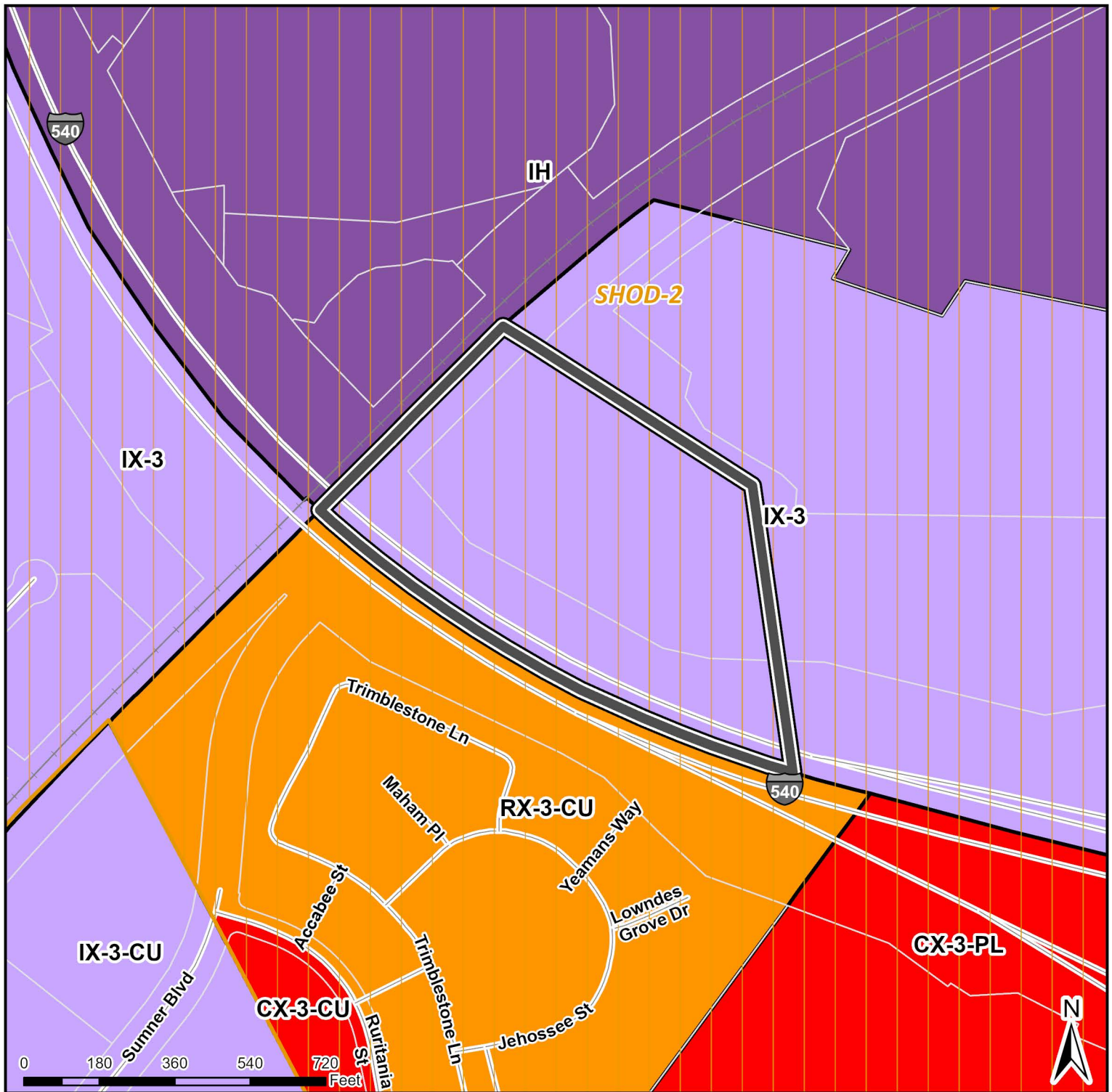
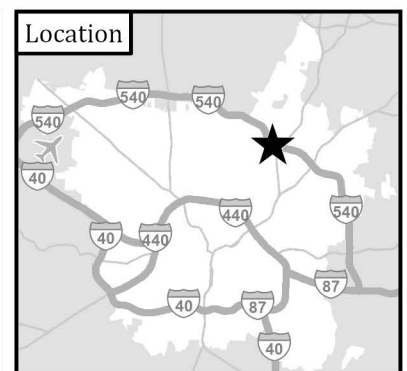


# Existing Zoning

# Z-81-2022



Property	3404 Clearview Dr
Size	8.5 acres
Existing Zoning	IX-3 w/SHOD-2
Requested Zoning	CX-12-CU w/SHOD-2





# Rezoning Application and Checklist

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

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

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: IX		Height: 3	Frontage: N/A
Proposed zoning base district: CX		Height: 12	Frontage: N/A
			Overlay(s): SHOD-2
<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-27B-2014			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 3304 Clearfield Dr, Raleigh, NC 27616		
Property PIN: 1727249962		
Deed reference (book/page): 012013/00969		
Nearest intersection: Ruritania St and Sumner Blvd		Property size (acres): 8.5
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: Carolyn Murray Smith; E. Stephen Stroud; W. Carlton Midyette; & Sheser Creek Company LLC		
Property owner email:		
Property owner phone:		
Applicant name and address: Collier Marsh 301 Fayetteville St, 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): <i>Carolyn M. Smith</i>		
Additional email(s):		

**RECEIVED**

By Sarah Shaughnessy at 2:46 pm, Oct 04, 2022

**Conditional Use District Zoning Conditions**

Zoning case #:	Date submitted:	<b>OFFICE USE ONLY</b> Rezoning case #
Existing zoning: IX-3-w/ SHOD-2	Proposed zoning: CX-12-CU-w/ SHOD-2	

**Narrative of Zoning Conditions Offered**

1. The following uses are prohibited: adult establishment, cemetery, detention center, jail, prison, vehicle service, vehicle fuel sales.
2. A landscape buffer with a minimum width of fifty ft (50') measured from the property line abutting I-540 shall be provided. The landscape buffer shall be planted according to the planting requirements for the SHOD-1 protective yard (UDO Section 5.3.1.F) unless established as Tree Conservation Area in accordance with UDO Article 9.1. Existing vegetation and the plantings already required by the SHOD-2 protective yard, where applicable, may be credited towards the planting requirements. The landscape buffer may include greenways, other pedestrian trails, vehicle access, walls, berms, easements including slope or drainage easements, utilities, and other encroachments as permitted by the UDO. New plantings shall only be required within North Carolina Department of Transportation slope or drainage easements if permitted by the North Carolina Department of Transportation.

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

Property Owner(s) Signature: Carolyn M. Smith

Printed Name: Carolyn Murray Smith

**RECEIVED**

By Sarah Shaughnessy at 2:47 pm, Oct 04, 2022



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

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: IX		Height: 3	Frontage: N/A
Proposed zoning base district: CX		Height: 12	Frontage: N/A
			Overlay(s): SHOD-2
<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-27B-2014			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 3304 Clearfield Dr, Raleigh, NC 27616		
Property PIN: 1727249962		
Deed reference (book/page): 012013/00969		
Nearest intersection: Ruritania St and Sumner Blvd		Property size (acres): 8.5
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: Carolyn Murray Smith; E. Stephen Stroud; W. Carlton Midyette; & Sheser Creek Company LLC		
Property owner email:		
Property owner phone:		
Applicant name and address: Collier Marsh 301 Fayetteville St, 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): <i>E. Stephen Stroud</i>		
Additional email(s):		

**RECEIVED**

By Sarah Shaughnessy at 2:47 pm, Oct 04, 2022



Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: IX-3-w/ SHOD-2	Proposed zoning: CX-12-CU-w/ SHOD-2	

Narrative of Zoning Conditions Offered
<p>1. The following uses are prohibited: adult establishment, cemetery, detention center, jail, prison, vehicle service, vehicle fuel sales.</p> <p>2. A landscape buffer with a minimum width of fifty ft (50') measured from the property line abutting I-540 shall be provided. The landscape buffer shall be planted according to the planting requirements for the SHOD-1 protective yard (UDO Section 5.3.1.F) unless established as Tree Conservation Area in accordance with UDO Article 9.1. Existing vegetation and the plantings already required by the SHOD-2 protective yard, where applicable, may be credited towards the planting requirements. The landscape buffer may include greenways, other pedestrian trails, vehicle access, walls, berms, easements including slope or drainage easements, utilities, and other encroachments as permitted by the UDO. New plantings shall only be required within North Carolina Department of Transportation slope or drainage easements if permitted by the North Carolina Department of Transportation.</p>

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

Property Owner(s) Signature: E. Stephen Stroud

Printed Name: E. Stephen Stroud

**RECEIVED**

By Sarah Shaughnessy at 2:47 pm, Oct 04, 2022



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

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: IX		Height: 3	Frontage: N/A
Proposed zoning base district: CX		Height: 12	Frontage: N/A
			Overlay(s): SHOD-2
<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-27B-2014			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 3304 Clearfield Dr, Raleigh, NC 27616		
Property PIN: 1727249962		
Deed reference (book/page): 012013/00969		
Nearest intersection: Ruritania St and Sumner Blvd		Property size (acres): 8.5
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: Carolyn Murray Smith; E. Stephen Stroud; W. Carlton Midyette; & Sheser Creek Company LLC		
Property owner email:		
Property owner phone:		
Applicant name and address: Collier Marsh 301 Fayetteville St, 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): <i>W. Carlton Midyette</i>		
Additional email(s):		

**RECEIVED**

By Sarah Shaughnessy at 2:47 pm, Oct 04, 2022

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: IX-3-w/ SHOD-2	Proposed zoning: CX-12-CU-w/ SHOD-2	

Narrative of Zoning Conditions Offered
<p>1. The following uses are prohibited: adult establishment, cemetery, detention center, jail, prison, vehicle service, vehicle fuel sales.</p> <p>2. A landscape buffer with a minimum width of fifty ft (50') measured from the property line abutting I-540 shall be provided. The landscape buffer shall be planted according to the planting requirements for the SHOD-1 protective yard (UDO Section 5.3.1.F) unless established as Tree Conservation Area in accordance with UDO Article 9.1. Existing vegetation and the plantings already required by the SHOD-2 protective yard, where applicable, may be credited towards the planting requirements. The landscape buffer may include greenways, other pedestrian trails, vehicle access, walls, berms, easements including slope or drainage easements, utilities, and other encroachments as permitted by the UDO. New plantings shall only be required within North Carolina Department of Transportation slope or drainage easements if permitted by the North Carolina Department of Transportation.</p>

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

Property Owner(s) Signature: W. Carlton Midyette

Printed Name: W. Carlton Midyette

**RECEIVED**

By Sarah Shaughnessy at 2:47 pm, Oct 04, 2022



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

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: IX		Height: 3	Frontage: N/A
Proposed zoning base district: CX		Height: 12	Frontage: N/A
			Overlay(s): SHOD-2
			Overlay(s): SHOD-2
<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-27B-2014			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 3304 Clearfield Dr, Raleigh, NC 27616		
Property PIN: 1727249962		
Deed reference (book/page): 012013/00969		
Nearest intersection: Ruritania St and Sumner Blvd		Property size (acres): 8.5
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: Carolyn Murray Smith; E. Stephen Stroud; W. Carlton Midyette; & Sheser Creek Company LLC		
Property owner email:		
Property owner phone:		
Applicant name and address: Collier Marsh 301 Fayetteville St, 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):		

**Sheser Creek Company LLC,**  
a North Carolina limited liability company

By:   
O. Temple Sloan, Jr., Manager

**RECEIVED**

By Sarah Shaughnessy at 2:47 pm, Oct 04, 2022

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: IX-3-w/ SHOD-2	Proposed zoning: CX-12-CU-w/ SHOD-2	


Narrative of Zoning Conditions Offered
<p>1. The following uses are prohibited: adult establishment, cemetery, detention center, jail, prison, vehicle service, vehicle fuel sales.</p> <p>2. A landscape buffer with a minimum width of fifty ft (50') measured from the property line abutting I-540 shall be provided. The landscape buffer shall be planted according to the planting requirements for the SHOD-1 protective yard (UDO Section 5.3.1.F) unless established as Tree Conservation Area in accordance with UDO Article 9.1. Existing vegetation and the plantings already required by the SHOD-2 protective yard, where applicable, may be credited towards the planting requirements. The landscape buffer may include greenways, other pedestrian trails, vehicle access, walls, berms, easements including slope or drainage easements, utilities, and other encroachments as permitted by the UDO. New plantings shall only be required within North Carolina Department of Transportation slope or drainage easements if permitted by the North Carolina Department of Transportation.</p>

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

**Sheser Creek Company LLC,**  
a North Carolina limited liability company

**RECEIVED**

*By Sarah Shaughnessy at 2:48 pm, Oct 04, 2022*

By:   
O. Temple Sloan, Jr., Manager



Rezoning Application Addendum #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning case # <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> 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	

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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a Conditional Use District:</b>					
11. Completed zoning conditions, signed by property owner(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>If applicable, see page 11:</b>					
12. Proof of Power of Attorney or Owner Affidavit.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a Planned Development or Campus District:</b>					
13. Master plan (see Master Plan submittal requirements).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a text change to zoning conditions:</b>					
14. Redline copy of zoning conditions with proposed changes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Master Plan (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – Master Plan	Yes	N/A	Yes	No	N/A
1. I have referenced this <b>Master Plan Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh.	<input type="checkbox"/>	<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 26, 2022**

**Re: Notice of Neighborhood Meeting**

Neighboring Property Owners and Residents:

You are invited to attend a neighborhood meeting on September 7, 2022, from 6-7pm at the Hilton Garden Inn, located at 6412 Capital Boulevard, Raleigh, NC 27616. The purpose of the meeting is to discuss an upcoming application to rezone a parcel of land located at 3304 Clearfield Drive (PIN: 1727249962) (the "Site"). The Site is currently zoned Industrial Mixed Use-3 stories-with Special Highway Overlay District-2 (IX-3-w/ SHOD-2) and this proposal would rezone the Site to Commercial Mixed Use-12 stories-with Conditions-with Special Highway Overlay District-2 (CX-12-CU-w/ SHOD-2). 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 parcel; 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,

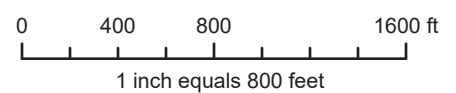
Collier R. Marsh





3304 Clearfield Drive

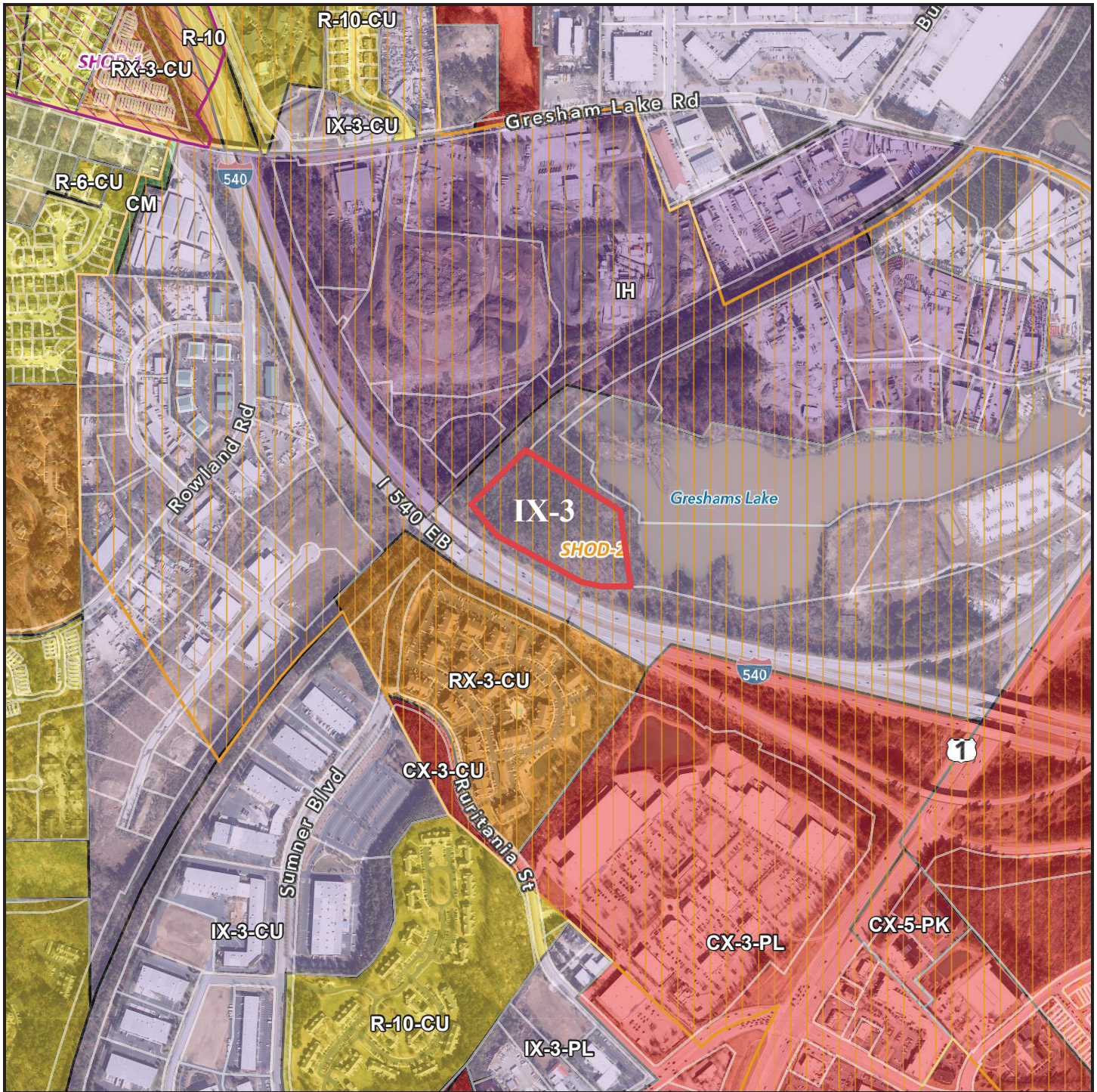
## Vicinity Map



**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.*

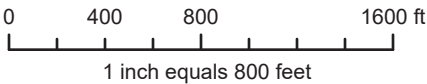




3304 Clearfield Drive

Zoning Map

Current Zoning:  
IX-3 w/ SHOD-2 Overlay



**Disclaimer**  
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## SUMMARY OF ISSUES

A neighborhood meeting was held on September 7, 2022 (date) to discuss a potential rezoning located at 3304 Clearfield Drive (property address). The neighborhood meeting was held at 6412 Capital Blvd. (location). There were approximately 0 (number) neighbors in attendance. The general issues discussed were:

### Summary of Issues:

There were zero neighbors attending the meeting.

[illegible]

## 3304 CLEARFIELD DR REZONING – APPLICATION ADDENDUM #1

### STATEMENT OF CONSISTENCY

*Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.*

1. The subject property is designated as “Business and Commercial Services” in the Future Land Use Map (“FLUM”). As part of the rezoning, the FLUM designation should be amended to Regional Mixed Use. The Regional Mixed Use designation applies to the Triangle Town Center area in which the site is located. This designation contemplates “high-density housing, office development, hotels, and region-serving retail uses.” (Comprehensive Plan p. 3-11) CX is the most appropriate district and heights can be as tall as 12-20 stories. The proposed rezoning directly conforms with the Regional Mixed Use designation.

The FLUM amendment to Regional Mixed Use is necessary to ensure that development of the site is more compatible with the surrounding area to which it will connect. The subject property will be accessed from the area south of I-540, which contains mostly residential uses and is already designated as Regional Mixed Use on the FLUM. The proposed rezoning would allow uses that are more compatible with the uses to the south, and the rezoning will open the door to an extension of the residential area south of 540 to the northern side of 540. The uses permitted by the rezoning are also more compatible with the environmental features surrounding Greshams Lake than the current industrial uses. Greshams Lake would provide a unique amenity to the development and the additional housing that would be allowed by the rezoning is desirable on this site due to its proximity to the retail and commercial services along Capital Boulevard. Therefore, an amendment to the Future Land Use Map to Regional Mixed Use is warranted in order to better align with the community to which it will connect.

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

a. **Policy LU 2.2 – Compact Development**, *New development and redevelopment should use a more compact land use pattern to support the efficient provision of public services, improve the performance of transportation networks, preserve open space, and reduce the negative impacts of low intensity and noncontiguous development.* The request will allow for more dense development on a site that is compatible for such development. The site is relatively isolated, which will eliminate concerns related to impacts on surrounding property. The proposed zoning will also support the efficient provision of public services to more people, and will facilitate the construction of important transportation improvements that will greatly benefit the surrounding area.

b. **Policy LU 2.6 – Zoning and Infrastructure Impacts**, *Carefully evaluate all amendments to the zoning map that significantly increase permitted density or floor area to ensure that impacts to infrastructure capacity resulting from the projected intensification of development are adequately mitigated or addressed.* The proposed zoning will significantly increase permitted density, but will facilitate the construction of a road identified on the Raleigh Street Plan.



c. **Policy LU 4.4 – Reducing Vehicle Miles Traveled Through Mixed-use Compact Development,** *Promote mixed-use development that provides a range of services within a short distance of residences as a way to reduce the growth of vehicle miles traveled (VMT).* The request will allow for mixed-use development on the site, and increase the amount of residences that are located in close proximity to the abundant commercial and retail services along Capital Boulevard.

d. **Policy LU 8.11 – Development of Vacant Sites,** *Facilitate the development of vacant lots that have historically been difficult to develop due to infrastructure or access problems, inadequate lot dimensions, fragmented or absentee ownership, or other constraints. Explore lot consolidation, acquisition, and other measures that would address these.* This site has historically been difficult to develop because of access problems; any development on this site require the construction of a new road under 540 to connect to the residential area to the south. The proposed zoning will facilitate the construction of that road, which is also identified on the Raleigh Street Plan.

3. The proposed rezoning is consistent with the following policies of the Transportation Element (“T”) of the 2030 Comprehensive Plan:

a. **Policy T 2.3 – Eliminating Gaps,** *Eliminate “gaps” in the transportation system and provide a higher grid density that will increase mobility options and promote the accessibility of nearby land uses.* The proposed zoning will facilitate the construction of a portion of a road on the Raleigh Street Plan that will connect the uses to the south of 540 to the area north of 540. This key transportation improvement will greatly increase mobility options in the area.

4. The proposed rezoning is consistent with the following policies of the Environmental Protection Element (“EP”) of the 2030 Comprehensive Plan:

a. **Policy EP 2.1 – Natural Resource Protection,** *Ensure protection of Raleigh’s unique and significant natural resources – its natural areas, landscapes, and ecological systems – through best practices management, stewardship, conservation, restoration, and land use regulations.* This rezoning site is located adjacent to Greshams Lake, which has been nearly surrounded by industrial uses. This rezoning provides the opportunity to enact land use regulations that encourage development which is more compatible and much less impactful to a unique natural resource.

b. **Policy EP 2.2 – Environmentally Sensitive Development,** *Ensure Raleigh’s growth and land development practices are compatible with the city’s natural form, vegetation, topography, water bodies and streams, floodplains, wetlands, and other natural riparian assets. This will decrease erosion, reduce stormwater runoff and flooding, improve water quality, protect wildlife habitat, and provide buffers and transitions between land uses.* The proposed zoning will ensure this area surrounding Greshams Lake is not developed with additional harmful industrial uses. The requested height designation will allow dense residential development while reducing the sprawl of such development, reducing negative impacts of development on a key natural asset.

c. **Policy EP 2.4 – Scenic Vistas and Views,** *Protect and create scenic vistas and views of natural landscapes and features that are important in establishing, enhancing,*

*and protecting the visual character of the city, mindful of other goals such as preserving and enhancing the city's tree canopy.* The proposed zoning would allow for development with a scenic vista of Greshams Lake and the surrounding natural features. This request will also ensure development around Greshams Lake is compatible with the natural features and protect the visual character of the city.

5. The proposed rezoning is consistent with the following policies of the Housing Element ("H") of the 2030 Comprehensive Plan:

a. **Policy H 1.8 Zoning for Housing,** *Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well-supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing. In areas characterized by detached houses, accommodations should be made for additional housing types while maintaining a form and scale similar to existing housing.* The requested zoning will allow a substantial increase in housing density on the site, adding to the housing supply in the area.

### **PUBLIC BENEFITS**

*Provide brief statements regarding the public benefits derived as a result of the rezoning request.*

The proposed zoning will provide a variety of public benefits. The area around Greshams Lake has been developed with harmful industrial uses. The requested zoning will ensure development on this portion of the lake's border is compatible with the natural feature, and will allow the lake to be utilized as an amenity for residents as well as provide a scenic view. The proposed zoning will also facilitate the construction of a road under 540, which is identified on the Raleigh Street Plan. The requested height designation will allow substantial density with minimal impact on surrounding properties, and will help to increase the housing supply in a way that does not exacerbate urban sprawl. Finally, the additional density is ideally situated near abundant mixed uses in the Capital Boulevard corridor.