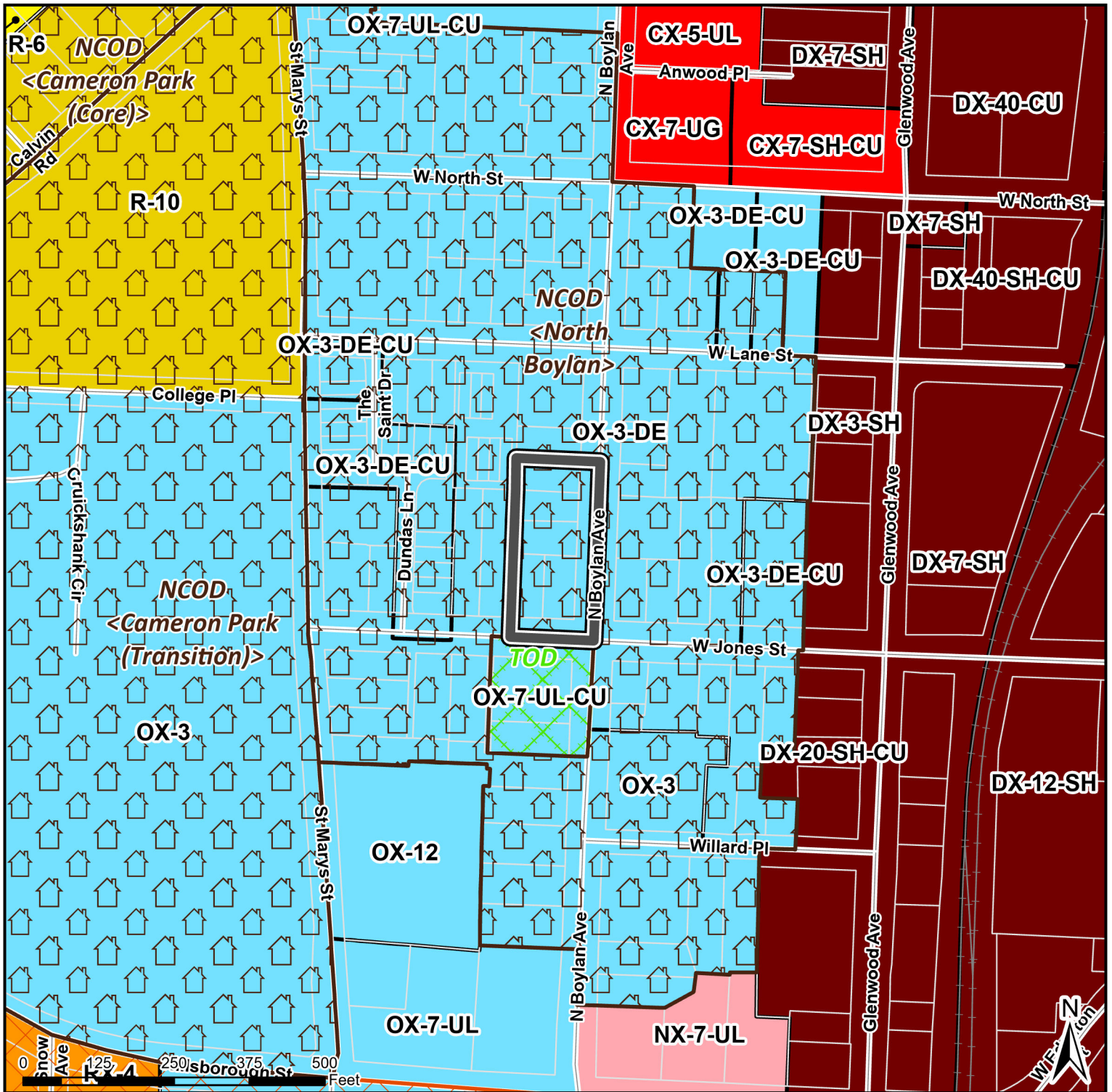


Existing Zoning

Z-77-2022



Property	700, 702 W Jones St; 209, 211, 213 N Boylan Ave
Size	0.66 acres
Existing Zoning	OX-3-DE w/NCOD
Requested Zoning	OX-7-UG-CU





Rezoning Application and Checklist

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

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: OX	Height: 3	Frontage: DE	OFFICE USE ONLY Rezoning case #
Proposed zoning base district: OX	Height: 7	Frontage: UG	Overlay(s): NCOD: North Boylan
Overlay(s): none			
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: 9/14/2022	Date amended (1):	Date amended (2):
Property address: 702 W Jones Street, 700 W Jones Street, 209 N Boylan Ave, 211 N Boylan Ave, 213 N Boylan Ave		
Property PIN: 1704309174; 1704400114; 1704309292; 1704400207; 1704309392		
Deed reference (book/page): (017409/02024) (017409/01996) (017409/02052) (017409/02080) (014488/02222)		
Nearest intersection: Jones St and Boylan Ave	Property size (acres): 0.14; 0.13; 0.14; 0.12; 0.13 (.66 total)	
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: CABA PROPERTIES LLC, 700 W JONES ST RALEIGH NC 27603-1427		
Property owner email: mpaul@morningstarlawgroup.com		
Property owner phone: 919-590-0377		
Applicant name and address: CABA PROPERTIES LLC, 700 W JONES ST RALEIGH NC 27603-1427		
Applicant email: mpaul@morningstarlawgroup.com		
Applicant phone: 919-590-0377		
Signed by:		
Applicant signature(s): <i>Ann-Catell Baum</i>		
Additional email(s):		

RECEIVED

By Sarah Shaughnessy at 11:09 am, Sep 29, 2022

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: OX-3-DE	Proposed zoning: OX-7-UG	

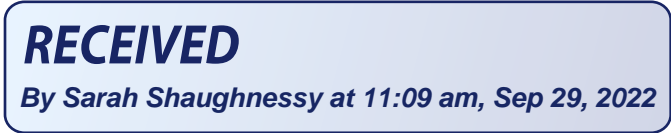
Narrative of Zoning Conditions Offered

1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the OX- district shall be prohibited: (i) Dormitory, fraternity, sorority; (ii) Cemetery; (iii) outdoor sports or entertainment facility; (iv) heliport; and (v) Detention center, jail, prison.

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

DocuSigned by:
 Property Owner(s) Signature: Ann-Cabell Baum
750F0250AA4345D...

Printed Name: Ann-Cabell Baum



Rezoning Application Addendum #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning case # <hr style="width: 20%; margin: 10px auto;"/>
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.	
<ol style="list-style-type: none"> 1. The proposed rezoning is consistent with the Future Land Use Map designation for the properties, which is Office & Residential Mixed Use (OR-MU). This mixed-use category is applied primarily to frontage lots along major streets where low-density residential uses are no longer appropriate, as is the case here due to the proximity of the Central Business District and the properties' presence within the Downtown Transition Area (Comprehensive Plan Map DT-2). The Comprehensive Plan states that the Office Mixed Use (OX) zoning is the closest corresponding zoning designation and it is intended that these properties remain zoned OX. 2. The properties are within the Urban Form Map, which supports the proposed urban general frontage. Consequently, the rezoning will enhance the streets in this area, providing amenities for pedestrians and visitors. The proposed rezoning meets a number of Urban Design policies, including Policy UD 2.1 (Building Orientation), Policy UD 2.3 (Activating the Street) and Policy UD 3.4 (Enhanced Streetwalls). 3. The proposed height of seven stories is consistent with policies in the Future Land Use Map and Table LU-2 from the Comprehensive Plan. The Future Land Use Map states that additional height greater than four stories is allowed in OR-MU areas along major corridors where adjacent uses would not be adversely impacted. Boylan Street is a major corridor within the Urban Form, and seven stories would not adversely impact the neighboring, mostly commercial, properties adjacent to Glenwood Avenue. Furthermore, Table LU-2 recommends building heights of up to seven stories for developments in neighborhood centers located within an OR-MU zoned area. Consequently, this rezoning to seven stories would be consistent with both recommendations. 4. The proposed rezoning is consistent with the following Comprehensive Plan policies: The site would facilitate the redevelopment of underutilized sites in downtown Policy DT 1.3 (Underutilized Sites in Downtown); It would provide a transition between the Central Business District and adjacent residential communities Policy DT 1.12 (Downtown Edges) and DT 1.14 (Downtown Transition Areas); and it would promote sustainable growth by developing a compact site that affords itself to efficient provision of public services Policy LU 2.2 (Compact Development). Moreover, this rezoning meets several economic development policies, including Policy ED 2.4 (Attracting Investment to Emerging Neighborhoods), given the location of the site, and Policy ED 1.2 (Mixed-use Redevelopment). 	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
<p>The rezoning request is reasonable and in the public interest because it provides greater zoning flexibility for a site that is ripe for development given its current underutilization and location.</p> <p>The rezoning would allow for a modest increase in additional height to to the properties located in a Downtown Transition Area. This would help provide a smoother transition from the Central Business District to outlying neighborhoods.</p>	

Rezoning Application Addendum #2	
Impact on Historic Resources	OFFICE USE ONLY Rezoning case # <hr/>
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.	
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.	
N/A	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	



Urban Design Guidelines Addendum

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Urban Design Guidelines

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

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

Policy UD 7.3:

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

Urban Form Designation: Downtown

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

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

5	<p>New development should be composed of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.</p> <p>Response: N/A</p>
6	<p>A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.</p> <p>Response: N/A</p>
7	<p>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high-volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</p> <p>Response: N/A</p>
8	<p>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.</p> <p>Response: N/A</p>
9	<p>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</p> <p>Response: N/A</p>
10	<p>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</p> <p>Response: N/A</p>
11	<p>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</p> <p>Response: N/A</p>
12	<p>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor “room” that is comfortable to users.</p> <p>Response: N/A</p>

13	<p>New public spaces should provide seating opportunities.</p> <p>Response: N/A</p>
14	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p>Response: N/A</p>
15	<p>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</p> <p>Response: N/A</p>
16	<p>Parking structures are clearly an important and necessary element of the overall urban infrastructure, but, given their utilitarian elements, can have serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would. Care in the use of basic design elements can make a significant improvement.</p> <p>Response: N/A</p>
17	<p>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</p> <p>Response: N/A</p>
18	<p>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</p> <p>Response: N/A</p>
19	<p>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</p> <p>Response: N/A</p>
20	<p>All development should incorporate high-quality, productive landscapes that serve multiple functions. Such functions include noise mitigation and absorption; capturing and cleaning of particulate matter; collection and filtering of stormwater; and reduction of the urban heat island effect. Strategies include green walls, trellises, carefully planted trees, green infrastructure, and green roofs.</p> <p>Response: N/A</p>

21	<p>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the city and should be scaled for pedestrians.</p> <p>Response: N/A</p>
22	<p>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and other areas where walkability is a focus should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising, and outdoor seating.</p> <p>Response: N/A</p>
23	<p>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees that complement the face of the buildings and that shade the sidewalk. Residential streets should provide for an appropriate tree canopy, which shadows both the street and sidewalk and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 ¼" caliper and should be consistent with the city's landscaping, lighting, and street sight distance requirements.</p> <p>Response: N/A</p>
24	<p>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</p> <p>Response: N/A</p>
25	<p>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances should be designed to convey their prominence on the fronting facade.</p> <p>Response: N/A</p>
26	<p>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows, entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</p> <p>Response: N/A</p>
27	<p>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</p> <p>Response: N/A</p>

Downtown Urban Design Guidelines

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

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

Policy DT 7.18:

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

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

1	<p>Fayetteville Street should be free of service elements, including loading docks, mechanical equipment, and driveways.</p> <p>Response: N/A</p>
2	<p>Loading or service entrances should be embedded within the block where possible. If embedding the loading dock is not possible, the loading dock should be located to the side or rear of a building. The width should be minimized and doors or gates should shield the loading docks from view. Roll-down gates should be decorative if facing the public realm.</p> <p>Response: Urban General frontage should minimize loading and service entrances.</p>
3	<p>Surface and structured parking should be landscaped, emphasizing interior tree canopies in surface lots, formal borders, and street trees to reinforce the streetwall.</p> <p>Response: Based on the proposed Urban General Frontage, there shall be no surface parking between any building and the street.</p>
4	<p>Mechanical equipment, satellite or microwave dishes, elevator penthouses, and other utilitarian equipment should be screened from view by a structure that complements the design of the building through the use of similar materials, colors, finishes, and architectural details. Views from buildings above should also be considered when designing rooftop mechanical equipment.</p> <p>Response: The owner's intent is to design the project so rooftop utilities do not detract from the views of the development.</p>
5	<p>The widths of all curb cuts at parking deck entrances should be minimized. Design techniques should be used (such as lane splits within the deck to encourage consolidated single exit or entrance lanes at the street side, and/or columns between lanes to reduce the perceived size of the openings), while maintaining adequate ingress and egress capacity to provide efficient operations and meet air quality conformity.</p> <p>Response: Based on the Urban General Frontage, curb cuts shall be minimized.</p>
6	<p>Building entries should be emphasized with architectural features, changes in roofline, different massing, or unique materials.</p> <p>Response: Based on the Urban General Frontage, buildings shall have street facing entrances. The owner intends to emphasize these elements.</p>

7	<p>The primary pedestrian building entrances should be located along the store front. For buildings that front on three streets, the primary pedestrian entrances should be located on the axial street or the corner if the building is located at an intersection.</p> <p>Response: Based on the Urban General Frontage, buildings shall have street facing entrances.</p>
8	<p>Building entries should be at grade.</p> <p>Response: Based on the Urban General Frontage, buildings shall be at grade.</p>
9	<p>The level of architectural detail should be most intense at street level, within view of pedestrians on the sidewalk.</p> <p>Response: The owner intends to emphasize the street level architectural details.</p>
10	<p>The use of solid roll-down security gates is discouraged.</p> <p>Response: There are no plans for solid roll-down security gates. Based</p>
11	<p>Façades should be broken into distinct 20-30 foot modules or bays from side to side to prevent a monolithic edge to the street.</p> <p>Response: Based on UDO building type requirements, facades shall be broken up and blank walls avoided.</p>
12	<p>Large unarticulated walls are discouraged and should have a window or functional public access at least every 10 feet.</p> <p>Response: Based on the UDO's, the building type requirements and UDO standards for medium sized buildings, the buildings shall have sufficient transparency and articulation.</p>
13	<p>The articulation of the façade should be designed to appear more vertical than horizontal.</p> <p>Response: Through the UDO standards for medium buildings, the buildings shall address vertical design.</p>
14	<p>Entries that provide access to a building's upper floors should be located along a street to promote street life. They should be designed as separate entries and distinguished from ground level spaces with different architectural details, materials, colors, lighting, signage, and/or paving so that it is clear which entries are public and which are private.</p> <p>Response: Based on the Urban General Frontage, buildings shall provide pedestrian accessible street facing entrances</p>
15	<p>Recessed entries are encouraged. They should be no wider than one-third of the width of the storefront or 20 feet, whichever is less. Recessed entries should be a minimum of 4 feet deep, except where necessary to meet fire code.</p> <p>Response: It is anticipated that entrances for mid sized commercial mixed use buildings will be recessed.</p>

16	<p>A minimum of 2/3 of the first story façade should be windows. Of the total amount of glass on the first-floor façade, a minimum of 85 percent must be transparent. Tinted or reflective glass is discouraged. First-story windows should be located a maximum of three (3) feet above the adjacent sidewalk.</p> <p>Response:</p> <p>Based on UDO building type requirements, buildings shall have substantial transparency.</p>
17	<p>Windows should be used to display products and services and maximize visibility into storefronts. Windows should not be obscured with elements that prevent pedestrians from seeing inside.</p> <p>Response:</p> <p>Based on the UDO building type standards and proposed Urban General Frontage, windows will be used to display products and services</p>
18	<p>The first-story, floor-to-floor height of any new building on Fayetteville Street should be a minimum of twenty (20) feet.</p> <p>Response:</p> <p>Based on UDO building type standards, first story, floor-to-floor height will be substantial</p>
19	<p>If ceilings must be lowered below the height of ground level windows, provide an interior, full-height, three (3) foot minimum deep space immediately adjacent to the window before the drop in the ceiling.</p> <p>Response:</p> <p>The owner has no intent to have ceilings below ground level height.</p>
20	<p>The use of deep awnings and canopies on the first story is recommended to help mitigate wind, reduce glare, and shade ground level spaces.</p> <p>Response:</p> <p>The owner intends to use deep awnings and canopies on the first story.</p>
21	<p>Arcades, colonnades, and galleries are discouraged within the public right-of-way.</p> <p>Response:</p> <p>The owner has no intent to have arcades, colonnades, or galleries within the public right-of-way.</p>
22	<p>Stairs and stoops in the public right-of-way are discouraged along Fayetteville Street in order to make entries more accessible.</p> <p>Response:</p> <p>The owner does not intend to have stairs and stoops in the public right-of-way.</p>
23	<p>An outdoor ground plane that abuts or is adjacent to the public right-of-way should be paved with terrazzo, concrete pavers, concrete, stone, brick, tile, or another high-quality hardscape material. Asphalt and loose paving materials such as gravel are discouraged. The paving design and materials should complement the building or storefront architecture.</p> <p>Response:</p> <p>The owner intends to have outdoor ground plane of high-quality material that does not include asphalt or loose materials.</p>

24	<p>In larger courtyard style spaces visible from the public right-of-way, use groundcovers, shrubs, and flowers to accent and fill blank areas with interest. Minimize the use of bare mulch and rocks. Areas of bare earth are discouraged.</p> <p>Response: The owner intends to have courtyard spaces with groundcovers, shrubs, etc and avoid bare earth, bare mulch and rocks.</p>
25	<p>Walls of buildings should parallel the orientation of the street grid.</p> <p>Response: The owner intends for the walls of buildings to be parallel to the orientation of the street grid.</p>
26	<p>Towers or high-rise buildings should have three zones: a streetwall or base zone, a tower transition zone, and a tower top zone. Cornices should be considered to separate base zone from tower transition zone.</p> <p>Response: The owner intends to have variable vertical articulation.</p>
27	<p>Distance between towers on different blocks should be a minimum of 100 feet to ensure access to light and air.</p> <p>Response: Based on UDO standards for medium buildings, there shall be adequate spacing for light and air.</p>
28	<p>Public art, performance facilities, and/or civic monuments should be an integral part of any building plan.</p> <p>Response: The owner will consider public art, performance facilities, and/or civic monuments in the buildings.</p>
29	<p>Fences, railings, and walls are discouraged except to screen surface parking lots and unimproved lots, to protect pedestrians from grade changes, and to delineate a private courtyard. Fences are preferred over walls except where designed to hold grade.</p> <p>Response: The owner does not intend to have fences, railings, or walls.</p>
30	<p>Fences should be a minimum of 36 inches and a maximum of 42 inches tall and a minimum of 70 percent open. Railings should be 42 inches tall. Solid walls should be a minimum of 18 inches and a maximum of 32 inches tall.</p> <p>Response: The owner does not intend to have any fences or solid walls.</p>
31	<p>Fences, railings, and walls should be designed to complement the adjacent architecture through the use of similar materials, colors, finishes, and architectural details.</p> <p>Response: The owner intends to design any fences, railings, and walls to complement the adjacent architecture</p>

32	<p>Designs should be contextual to adjacent buildings, including their cornice lines and horizontal banding.</p> <p>Response: The owner intends for the design to be contextual to adjacent buildings.</p>
33	<p>Innovative design and unusual lighting of the exterior of the building is important to emphasize the monumentality of government buildings.</p> <p>Response: The owner intends to have innovative design.</p>
34	<p>The principal building entrance should be easily identified by building features and landscape elements; additional public entrances should be provided at every street face.</p> <p>Response: Based on the proposed Urban General frontage, the building entrances shall be easily identified.</p>
35	<p>Building materials should be of stone, brick, or similar durable, high quality materials. Building form, articulation, and materials should respect and be sympathetic to the major governmental and institutional buildings in the area.</p> <p>Response: The owner intends to use high quality materials that will respect major buildings in the area</p>
36	<p>Preferred materials (other than glass) include metal, brick, stone, concrete, plaster, and wood trim; discouraged materials include vinyl siding, pressed wood siding, and exterior insulated finishing systems (EIFS).</p> <p>Response: The owner intends to use a mixture of one or more of the following: metal, brick, stone, concrete, plaster, and wood trim.</p>
37	<p>Materials covering original architectural features of historic or architecturally significant buildings are discouraged.</p> <p>Response: The owner does not intend to cover architectural features of historic or architecturally significant buildings.</p>
38	<p>A minimum of 35 percent of each upper story should be windows.</p> <p>Response: Based on UDO building types, upper stories shall have substantial transparency.</p>
39	<p>Building corners that face an intersection should strive for a distinctive form and high level of articulation.</p> <p>Response: The owner intends for corners that face an intersection to be distinctive and have high level articulation.</p>
40	<p>Buildings may step back further at intersections in order to articulate the corners.</p> <p>Response: The owner intends for buildings to acknowledge the intersections at the corners.</p>

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

50	Illuminated signs should avoid the colors red, yellow, and green when adjacent to a signal controlled vehicular intersection.
	<p>Response:</p> <p>The owner intends for signs to utilize a signage plan in keeping with the high quality of the building design.</p>
51	Allowed sign types: channel letter signs, silhouette signs (reverse channel), individualized letter signs, projecting signs, canopy/marquee signs, logo signs, awning signs, and interior window signs.
	<p>Response:</p> <p>Based on the UDO signage requirements, the buildings will only have allowed sign types.</p>
52	Discouraged sign types: signs constructed of paper, cardboard, styrofoam-type materials, formed plastic, injected molded plastic, or other such materials that do not provide a sense of permanence or quality; signs attached with suction cups or tape; signs constructed of luminous vacuum-formed plastic letters; signs with smoke-emitting components. Changeable copy signs are prohibited.
	<p>Response:</p> <p>The owner intends to utilize a signage plan in keeping with the high quality of the building design.</p>

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

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

Date: August 22, 2022

Re: Property Located at 700 W. Jones Street, 702 W. Jones Street, 209 & 209 ½, 211 & 211 ½ and 213 N. Boylan Avenue, hereinafter, (the “Property”)

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on **Thursday, September 1, 2022, from 5:30pm to 6:30pm**. This meeting will be held at **Morningstar Law Group, 421 Fayetteville St., Suite 530, Raleigh NC 27601**.

The purpose of this meeting is to discuss the potential rezoning of the Property, located 700 W. Jones Street, 702 W. Jones Street, 209 & 209 ½, 211 & 211 ½ and 213 N. Boylan Avenue. The Property is currently zoned Office Mixed Use up to three stories with a Neighborhood Conservation Overlay District, (NCOD), and is proposed to be rezoned to Office Mixed Use up to seven stories with an Urban Limited frontage, (OX-7-UL). The purpose of the zoning request is to allow flexibility in height, remove the neighborhood conservation overlay and add an Urban Limited frontage. Our goal is to gather comments through your participation in this virtual neighborhood meeting or, alternatively, through your written comments to the City of Raleigh Planning Department. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed.

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

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

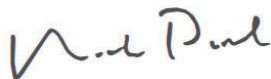
Information about the rezoning process is available online; visit www.raleighnc.gov and search for “Rezoning Process.” If you have further questions about the rezoning process, please contact:

Robert.Tate@raleighnc.gov
Raleigh Planning & Development
(919) 996-2235
Robert.Tate@raleighnc.gov

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

Mack Paul
Morningstar Law Group
(919) 590-0377
mpaul@mstarlaw.com

Sincerely,



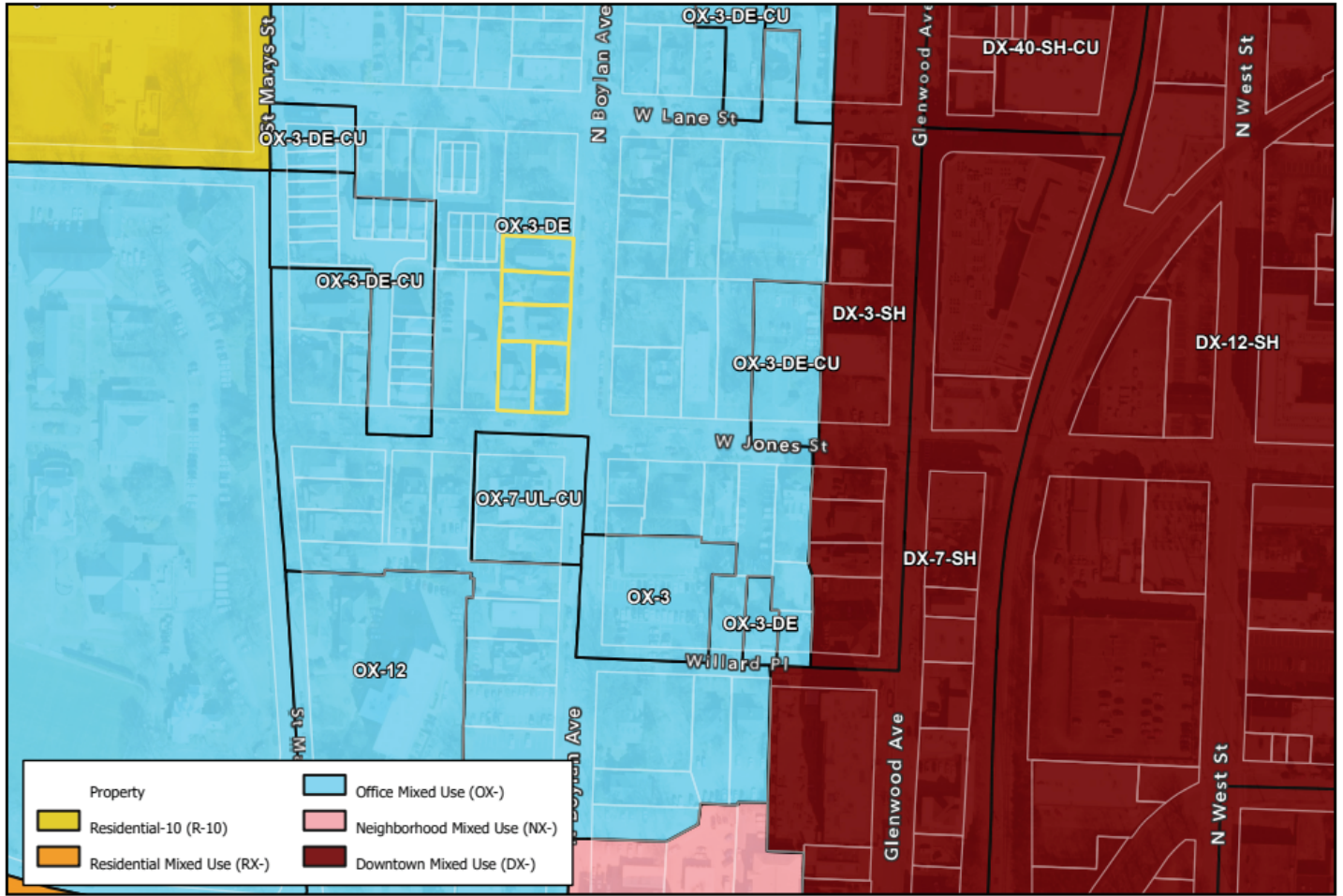
Neighborhood Meeting Agenda

- I. Introductions
- II. The rezoning process
- III. The project
- IV. Question and answer period

Aerial Photo



Zoning





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 8 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	<input checked="" type="checkbox"/> General Use	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Master Plan	Office Use Only Rezoning case # _____
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning base district: OX	Height: 3	Frontage:	Overlay(s): NCOD	
Proposed zoning base district: OX	Height: 7	Frontage: UL	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:	Date amended (1):	Date amended (2):
Property address: 700 W. Jones Street, 702 W. Jones Street, 209 & 209 1/2, 211 & 211 1/2, and 213 N. Boylan Avenue		
Property PIN: 1704400114, 17040309174, 1704309292, 1704400207, 1704309392		
Deed reference (book/page): 017409/01996, 017409/02024, 017409/02052, 017409/0280 and 014488/02222		
Nearest intersection: W. Jones Street and N. Boylan Avenue		Property size (acres): 0.66
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: CABA Properties II LLC, 700 W. Jones Street, Raleigh NC 27603		
Property owner email:		
Property owner phone: 919-590-0377		
Applicant name and address: CABA Properties II LLC, 700 W. Jones Street, Raleigh NC 27603		
Applicant email: mpaul@morningstarlawgroup.com		
Applicant phone: 919-590-0377		
Applicant signature(s):		
Additional email(s):		

SUMMARY OF ISSUES

A neighborhood meeting was held on September 1, 2022 (date) to discuss a potential rezoning located at 700 W. Jones Street, 702 W. Jones Street, 209 & 209 ½, 211 & 211 ½ and 213 N. Boylan Avenue (property address). The neighborhood meeting was held at Morningstar Law Group, 421 Fayetteville Street, Raleigh NC 27601 (location). There were approximately two (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

<p>Discussed rezoning process and where the matter is in the process. Discussed current zoning and proposed zoning. Discussed purpose of the meeting is to understand the neighborhood concerns and desires for the site.</p>
<p>Discussed FLUM and the Office & Residential Mixed Use category. Showed map of Downtown and Downtown Transition areas. Discussed this area can make a good case for seven stories.</p>
<p>Discussed removing the NCOD – Neighborhood Conservation Overlay District. Discussed that this area is a very desirable area.</p>
<p>Participant asked what would happen with parking. Response: Possible underground parking. Participant asked about the rezoning around the area that are asking for or approved for OX-7. Participant asked the definition and the urban form. Discussed urban form frontage and the LU-2 table.</p>
<p>Participant asked how far applicant has gone with planning. Response: I do not have a plan now. Anything that goes up will be consistent with the neighborhood. I have talked with an architect who did a rough draw but nothing more than that.</p>
<p>Participant asked about the underground parking. Response: Taking into consideration the topography of Boylan Avenue, which slopes down, underground parking makes sense. Surface parking would work also. Participant asked if surface parking would be so many spots per unit. City Staff: The City does not mandate parking.</p>
<p>Participant discussed his current issues with parking on the street for his business. He wants his staff and clients to be able to find parking. Applicant discussed who she has spoken to about the rezoning and they have expressed support of the rezoning.</p>
<p>Participant stated his immediate concern is parking. City Staff discussed there will be a second neighborhood meeting. Mack: Discussed the Boylan Heights possibility of permit parking. City Staff stated this area is not really an area that would be approved for neighborhood permit parking. The area is moving more toward structured parking.</p>

