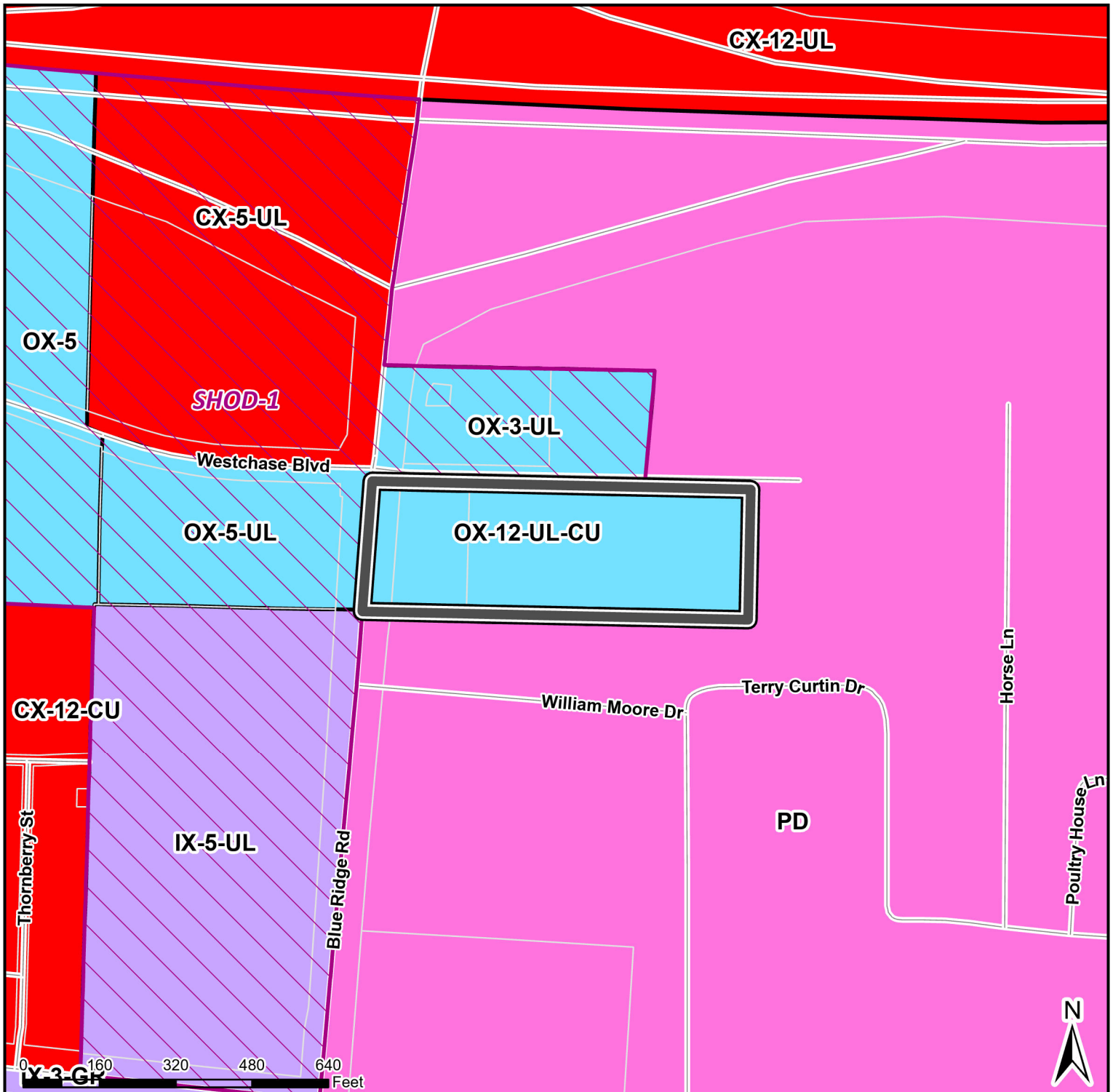


# Existing Zoning

# TCZ-78-2022



|                         |                                       |
|-------------------------|---------------------------------------|
| <b>Property</b>         | 1520 & 0 Blue Ridge Rd                |
| <b>Size</b>             | 4.66 acres                            |
| <b>Existing Zoning</b>  | OX-12-UL-CU                           |
| <b>Requested Zoning</b> | OX-12-UL-CU (Amend Zoning Conditions) |





# Rezoning Application and Checklist

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

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

| Rezoning Request   |  |  |   |
|--|--|--|---|
| Rezoning Type  | <input type="checkbox"/> General use                                 | <input type="checkbox"/> Conditional use | <input type="checkbox"/> Master plan      |
|  | <input checked="" type="checkbox"/> Text change to zoning conditions |  |   |
|  |  |  | <b>OFFICE USE ONLY</b><br>Rezoning case # |
| Existing zoning base district:   | OX   | Height: 12                               | Frontage: UL                              |
| Proposed zoning base district:   | OX   | Height: 12                               | Frontage: UL                              |
|  |  |  | Overlay(s): N/A                           |
| <b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers. |  |  |   |
| If the property has been previously rezoned, provide the rezoning case number: Z-5-2017  |  |  |   |

| General Information   |                    |                             |
|---|--------------------|-----------------------------|
| Date:   | Date amended (1):  | Date amended (2):           |
| Property address: 1520 and 0 Blue Ridge Rd  |                    |                             |
| Property PIN: 0784762781 and 0784669712   |                    |                             |
| Deed reference (book/page): 015394/00889 and 017392/02165   |                    |                             |
| Nearest intersection: Blue Ridge Rd and Westchase Blvd  |                    | Property size (acres): 4.66 |
| For planned development applications only:  | Total units: N/A   | Total square footage: N/A   |
|   | Total parcels: N/A | Total buildings: N/A        |
| Property owner name and address: SRI GURUDEV DATTA, LLC; 1520 Blue Ridge Rd Raleigh, NC 27607 and Sri Viswamji, LLC; 303 Edgemore Ave. Cary, NC 27519 |                    |                             |
| Property owner email:   |                    |                             |
| Property owner phone:   |                    |                             |
| Applicant name and address: Collier Marsh; 301 Fayetteville Street, Suite 1400 Raleigh NC, 27601  |                    |                             |
| Applicant email: <a href="mailto:colliermarsh@parkerpoe.com">colliermarsh@parkerpoe.com</a>   |                    |                             |
| Applicant phone: 919-835-4663   |                    |                             |
| Applicant signature(s):   |                    |                             |
| Additional email(s):  |                    |                             |

**SRI GURUDEV DATTA, LLC,**  
a North Carolina limited liability company

DocuSigned by:

FB014FEC6FEB44C...

Preeth K. Patil, Authorized Signatory

**RECEIVED**

By Sarah Shaughnessy at 8:41 am, Oct 03, 2022

**Conditional Use District Zoning Conditions**

|                                   |                              |   |
|-----------------------------------|------------------------------|---|
| Zoning case #:                    | Date submitted:              | <b>OFFICE USE ONLY</b><br>Rezoning case # |
| Existing zoning: OX-3-UL W/SHOD-1 | Proposed zoning: OX-12-UL-CU |   |

**Narrative of Zoning Conditions Offered**

1. Permitted uses are limited to the following uses:

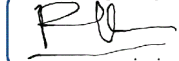
- a. Overnight lodging with a maximum of two hundred and eighty-eight (288) rooms;  
or,
- b. Office with a maximum of seventy-five thousand square feet (75,000 SF) gross floor area; or,
- c. Retail sales with a maximum of twenty-eight thousand square feet (28,000 SF) gross floor area; or
- d. Residential with a maximum of four hundred (400) units.

Gift shop and dining services that are integral to the overnight lodging use are excluded from the retail restriction. Up to six thousand square feet (6,000 SF) of retail sales or restaurant/bar uses may be included with residential and office uses.

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.

**SRI GURUDEV DATTA, LLC,**  
a North Carolina limited liability company

DocuSigned by:



FB014FEC6FEB44C...  
Preeth K. Patil, Authorized Signatory

**RECEIVED**

*By Sarah Shaughnessy at 8:42 am, Oct 03, 2022*



# Rezoning Application and Checklist

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

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

| Rezoning Request   |  |  |   |
|--|--|--|---|
| Rezoning Type  | <input type="checkbox"/> General use                                 | <input type="checkbox"/> Conditional use | <input type="checkbox"/> Master plan      |
|  | <input checked="" type="checkbox"/> Text change to zoning conditions |  |   |
|  |  |  | <b>OFFICE USE ONLY</b><br>Rezoning case # |
| Existing zoning base district:   | OX   | Height: 12                               | Frontage: UL                              |
| Proposed zoning base district:   | OX   | Height: 12                               | Frontage: UL                              |
|  |  |  | Overlay(s): N/A                           |
| <b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers. |  |  |   |
| If the property has been previously rezoned, provide the rezoning case number: Z-5-2017  |  |  |   |

| General Information   |                    |                             |
|---|--------------------|-----------------------------|
| Date:   | Date amended (1):  | Date amended (2):           |
| Property address: 1520 and 0 Blue Ridge Rd  |                    |                             |
| Property PIN: 0784762781 and 0784669712   |                    |                             |
| Deed reference (book/page): 015394/00889 and 017392/02165   |                    |                             |
| Nearest intersection: Blue Ridge Rd and Westchase Blvd  |                    | Property size (acres): 4.66 |
| For planned development applications only:  | Total units: N/A   | Total square footage: N/A   |
|   | Total parcels: N/A | Total buildings: N/A        |
| Property owner name and address: SRI GURUDEV DATTA, LLC; 1520 Blue Ridge Rd Raleigh, NC 27607 and Sri Viswamji, LLC; 303 Edgemore Ave. Cary, NC 27519 |                    |                             |
| Property owner email:   |                    |                             |
| Property owner phone:   |                    |                             |
| Applicant name and address: Collier Marsh; 301 Fayetteville Street, Suite 1400 Raleigh NC, 27601  |                    |                             |
| Applicant email: <a href="mailto:colliermarsh@parkerpoe.com">colliermarsh@parkerpoe.com</a>   |                    |                             |
| Applicant phone: 919-835-4663   |                    |                             |
| Applicant signature(s):   |                    |                             |
| Additional email(s):  |                    |                             |

**SRI GURUDEV DATTA, LLC,**  
a North Carolina limited liability company

DocuSigned by:

*Davis Pereppadan*

BB092C01956B48E...

Pereppaden C. Davis, Authorized Signatory

**RECEIVED**

By Sarah Shaughnessy at 8:46 am, Oct 03, 2022

**Conditional Use District Zoning Conditions**

|                                   |                              |   |
|-----------------------------------|------------------------------|---|
| Zoning case #:                    | Date submitted:              | <b>OFFICE USE ONLY</b><br>Rezoning case # |
| Existing zoning: OX-3-UL W/SHOD-1 | Proposed zoning: OX-12-UL-CU |   |

**Narrative of Zoning Conditions Offered**

1. Permitted uses are limited to the following uses:

- a. Overnight lodging with a maximum of two-hundred and eighty-eight (288) rooms;  
or,
- b. Office with a maximum of seventy-five thousand square feet (75,000 SF) gross floor area; or,
- c. Retail sales with a maximum of twenty-eight thousand square feet (28,000 SF) gross floor area; or
- d. Residential with a maximum of four hundred (400) units.

Gift shop and dining services that are integral to the overnight lodging use are excluded from the retail restriction. Up to 6,000 sf of retail sales or restaurant/bar uses may be included with residential and office uses.

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.

**SRI GURUDEV DATTA, LLC,**  
a North Carolina limited liability company

DocuSigned by:  
  
BB092C01956B48E...  
Pereppadden C. Davis, Authorized Signatory

**RECEIVED***By Sarah Shaughnessy at 8:47 am, Oct 03, 2022*



# Rezoning Application and Checklist

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

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

| Rezoning Request   |  |  |                                      |                                    |
|--|--|--|--------------------------------------|------------------------------------|
| Rezoning Type  | <input type="checkbox"/> General use                                 | <input type="checkbox"/> Conditional use | <input type="checkbox"/> Master plan | OFFICE USE ONLY<br>Rezoning case # |
|  | <input checked="" type="checkbox"/> Text change to zoning conditions |  |                                      |                                    |
| Existing zoning base district:   | OX   | Height: 12                               | Frontage: UL                         | Overlay(s): N/A                    |
| Proposed zoning base district:   | OX   | Height: 12                               | Frontage: UL                         | Overlay(s): N/A                    |
| <b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers. |  |  |                                      |                                    |
| If the property has been previously rezoned, provide the rezoning case number: Z-5-2017  |  |  |                                      |                                    |

| General Information   |                    |                             |
|---|--------------------|-----------------------------|
| Date:   | Date amended (1):  | Date amended (2):           |
| Property address: 1520 and 0 Blue Ridge Rd  |                    |                             |
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| Deed reference (book/page): 015394/00889 and 017392/02165   |                    |                             |
| Nearest intersection: Blue Ridge Rd and Westchase Blvd  |                    | Property size (acres): 4.66 |
| For planned development applications only:  | Total units: N/A   | Total square footage: N/A   |
|   | Total parcels: N/A | Total buildings: N/A        |
| Property owner name and address: SRI GURUDEV DATTA, LLC; 1520 Blue Ridge Rd Raleigh, NC 27607 and Sri Viswamji, LLC; 303 Edgemore Ave. Cary, NC 27519 |                    |                             |
| Property owner email:   |                    |                             |
| Property owner phone:   |                    |                             |
| Applicant name and address: Collier Marsh; 301 Fayetteville Street, Suite 1400 Raleigh NC, 27601  |                    |                             |
| Applicant email: <a href="mailto:colliermarsh@parkerpoe.com">colliermarsh@parkerpoe.com</a>   |                    |                             |
| Applicant phone: 919-835-4663   |                    |                             |
| Applicant signature(s):   |                    |                             |
| Additional email(s):  |                    |                             |

**SRI GURUDEV DATTA, LLC,**  
a North Carolina limited liability company

DocuSigned by:

FABC37BD49294EB...

Pereppadan C. Anthony, Authorized Signatory

**Conditional Use District Zoning Conditions**

|                                   |                              |   |
|-----------------------------------|------------------------------|---|
| Zoning case #:                    | Date submitted:              | <b>OFFICE USE ONLY</b><br>Rezoning case # |
| Existing zoning: OX-3-UL W/SHOD-1 | Proposed zoning: OX-12-UL-CU |   |

**Narrative of Zoning Conditions Offered**

1. Permitted uses are limited to the following uses:

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**SRI GURUDEV DATTA, LLC,**  
a North Carolina limited liability company

DocuSigned by:



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Pereppadan C. Anthony, Authorized Signatory

REVISION 10.27.20

raleighnc.gov





# Rezoning Application and Checklist

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

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|  | <input checked="" type="checkbox"/> Text change to zoning conditions |  |                                      |                                    |
| Existing zoning base district:   | OX   | Height: 12                               | Frontage: UL                         | Overlay(s): N/A                    |
| Proposed zoning base district:   | OX   | Height: 12                               | Frontage: UL                         | Overlay(s): N/A                    |
| <b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers. |  |  |                                      |                                    |
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| General Information   |                    |                             |
|---|--------------------|-----------------------------|
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| For planned development applications only:  | Total units: N/A   | Total square footage: N/A   |
|   | Total parcels: N/A | Total buildings: N/A        |
| Property owner name and address: SRI GURUDEV DATTA, LLC; 1520 Blue Ridge Rd Raleigh, NC 27607 and Sri Viswamji, LLC; 303 Edgemore Ave. Cary, NC 27519 |                    |                             |
| Property owner email:   |                    |                             |
| Property owner phone:   |                    |                             |
| Applicant name and address: Collier Marsh; 301 Fayetteville Street, Suite 1400 Raleigh NC, 27601  |                    |                             |
| Applicant email: <a href="mailto:colliermarsh@parkerpoe.com">colliermarsh@parkerpoe.com</a>   |                    |                             |
| Applicant phone: 919-835-4663   |                    |                             |
| Applicant signature(s):   |                    |                             |
| Additional email(s):  |                    |                             |

**Sri Viswamji, LLC,**  
a North Carolina limited liability company

DocuSigned by:

FB014FEC6FEB44C...

Preeth K. Patil, Authorized Signatory

REVISION 10.27.20

[raleighnc.gov](http://raleighnc.gov)



**Conditional Use District Zoning Conditions**

|                                   |                              |   |
|-----------------------------------|------------------------------|---|
| Zoning case #:                    | Date submitted:              | <b>OFFICE USE ONLY</b><br>Rezoning case # |
| Existing zoning: OX-3-UL W/SHOD-1 | Proposed zoning: OX-12-UL-CU |   |

**Narrative of Zoning Conditions Offered**

1. Permitted uses are limited to the following uses:

- a. Overnight lodging with a maximum of two hundred and eighty-eight (288) rooms; or,
- b. Office with a maximum of seventy-five thousand square feet (75,000 SF) gross floor area; or,
- c. Retail sales with a maximum of twenty-eight thousand square feet (28,000 SF) gross floor area; or
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**Sri Viswamji, LLC,**  
a North Carolina limited liability company

DocuSigned by:



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Preeth K. Patil, Authorized Signatory

REVISION 10.27.20

raleighnc.gov



# Rezoning Application and Checklist

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

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| Rezoning Request   |  |  |                                      |                                    |
|--|--|--|--------------------------------------|------------------------------------|
| Rezoning Type  | <input type="checkbox"/> General use                                 | <input type="checkbox"/> Conditional use | <input type="checkbox"/> Master plan | OFFICE USE ONLY<br>Rezoning case # |
|  | <input checked="" type="checkbox"/> Text change to zoning conditions |  |                                      |                                    |
| Existing zoning base district:   | OX   | Height: 12                               | Frontage: UL                         | Overlay(s): N/A                    |
| Proposed zoning base district:   | OX   | Height: 12                               | Frontage: UL                         | Overlay(s): N/A                    |
| <b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers. |  |  |                                      |                                    |
| If the property has been previously rezoned, provide the rezoning case number: Z-5-2017  |  |  |                                      |                                    |

| General Information   |                    |                             |
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| Property PIN: 0784762781 and 0784669712   |                    |                             |
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| For planned development applications only:  | Total units: N/A   | Total square footage: N/A   |
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| Property owner phone:   |                    |                             |
| Applicant name and address: Collier Marsh; 301 Fayetteville Street, Suite 1400 Raleigh NC, 27601  |                    |                             |
| Applicant email: <a href="mailto:colliermarsh@parkerpoe.com">colliermarsh@parkerpoe.com</a>   |                    |                             |
| Applicant phone: 919-835-4663   |                    |                             |
| Applicant signature(s):   |                    |                             |
| Additional email(s):  |                    |                             |

**Sri Viswamji, LLC,**  
a North Carolina limited liability company

DocuSigned by:

*Pereppaden C Davis*

BB092C01956B48E...

Pereppaden C. Davis, Authorized Signatory

REVISION 10.27.20

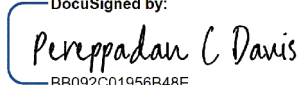
[raleighnc.gov](http://raleighnc.gov)

| Conditional Use District Zoning Conditions |                              |                                    |
|--|------------------------------|------------------------------------|
| Zoning case #:                             | Date submitted:              | OFFICE USE ONLY<br>Rezoning case # |
| Existing zoning: OX-3-UL W/SHOD-1          | Proposed zoning: OX-12-UL-CU |                                    |

| Narrative of Zoning Conditions Offered |   |
|--|---|
| 1.                                     | <p>Permitted uses are limited to the following uses:</p> <ul style="list-style-type: none"> <li>a. Overnight lodging with a maximum of two hundred and eighty-eight (288) rooms; or,</li> <li>b. Office with a maximum of seventy-five thousand square feet (75,000 SF) gross floor area; or,</li> <li>c. Retail sales with a maximum of twenty-eight thousand square feet (28,000 SF) gross floor area; or</li> <li>d. Residential with a maximum of four hundred (400) units.</li> </ul> <p>Gift shop and dining services that are integral to the overnight lodging use are excluded from the retail restriction. Up to six thousand square feet (6,000 SF) of retail sales or restaurant/bar uses may be included with residential and office uses.</p> |

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**Sri Viswamji, LLC,**  
a North Carolina limited liability company

DocuSigned by:  
  
 BB092C01956B48E...  
 Pereppaden D. Davis, Authorized Signatory

REVISION 10.27.20

raleighnc.gov



# Rezoning Application and Checklist

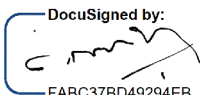
Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

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| Rezoning Request   |  |  |   |
|--|--|--|---|
| Rezoning Type  | <input type="checkbox"/> General use                                 | <input type="checkbox"/> Conditional use | <input type="checkbox"/> Master plan      |
|  | <input checked="" type="checkbox"/> Text change to zoning conditions |  |   |
|  |  |  | <b>OFFICE USE ONLY</b><br>Rezoning case # |
| Existing zoning base district:   | OX   | Height: 12                               | Frontage: UL                              |
| Proposed zoning base district:   | OX   | Height: 12                               | Frontage: UL                              |
|  |  |  | Overlay(s): N/A                           |
| <b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers. |  |  |   |
| If the property has been previously rezoned, provide the rezoning case number: Z-5-2017  |  |  |   |

| General Information   |                    |                             |
|---|--------------------|-----------------------------|
| Date:   | Date amended (1):  | Date amended (2):           |
| Property address: 1520 and 0 Blue Ridge Rd  |                    |                             |
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| Deed reference (book/page): 015394/00889 and 017392/02165   |                    |                             |
| Nearest intersection: Blue Ridge Rd and Westchase Blvd  |                    | Property size (acres): 4.66 |
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| Property owner email:   |                    |                             |
| Property owner phone:   |                    |                             |
| Applicant name and address: Collier Marsh; 301 Fayetteville Street, Suite 1400 Raleigh NC, 27601  |                    |                             |
| Applicant email: <a href="mailto:colliermarsh@parkerpoe.com">colliermarsh@parkerpoe.com</a>   |                    |                             |
| Applicant phone: 919-835-4663   |                    |                             |
| Applicant signature(s):   |                    |                             |
| Additional email(s):  |                    |                             |

**Sri Viswamji, LLC,**  
a North Carolina limited liability company

DocuSigned by:  
  
 FABC37BD49294EB...

Pereppadan C. Anthony, Authorized Signatory

**Conditional Use District Zoning Conditions**

|                                   |                              |   |
|-----------------------------------|------------------------------|---|
| Zoning case #:                    | Date submitted:              | <b>OFFICE USE ONLY</b><br>Rezoning case # |
| Existing zoning: OX-3-UL W/SHOD-1 | Proposed zoning: OX-12-UL-CU |   |

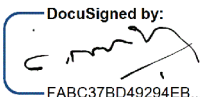
**Narrative of Zoning Conditions Offered**

1. Permitted uses are limited to the following uses:
  - a. Overnight lodging with a maximum of two hundred and eighty-eight (288) rooms; or,
  - b. Office with a maximum of seventy-five thousand square feet (75,000 SF) gross floor area; or,
  - c. Retail sales with a maximum of twenty-eight thousand square feet (28,000 SF) gross floor area; or
  - d. Residential with a maximum of four hundred (400) units.

Gift shop and dining services that are integral to the overnight lodging use are excluded from the retail restriction. Up to six thousand square feet (6,000 SF) of retail sales or restaurant/bar uses may be included with residential and office uses.

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.

**Sri Viswamji, LLC,**  
a North Carolina limited liability company

DocuSigned by:  
  
 FABC37BD49294EB...

Pereppadan C. Anthony, Authorized Signatory

REVISION 10.27.20

raleighnc.gov

| Rezoning Application Addendum #1  |   |
|---|---|
| Comprehensive Plan Analysis   | OFFICE USE ONLY<br>Rezoning case #<br><hr/> |
| 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.               |   |
| See attached addendum.  |   |
| Public Benefits   |   |
| Provide brief statements explaining how the rezoning request is reasonable and in the public interest.  |   |
| See attached addendum.  |   |

| Rezoning Application Addendum #2  |  |
|---|--|
| Impact on Historic Resources  | <b>OFFICE USE ONLY</b><br>Rezoning case #<br><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

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



## Urban Design Guidelines

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

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

Policy UD 7.3:

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

Urban Form Designation: City Growth Center / Frequent Transit Area [Click here to view the Urban Form map.](#)

|   |   |
|---|---|
| 1 | 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.   |
|   | <b>Response:</b> See attached addendum.   |
| 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.  |
|   | <b>Response:</b> See attached addendum.   |
| 3 | 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.   |
|   | <b>Response:</b> See attached addendum.   |
| 4 | 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. |
|   | <b>Response:</b> See attached addendum.   |

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|----|---|
| 5  | New development should be composed of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.  |
|    | <b>Response:</b> See attached addendum.   |
| 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. |
|    | <b>Response:</b> See attached addendum.   |
| 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.          |
|    | <b>Response:</b> See attached addendum.   |
| 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.  |
|    | <b>Response:</b> See attached addendum.   |
| 9  | To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.   |
|    | <b>Response:</b> See attached addendum.   |
| 10 | New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.  |
|    | <b>Response:</b> See attached addendum.   |
| 11 | The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.   |
|    | <b>Response:</b> See attached addendum.   |
| 12 | A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor “room” that is comfortable to users.   |
|    | <b>Response:</b> See attached addendum.   |

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

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

## 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 | Fayetteville Street should be free of service elements, including loading docks, mechanical equipment, and driveways.  |
|   | <b>Response:</b> N/A   |
| 2 | 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.   |
|   | <b>Response:</b> N/A   |
| 3 | Surface and structured parking should be landscaped, emphasizing interior tree canopies in surface lots, formal borders, and street trees to reinforce the streetwall.   |
|   | <b>Response:</b> N/A   |
| 4 | 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.   |
|   | <b>Response:</b> N/A   |
| 5 | 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. |
|   | <b>Response:</b> N/A   |
| 6 | Building entries should be emphasized with architectural features, changes in roofline, different massing, or unique materials.  |
|   | <b>Response:</b> N/A   |

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| 7  | 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.  |
|    | <b>Response:</b><br>N/A  |
| 8  | Building entries should be at grade.   |
|    | <b>Response:</b><br>N/A  |
| 9  | The level of architectural detail should be most intense at street level, within view of pedestrians on the sidewalk.  |
|    | <b>Response:</b><br>N/A  |
| 10 | The use of solid roll-down security gates is discouraged.  |
|    | <b>Response:</b><br>N/A  |
| 11 | Façades should be broken into distinct 20-30 foot modules or bays from side to side to prevent a monolithic edge to the street.  |
|    | <b>Response:</b><br>N/A  |
| 12 | Large unarticulated walls are discouraged and should have a window or functional public access at least every 10 feet.   |
|    | <b>Response:</b><br>N/A  |
| 13 | The articulation of the façade should be designed to appear more vertical than horizontal.   |
|    | <b>Response:</b><br>N/A  |
| 14 | 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. |
|    | <b>Response:</b><br>N/A  |
| 15 | 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.   |
|    | <b>Response:</b><br>N/A  |

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| 16 | 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.   |
|    | <b>Response:</b><br>N/A  |
| 17 | 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.  |
|    | <b>Response:</b><br>N/A  |
| 18 | The first-story, floor-to-floor height of any new building on Fayetteville Street should be a minimum of twenty (20) feet.   |
|    | <b>Response:</b><br>N/A  |
| 19 | 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.   |
|    | <b>Response:</b><br>N/A  |
| 20 | The use of deep awnings and canopies on the first story is recommended to help mitigate wind, reduce glare, and shade ground level spaces.   |
|    | <b>Response:</b><br>N/A  |
| 21 | Arcades, colonnades, and galleries are discouraged within the public right-of-way.   |
|    | <b>Response:</b><br>N/A  |
| 22 | Stairs and stoops in the public right-of-way are discouraged along Fayetteville Street in order to make entries more accessible.   |
|    | <b>Response:</b><br>N/A  |
| 23 | 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. |
|    | <b>Response:</b><br>N/A  |



|    |  |
|----|--|
| 24 | 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.                    |
|    | <b>Response:</b><br>N/A  |
| 25 | Walls of buildings should parallel the orientation of the street grid.   |
|    | <b>Response:</b><br>N/A  |
| 26 | 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.   |
|    | <b>Response:</b><br>N/A  |
| 27 | Distance between towers on different blocks should be a minimum of 100 feet to ensure access to light and air.   |
|    | <b>Response:</b><br>N/A  |
| 28 | Public art, performance facilities, and/or civic monuments should be an integral part of any building plan.  |
|    | <b>Response:</b><br>N/A  |
| 29 | 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. |
|    | <b>Response:</b><br>N/A  |
| 30 | 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.                                   |
|    | <b>Response:</b><br>N/A  |
| 31 | Fences, railings, and walls should be designed to complement the adjacent architecture through the use of similar materials, colors, finishes, and architectural details.  |
|    | <b>Response:</b><br>N/A  |

|    |   |
|----|---|
| 32 | Designs should be contextual to adjacent buildings, including their cornice lines and horizontal banding.   |
|    | <b>Response:</b><br>N/A   |
| 33 | Innovative design and unusual lighting of the exterior of the building is important to emphasize the monumentality of government buildings.   |
|    | <b>Response:</b><br>N/A   |
| 34 | The principal building entrance should be easily identified by building features and landscape elements; additional public entrances should be provided at every street face.   |
|    | <b>Response:</b><br>N/A   |
| 35 | 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. |
|    | <b>Response:</b><br>N/A   |
| 36 | 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).                   |
|    | <b>Response:</b><br>N/A   |
| 37 | Materials covering original architectural features of historic or architecturally significant buildings are discouraged.  |
|    | <b>Response:</b><br>N/A   |
| 38 | A minimum of 35 percent of each upper story should be windows.  |
|    | <b>Response:</b><br>N/A   |
| 39 | Building corners that face an intersection should strive for a distinctive form and high level of articulation.   |
|    | <b>Response:</b><br>N/A   |
| 40 | Buildings may step back further at intersections in order to articulate the corners.  |
|    | <b>Response:</b><br>N/A   |

|    |  |
|----|--|
| 41 | 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. |
|    | <b>Response:</b><br>N/A  |
| 42 | Flat roof buildings should have decorative parapets with elements, such as detailed cornices, corbeling, applied medallions, or other similar architectural treatments.  |
|    | <b>Response:</b><br>N/A  |
| 43 | Signage should be compatible in scale, style, and composition with the building or storefront design as a whole.   |
|    | <b>Response:</b><br>N/A  |
| 44 | Diverse graphic solutions are encouraged to help create the sense of uniqueness and discovery found in an urban, mixed-use environment.  |
|    | <b>Response:</b><br>N/A  |
| 45 | All mechanical and electrical mechanisms should be concealed.  |
|    | <b>Response:</b><br>N/A  |
| 46 | Signs should not obscure a building's important architectural features, particularly in the case of historic buildings.  |
|    | <b>Response:</b><br>N/A  |
| 47 | Signs should be constructed with durable materials and quality manufacturing.  |
|    | <b>Response:</b><br>N/A  |
| 48 | Sign bands above transom and on awnings are preferred signage locations.   |
|    | <b>Response:</b><br>N/A  |
| 49 | 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.   |
|    | <b>Response:</b><br>N/A  |

|    |  |
|----|--|
| 50 | Illuminated signs should avoid the colors red, yellow, and green when adjacent to a signal controlled vehicular intersection.  |
|    | <b>Response:</b><br>N/A  |
| 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.  |
|    | <b>Response:</b><br>N/A  |
| 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. |
|    | <b>Response:</b><br>N/A  |

| 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 <b>Rezoning Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Pre-application conference.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Neighborhood meeting notice and report   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Rezoning application review fee (see <a href="#">Fee Guide</a> for rates).   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Completed application submitted through Permit and Development Portal  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Completed Comprehensive Plan consistency analysis  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Completed response to the urban design guidelines  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Two sets of stamped envelopes addressed to all property owners and tenants of the rezoning site(s) and within 500 feet of area to be rezoned.                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Trip generation study  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. Traffic impact analysis   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>For properties requesting a Conditional Use District:</b>  |                                     |                                     |                          |                          |                          |
| 11. Completed zoning conditions, signed by property owner(s).   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>If applicable, see page 11:</b>  |                                     |                                     |                          |                          |                          |
| 12. Proof of Power of Attorney or Owner Affidavit.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>For properties requesting a Planned Development or Campus District:</b>  |                                     |                                     |                          |                          |                          |
| 13. Master plan (see Master Plan submittal requirements).   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>For properties requesting a text change to zoning conditions:</b>  |                                     |                                     |                          |                          |                          |
| 14. Redline copy of zoning conditions with proposed changes.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15. Proposed conditions signed by property owner(s).  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| Master Plan (Submittal Requirements)  |                          |                                     |                          |                          |                          |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| To be completed by Applicant  |                          |                                     | To be completed by staff |                          |                          |
| General Requirements – Master Plan  | Yes                      | N/A                                 | Yes                      | No                       | N/A                      |
| 1. I have referenced this <b>Master Plan Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh. | <input type="checkbox"/> | <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"/> |

**August 12, 2022**

**Re: Notice of Neighborhood Meeting**

Neighboring Property Owners and Residents:

You are invited to attend a neighborhood meeting on August 23, 2022, from 6-7pm at the Method Park Community Center, located at 514 Method Road, Raleigh, NC 27607. The purpose of the meeting is to discuss an upcoming application for a text change to zoning conditions for two parcels of land located at 1520 Blue Ridge Road (PIN: 0784762781) and 0 Blue Ridge Road (PIN: 0784669712) (the "Site"). The Site is currently zoned Office Mixed Use- 5 stories- Urban Limited Frontage- w/ Conditions (OX-12-UL-CU), and this proposal would change the existing zoning conditions. During the meeting, the applicant will describe the nature of the proposed rezoning request and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the parcels; and (2) a current zoning map of the subject area.

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. For this meeting, notice is being provided to all neighbors within 1,000 feet of the Site. Any landowner or tenant who is interested in learning more about this project is invited to attend. Information about the rezoning process is available online; visit [www.raleighnc.gov](http://www.raleighnc.gov) and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

Sarah Shaughnessy  
Raleigh Planning & Development  
(919) 996-2634  
[sarah.shaughnessy@raleighnc.gov](mailto:sarah.shaughnessy@raleighnc.gov)

If you have any questions about this rezoning, please contact me at (919) 835-4663 or via email at [colliermarsh@parkerpoe.com](mailto:colliermarsh@parkerpoe.com).

Thank you,

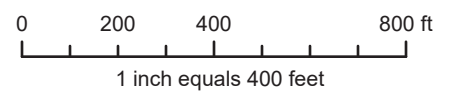
Collier R. Marsh





1520 & 0 Blue Ridge Road

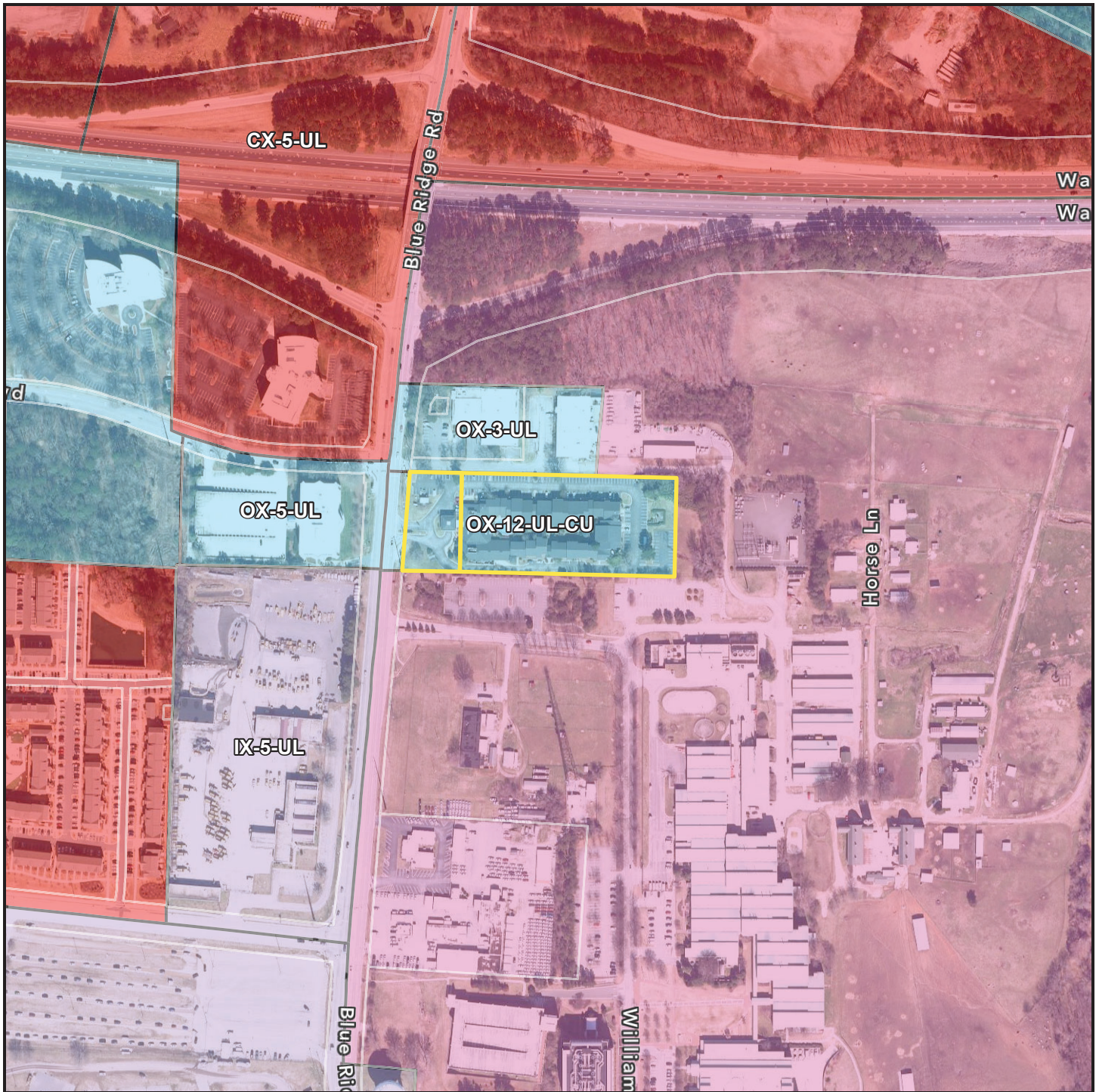
Vicinity Map



**Disclaimer**

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

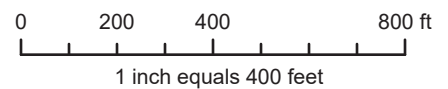




1520 & 0 Blue Ridge Road

Zoning Map

Current Zoning: OX-12-UL-CU



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## SUMMARY OF ISSUES

A neighborhood meeting was held on August 23, 2022 (date) to discuss a potential rezoning located at 1520/0 Blue Ridge Road (property address). The neighborhood meeting was held at the Method Park Community Center (location). There were approximately 0 (number) neighbors in attendance. The general issues discussed were:

### Summary of Issues:

The sole attendee, other than City Planning Staff and the development team, was a representative of the Blue Ridge Corridor Alliance. The applicant presented a summary of the text change and then had a general discussion of the proposal. No issues or concerns were raised.

[illegible]

**0 and 1520 Blue Ridge Road Text Change to Zoning Conditions**  
**Zoning Conditions Redline**

1. ~~Future development on the subject property is restricted as follows for~~Permitted uses are limited to the following ~~three (3) land uses:~~
  - a. ~~Overnight lodging~~Hotel room count is limited to no more than ~~with a maximum of~~ two hundred and eighty-eight (288) rooms; or,
  - b. ~~Office use is limited to no more than~~with a maximum of seventy-five thousand square feet (75,000 SF) gross floor area; or,
  - c. ~~Retail/Shopping Center sales use is limited to no more with a maximum of~~ twenty-eight thousand square feet ~~l~~ (28,000 SF) gross floor area; ~~or~~
  - d. Residential with a maximum of four hundred (400) units.
- ~~Gift shop and dining services that are integral to the hotel-overnight lodging use are excluded from the retail restriction. Up to six thousand square feet (6,000 SF) of retail sales or restaurant/bar uses may be included with residential and office uses.~~
1. ~~Prior to issuance of either a building permit for new development or recording of a subdivision plan for the subject property, the owner shall dedicate to the City of Raleigh a Transit Easement adjacent to Blue Ridge Road, with a dimension no greater than fifteen feet (15') by twenty feet (20'). The final dimensions and location of the Transit Easement shall be determined by the City of Raleigh.~~
2. ~~Prior to the issuance of a certificate of occupancy for a new building on the site or the recording of a subdivision associated with the subject property, the property owner shall provide either a transit shelter or pay a comparable fee in lieu to the City of Raleigh for the cost of a standard specification transit shelter. In addition to the shelter, the property owner shall provide related signage, along with pavement for the shelter and other pavement associated with access to the transit vehicle in accord with standard City of Raleigh standard specification and detail.~~



**1520 and 0 Blue Ridge Rd**  
**Text Change to Zoning Conditions Addendum**

**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.*

The subject property, like most along Blue Ridge Road, is designated as “Community Mixed Use” on the Future Land Use Map (“FLUM”). This designation applies to “medium-sized shopping centers and larger pedestrian-oriented retail districts,” including uses such as hotels, offices, restaurants, and “similar uses that draw from multiple neighborhoods.” *See* 2030 Comprehensive Plan, p. 3-11. Residential uses are also permitted and heights up to twelve stories are appropriate in areas served by transit. The proposed text change will allow for a mix of uses in a frequent transit area and directly conforms to the subject property’s FLUM designation.

The property is within a City Growth Center on the Urban Form Map. This designation refers to areas “where significant infill development and redevelopment are anticipated in the future.” *See* 2030 Comprehensive Plan, p. 11-4. The proposed text change advances the goals of City Growth Centers and will facilitate the redevelopment of an infill site in the Blue Ridge Corridor.

The property is located within the Arena Blue Ridge Area Plan (“AP-AB”) of the 2030 Comprehensive Plan and is in the Entertainment & Education District of the plan. The proposed text change is consistent with the following overall AP-AB policies and Entertainment & Education District policies:

1. **Policy AP-AB 7 Mixed-Use Development Intensities**, *Encourage mixed-use developments that serve visitors as well as residents. Enable greater land use intensity near transit corridors and regional attractions.* The proposed text change will facilitate a mixed use development along the Wake Transit plan’s Frequent Bus Network. The request will enable the reinvestment into a site that is located in the heart of the Blue Ridge Corridor in close proximity to the State Fairgrounds and PNC Arena.
2. **Policy AP-AB 9 Parking Lot Siting**, *No large parking lots should be sited in front of the buildings or along the streets, unless heavily buffered.* The proposed text change maintains UL frontage, which ensures large parking lots will not be sited in front of buildings or along the streets.
3. **Policy AP-AB 41 Mixed-Use Development**, *Support mixed-use development along Blue Ridge Road.* The proposed text change for this site is designed to facilitate a mix of uses, including overnight lodging, office, retail, and residential along Blue Ridge Road.

The Property also falls within a Priority Area for Economic Development (“ED”) and triggers the corresponding policies of the 2030 Comprehensive Plan. *See* 2030 Comprehensive Plan, p. 6-19. The proposed text change is consistent with the following ED policies:

1. **Policy ED 1.1 Corridor Revitalization**, *Stimulate the revitalization and redevelopment of Raleigh’s aging commercial corridors and centers through the use of targeted economic development programs, zoning, land use regulations, public investments in infrastructure, and incentives.* The proposed text change will facilitate reinvestment in the heart of the

**1520 and 0 Blue Ridge Rd**  
**Text Change to Zoning Conditions Addendum**

Blue Ridge Corridor, and revitalize a site in close proximity to the State Fair Grounds and PNC Arena.

2. **Policy ED 1.2 Mixed-use Redevelopment**, *Promote mixed-use redevelopment strategies as a means of enhancing economic development in commercial corridors and creating transit- and pedestrian-friendly environments.* The proposed text change will facilitate mixed-use redevelopment by allowing overnight lodging, office, retail, and residential uses in an area served by transit. The text change also maintains UL frontage to create a pedestrian friendly environment.
3. **Policy ED 5.6 Designing Knowledge Industry Workplaces**, *Encourage the development of high-quality environments that combine office/lab space, housing, and support retail and services, such as Centennial Campus or North Hills, to compete effectively for and attract knowledge workers to Raleigh.* The proposed text change will allow for a high-quality environment through the allowance of mixed uses along a major corridor in close proximity to two higher education institutions.

The proposed rezoning is also consistent with the following policies of the Land Use Element (“LU”) of the 2030 Comprehensive Plan:

1. **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 proposed text change is consistent with the FLUM designation and supported by the Comprehensive Plan policies listed herein.
2. **Policy LU 1.3 Conditional Use District Consistency**, *All conditions proposed as part of a conditional use district (CUD) should be consistent with the Comprehensive Plan.* The proposed text change to the rezoning conditions is consistent and supported by the Comprehensive Plan policies listed herein.
3. **Policy LU 4.9 Corridor Development**, *Promote pedestrian-friendly and transit-supportive development patterns along multimodal corridors designated on the Growth Framework Map, and any corridor programed for “transit intensive” investments such as reduced headways, consolidated stops, and bus priority lanes and signals.* The proposed text change will promote pedestrian-friendly and transit-supportive development along a major multimodal corridor in a Frequent Transit Area supported by a Frequent Bus Network. See 2030 Comprehensive Plan, Map Lu-5, p. 3-27.
4. **Policy LU 5.1 Reinforcing the Urban Pattern**, *New development should acknowledge existing buildings, and, more generally, the surrounding area. Quality design and site planning is required so that new development opportunities within the existing urban fabric of Raleigh are implemented without adverse impacts on local character and appearance.* The proposed text change supports the City’s vision for the Blue Ridge Corridor by creating the framework to enable the development of a vibrant, mixed-use site with pedestrian-friendly features.
5. **Policy LU 6.1 Composition of Mixed-use Centers**, *Mixed-use centers should comprise a variety of integrated residential and commercial uses – mixed both vertically and*

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**Text Change to Zoning Conditions Addendum**

*horizontally - that have well planned public spaces that bring people together and provide opportunities for active living and interaction. The proposed text change will provide the opportunity for a mixed-use development that integrates a variety of uses and promotes active living and interaction.*

6. **Policy LU 6.3 Mixed-Use and Multimodal Transportation**, *Promote the development of mixed-use activity centers with multimodal transportation connections to provide convenient access by means other than car to residential and employment areas.* The proposed text change allows for a mixed-use development located in the Blue Ridge Corridor in a Frequent Transit area supported by a Frequent Bus Network. With an existing transit stop along its frontage, the development will provide convenient access by means other than car to residential and employment areas.
7. **Policy LU 10.1 Mixed-Use Retail**, *Encourage new retail development in mixed-use developments.* The proposed text change will permit the development of new retail in a mixed-use development along a major corridor.

**PUBLIC BENEFITS**

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

The proposed text change will facilitate mixed use development of an infill site. The permitted mix of uses proposed by the text change will enhance the Blue Ridge Corridor at a location that is pedestrian and transit-friendly. The mix of uses proposed by this text change will also support the surrounding area including the State Fairgrounds, PNC Arena, and higher education institutions.

**URBAN DESIGN GUIDELINES**

1. *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.*

**Response:** The proposed text change will enable a mixed use development on an approximately 4.66 acre site. The proposed text change permits retail, office, and residential uses, and because of the size of the property, will be arranged in a compact and pedestrian friendly form.

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.*

**Response:** The property is not located near low density residential neighborhoods. Instead, the property is located on Blue Ridge Road adjacent to higher intensity uses.

3. *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*



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*use area should be possible without requiring travel along a major street. Preferred and discouraged street networks.*

**Response:** The applicant will work with transportation staff to ensure that there is adequate connectivity to the surrounding road network.

*4. 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.*

**Response:** The proposed text change would not include cul-de-sacs or dead end streets. The applicant will work with transportation staff to ensure that there is adequate connectivity to the surrounding road network.

*5. 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.*

**Response:** The applicant will work with transportation staff to ensure that there is adequate connectivity to the surrounding road network.

*6. A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.*

**Response:** The proposed text change maintains UL frontage, which ensures that buildings front Blue Ridge Road and create a pedestrian friendly environment.

*7. Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.*

**Response:** The applicant's design will take advantage of, and build upon, the site's access to transit on Blue Ridge Road. The proposed text change maintains UL frontage and will implement the Arena Blue Ridge small area plan policies to create a pedestrian friendly, mixed use corridor.

*8. If the site is located at a street intersection, the main building of a complex or main part of a single building should be placed at the corner. Parking, loading, or service should not be located at an intersection.*

**Response:** The property is not located at an intersection

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9. *To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.*

**Response:** The project will comply with UDO open space requirements.

10. *New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.*

**Response:** The project will comply with UDO open space requirements.

11. *The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.*

**Response:** The project will comply with UDO open space requirements.

12. *A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.*

**Response:** The proposed text change maintains UL frontage which requires buildings fronting the surrounding streets that will define urban open spaces.

13. *New public spaces should provide seating opportunities.*

**Response:** The project will comply with UDO open space requirements.

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

**Response:** The proposed text change maintains UL frontage which prohibits parking lots that dominate the frontage.

15. *Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.*

**Response:** The proposed text change maintains UL frontage which prohibits parking lots that dominate the frontage.

16. *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.*

**Response:** The project will comply with parking deck screening requirements in effect at the site plan stage.

**1520 and 0 Blue Ridge Rd**  
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17. *Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.*

**Response:** A transit stop is located on the site's frontage to Blue Ridge Road. Therefore, the buildings and uses on the site are conveniently located in close proximity to public transit.

18. *Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.*

**Response:** The applicant's redevelopment of the site will include pedestrian access to the transit stop on its frontage.

19. *All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.*

**Response:** There are no environmentally sensitive areas located on the Property.

20. *All development should incorporate high-quality, productive landscapes that serve multiple functions. Such functions include noise mitigation and absorption; capturing and cleaning of particulate matter; collection and filtering of stormwater, and reduction of the urban heat island effect. Strategies include green walls, trellises, carefully planted trees, green infrastructure, and green roofs.*

**Response:** The applicant's design will include landscaping that compliments the site's urban design.

21. *It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.*

**Response:** The applicant's design will include appropriate pedestrian pathways.

22. *Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and other areas where walkability is a focus should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising, and outdoor seating.*

**Response:** The applicant will provide and maintain sidewalks within the site consistent with the applicable UDO standards.

23. *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 that shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both*

**1520 and 0 Blue Ridge Rd**  
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*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.*

**Response:** The applicant will provide appropriate landscaping and tree coverage to meet the needs of the site and to comply with the UDO.

*24. Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.*

**Response:** The proposed text change maintains UL frontage which ensures that buildings define the streets spatially.

*25. 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.*

**Response:** The applicant's design will comply with the UDO and UL frontage standards that require primary street facing entrances.

*26. The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.*

**Response:** The applicant's design will comply with the UDO and UL frontage standards that require primary street facing entrances, ground level transparency, and pedestrian interest along sidewalks.

*27. The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.*

**Response:** The applicant's design will include adequate pedestrian access for the site, including sidewalks that meet UDO requirements.