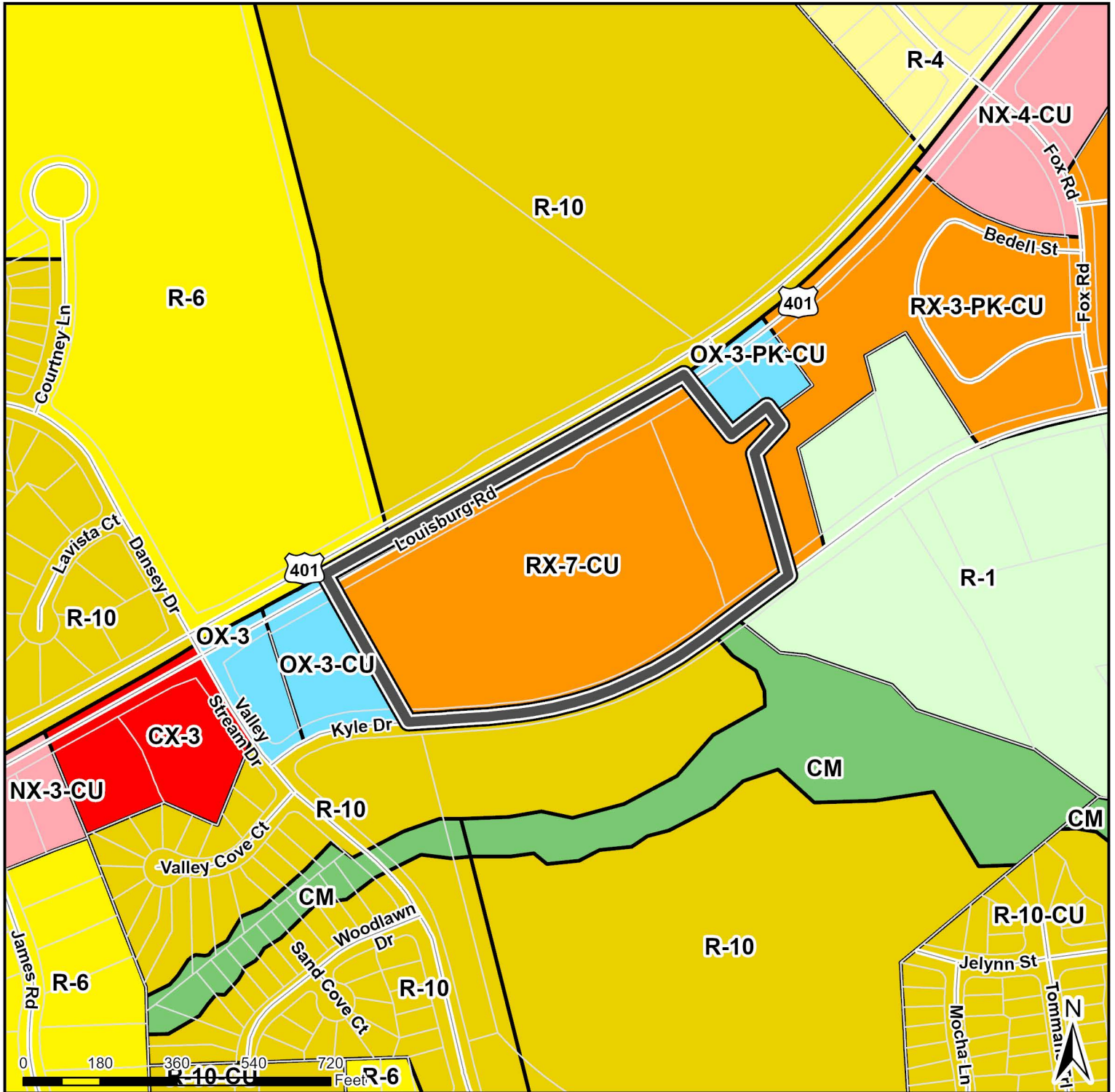
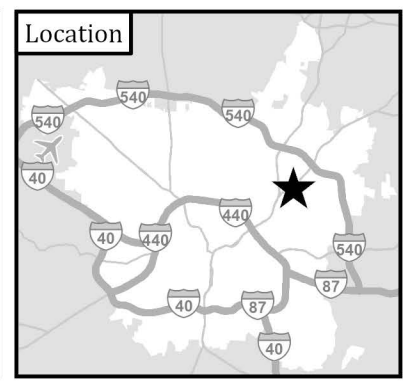


# Existing Zoning

# Z-89-2022



<b>Property</b>	5000 & 0 Louisburg Rd
<b>Size</b>	11.28 acres
<b>Existing Zoning</b>	RX-7-CU
<b>Requested Zoning</b>	RX-7-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		
Existing zoning base district: RX-7-CU			OFFICE USE ONLY Rezoning case #
Proposed zoning base district: RX-7-CU w/ changed conditions			
<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-54-21			

General Information		
Date: November <u>14</u> , 2022	Date amended (1):	Date amended (2):
Property address: 5000 Louisburg Road; 0 Louisburg Road		
Property PIN: 1726824803; 1726838187		
Deed reference (book/page): 19172/571		
Nearest intersection: Louisburg Road and Valley Stream Drive		Property size (acres): 11.28 acres
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: Louisburg WEH LLC, a North Carolina limited liability company		
Property owner email: c/o Matthew Carpenter, <a href="mailto:MatthewCarpenter@parkerpoe.com">MatthewCarpenter@parkerpoe.com</a>		
Property owner phone: c/o Matthew Carpenter, <a href="mailto:MatthewCarpenter@parkerpoe.com">MatthewCarpenter@parkerpoe.com</a>		
Applicant name and address: Same as owner		
Applicant email: <a href="mailto:MatthewCarpenter@parkerpoe.com">MatthewCarpenter@parkerpoe.com</a>		
Applicant phone: 919-835-4032		

Applicant signature(s):

LOUISBURG WEH LLC,  
a North Carolina limited liability company



By:   
Name: Eric Rifkin  
Title: Assistant Vice President

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted: 11/14/2022	OFFICE USE ONLY Rezoning case #
Existing zoning: RX-7-CU	Proposed zoning: RX-7-CU w/ changed conditions	

**Narrative of Zoning Conditions Offered**

See attached proposed rezoning conditions.

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.

**LOUISBURG WEH LLC,**  
a North Carolina limited liability company

By:   
 Name: Eric Ripplin  
 Title: Assistant Vice President

**RECEIVED**  
By Robert Tate at 9:21 am, Nov 15, 2022

**Rezoning Application Addendum #1**

**Comprehensive Plan Analysis**

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.

**OFFICE USE ONLY**

Rezoning case #  
\_\_\_\_\_

**Statement of Consistency**

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

See attached.

**Public Benefits**

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

See attached.

**Rezoning Application Addendum #2**

**Impact on Historic Resources**

The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.

**OFFICE USE ONLY**  
Rezoning case #

---

**Inventory of Historic Resources**

List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.

N/A

**Proposed Mitigation**

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

N/A

Statement of Consistency  
Text Change to Zoning Conditions  
0 & 5000 Louisburg Road

*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.*

On April 5, 2022, City Council approved Z-54-21 which rezoned property at 5000 Louisburg Road (PIN 1726824803) (the “Western Parcel”) & 0 Louisburg Road (PIN 1726838187) (the “Eastern Parcel”) totaling approximately 11.28 acres (collectively, the “Property”) to RX-7-CU with the rezoning conditions attached as **Exhibit A**. The approval of Z-54-21 permitted a 6-story apartment building with a maximum of 260 units. The proposed text change responds to the City’s affordable housing crisis by (1) increasing maximum residential units from 260 to 400, and (2) requiring that 3.5% of the total residential units be income restricted affordable housing units at 80% AMI for a period of ten years. Otherwise, the conditions will remain as approved in Z-54-21. The requested revisions will allow additional market rate and affordable housing units without increasing height; in line with the City’s goal of Expanding Housing Choices. Clean and redline versions of the proposed conditions are attached as **Exhibit B** and **Exhibit C**.

**Future Land Use Map**

The Eastern Parcel is designated as Moderate Scale Residential on the Future Land Use Map (“FLUM”). This category contemplates townhouses and multifamily dwellings. Corresponding zoning districts are R-6 and R-10, or RX conditioned to limit density. *Comp Plan p. 3-10*. The majority of the Eastern Parcel is designated as Public Parks & Open Space which “applies to permanent open space intended for recreational or resource conservation uses.” Properties designated for Public Parks & Open Space include publicly-owned lands and potential greenway corridors designated in the Comprehensive Plan. *Comp Plan p. 3-13*.

The current RX-7-CU zoning district will not change and is consistent with the FLUM designation. The proposed text change to zoning conditions is also consistent with the FLUM designations of Moderate Scale Residential and Public Parks & Open Space. It will allow additional market rate and affordable housing units on property that is already entitled for apartments. Further, the six story building height maximum in condition 3 and the protective yard commitment in condition 5 will remain. Additionally, condition 4 will remain which requires a pedestrian connection to the NR Beaverdam Creek Greenway Corridor that crosses the Eastern Parcel.

**Urban Form Map**

Louisburg Road is designated as a Parkway Corridor in the Urban Form Map and an Avenue 6-lane, Divided on the Raleigh Street Plan. Parkway Corridors are “corridors where multimodal access is not emphasized, and a heavily landscaped approach to frontage is either called for in adopted plans, or represents the prevailing character of the area. A suburban approach to frontage is recommended.” *Comp Plan p. 11-5*. Avenues 6-Lane Divided are considered Major Streets under the Unified Development Ordinance (“UDO”) and Raleigh Street Design Manual (“RSDM”). *RSDM Section 3.2.4*.

Existing condition 5 will remain which requires a 25-foot wide protective yard along the Property's Louisburg road frontage. The protective yard will provide the heavily landscaped frontage envisioned by the Parkway Corridor designation.

### **2030 Comprehensive Plan**

The proposed text change will provide unsubsidized affordable housing units and is generally consistent with the Comprehensive Plan's goal of Expanding Housing Choices to "provide housing opportunities for all segments of our population in all areas of the city." Comp. Plan 2-11.

The text change is also consistent with the following policies:

**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 text change will allow additional market rate and affordable multifamily units on an existing multifamily site without increasing maximum building height. The request will facilitate construction of approximately 14 affordable housing units without any government financial assistance.

**Policy H 1.4 – Affordable Housing Design.** *All housing, including subsidized affordable and market rate housing, should be designed so that it blends with the context of the neighborhood in which it is located, emphasizing quality design and appearance.*

The proposed multi-family community will be designed to blend with the context of the neighborhood. Further, proposed condition 6 specifies that the Affordable Units will be indistinguishable from market rate units in terms of location, unit size, and finishes.

**Policy LU 8.1 Housing Variety.** *Accommodate growth in newly developing or redeveloping areas of the city through mixed-use neighborhoods with a variety of housing types.*

The proposed text change will accommodate growth along Louisburg Road by placing affordable housing units along a Major Street. The project will complement the existing types of housing in the area, which include single-family, townhomes, and apartments within a quarter mile radius.

**Policy LU 8.10 Infill Development.** *Encourage infill development on vacant land within the city, particularly in areas where there are vacant lots that create "gaps" in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern.*

The proposed text change will allow for the development of a vacant infill site located near several different housing types and future public parks and open space. Since the site is

currently vacant, the text change will allow the construction of market rate and affordable units on an infill site without displacing any existing tenants or demolishing naturally occurring affordable housing.

**Policy LU 2.1 Placemaking.** *Development within Raleigh’s jurisdiction should strive to create places, streets, and spaces that in aggregate meet the needs of people at all stages of life, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity, and maintain or improve local character.*

The applicant intends to develop a high quality multifamily community that will bring housing variety to the area. The units will provide homes for Raleigh’s growing population in a format available to renters at all stages of life. The affordable housing condition will ensure that approximately 14 units remain affordable for renters making 80% of AMI or less.

**Policy LU 2.2 Compact Development.** *New Development and redevelopment should use a more compact land use pattern to support the efficient provision of public services, improve the performance of transportation networks, preserve open space, and reduce the negative impacts of low intensity and non-contiguous development.*

The proposed rezoning seeks to facilitate the redevelopment of existing, low density residential uses into a higher density residential use. The proposal will deliver a more compact land use pattern to reduce the negative impacts of low intensity development at a site that fronts on a Major Street, and in an area served by existing infrastructure.

**Policy LU 2.5 Healthy Communities.** *New development, redevelopment, and infrastructure investment should strive to promote healthy communities and active lifestyles by providing or encouraging enhanced bicycle and pedestrian circulation, access, and safety along roads near areas of employment, schools, libraries, and parks.*

Existing Condition 4, which commits to connecting and stubbing internal sidewalks to the NR Beaverdam Creek Greenway Corridor, will remain. This connection will allow residents a multi-modal option to travel directly to and from future greenway trails and the Kyle Drive property by walking or biking.

**Policy LU 3.2 Location of Growth.** *The development of vacant properties should occur first within the City’s limits, then within the city’s planning jurisdiction, and lastly within the city’s USAs to provide for more compact and orderly growth, including provision of conservation areas.*

The Property is a vacant infill site within the City’s ETJ and surrounded on all sides by properties already within the City’s jurisdiction. Thus, the proposed text change will facilitate compact and orderly growth and fill a gap in jurisdiction.

**Policy LU 5.5 Transitional and Buffer Zone Districts.** *Maintain and enhance zoning districts which serve as transitional or buffer areas between residential and commercial districts and which also may contain institutional, non-profit, and office-type uses. Zoning regulations and conditions for these areas should ensure that development achieves appropriate height and density transitions, and protects neighborhood character.*



The proposed text change will allow the highest and best use of largely vacant sites between a Major Street, existing multifamily uses, and future public parks and open space. The multi-family residential use will provide a buffer and appropriate transition between Louisburg Road and the Kyle Drive Property to the south. Existing Condition 3 will remain which limits maximum building height to 6 stories. The Property includes floodplain/floodway areas and overhead utility line easements, both of which prevent any significant development within 100 feet of the east and west Property lines. The proposed conditions, together with the site constraints, will ensure appropriate transitions between adjacent uses.

**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.*

The requested text change will allow the redevelopment of a vacant infill site with several constraints including topography, significant floodplain/floodway area, and overhead transmission lines. The Eastern Parcel is completely covered by floodplain which prevents it from being developed independently; but is designated as a future greenway trail. Thus the proposed development will utilize both the Eastern Parcel and the Western Parcel to place additional residential density and affordable units in close proximity to future public parks, greenways, and open space.

**Policy PR 2.2 Park Accessibility.** *Seek to provide convenient access to a public park or recreational open space to all city residents by 2030, by using the Level of Service and Experience Based System guidelines provided in this Plan*

The requested text change will allow for higher density residential development and income restricted affordable units adjacent to several future public parks, greenways, and open space, including the Kyle Drive property. This will facilitate the Comp. Plan's goal "that every citizen should be able to access an inherent park, recreation or cultural experience within similar walking, bicycling, and/or driving distance." It will also facilitate several of the core neighborhood-based experiences described in Section 8.2 of the Comprehensive Plan including "walking or riding a bike in a park or on a greenway trail."

**Policy PR 3.1 Capital Area Greenway System.** *Continue to expand Raleigh's greenway trail network according to the guidelines established in the Capital Area Greenway Master Plan and the Capital Area Greenway Planning and Design Guide, in order to protect greenway corridors and connect greenway trails, Parks, schools, and other destinations with safe integration into on-road facilities.*

Existing Condition 5 will remain which commits to connecting internal sidewalks to the NR Beaverdam Creek Greenway Corridor.

## PUBLIC BENEFITS

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

With rising housing costs and interest rates, an economy in flux, and tremendous population growth, it's imperative for the City to maximize the effectiveness of residential infill development sites. The requested text change does that by increasing maximum units to 400 and committing to at least 14 income restricted affordable housing units; all while maintaining the current maximum height and buffers.

Exhibit A  
to TCZ for 0 & 5000 Louisburg Road  
Current Zoning Conditions

Ordinance No. (2022) 356 ZC 837  
Adopted: 4/5/2022

Effective: 4/10/2022

**Z-54-21 – 0 and 5000 Louisburg Road**, located on its east side, 300 feet north of its intersection with Valley Stream Drive, being Wake County PINs 1726838187 & 1726824803. Approximately 11.28 acres rezoned to Residential Mixed Use-7 Stories-Conditional Use (RX-7-CU).

Conditions dated: February 4, 2022

1. The following uses shall be prohibited on the property: All uses listed under “Commercial” in the Principal use Table in UDO Section 6.1.4, Boardinghouse, Rest home, Dormitory, fraternity, sorority.
2. Residential uses shall be limited to a maximum of 260 units.
3. Building height shall be limited to a maximum of six (6) stories and ninety (90) feet.
4. To the extent permitted by floodplain regulations, and subject to the approval of the City of Raleigh Planning and Development department, the development shall include a pedestrian connection from internal sidewalks to the eastern boundary of PIN 1726824803 (Book 8668, Page 1734, Wake County Registry)(“The Pedestrian Connection”) to facilitate a future connection to the NR Beaverdam Creek Greenway Corridor. The Pedestrian Connection shall be paved and have a minimum width of eight feet.
5. Where primary Tree Conservation Area is not required, Development shall include a minimum 25-foot wide planted buffer measured from the right-of-way of Louisburg Road (the “Protective Yard”). The Protective Yard shall be required for the length of the property’s frontage on Louisburg Road, excluding areas encumbered by easements or designated as floodplain or flood hazard soils. The Protective Yard shall include a minimum of 4 shade trees and 15 shrubs per 100 linear feet. Plantings shall be counted toward any UDO streetscape planting requirements. Existing vegetation may be used to meet the planting requirements in this condition.

**Exhibit B**  
**to TCZ for 0 & 5000 Louisburg Road**  
**Proposed Zoning Conditions - Redline**

1. The following uses shall be prohibited on the property: All uses listed under “Commercial” in the Principal use Table in UDO Section 6.1.4, Boardinghouse, Rest home, Dormitory, fraternity, sorority.
2. Residential uses shall be limited to a maximum of ~~400~~<sup>260</sup> units
3. Building height shall be limited to a maximum of six (6) stories and ninety (90) feet
4. To the extent permitted by floodplain regulations, and subject to the approval of the City of Raleigh Planning and Development department, the development shall include a pedestrian connection from internal sidewalks to the eastern boundary of PIN 1726824803 (Book 8668, Page 1734, Wake County Registry)(“The Pedestrian Connection”) to facilitate a future connection to the NR Beaverdam Creek Greenway Corridor. The Pedestrian Connection shall be paved and have a minimum width of eight feet.
5. Where primary Tree Conservation Area is not required, development shall include a minimum 25-foot wide planted buffer measured from the right-of-way of Louisburg Road (the “Protective Yard”). The Protective Yard shall be required for the length of the property’s frontage on Louisburg Road, excluding areas encumbered by easements or designated as floodplain or flood hazard soils. The Protective Yard shall include a minimum of 4 shade trees and 15 shrubs per 100 linear feet. Plantings shall be counted toward any UDO streetscape planting requirements. Existing vegetation may be used to meet the planting requirements in this condition.
6. A minimum of three and a half percent (3.5%) of the total residential units (as shown on the first site plan submittal) shall be designated as restricted low-income affordable housing units (the “Affordable Units”) for a minimum affordability period of ten (10) years starting from the date of issuance of the first residential Certificate of Occupancy (the “Affordable Period”). The Affordable Units shall be occupied by low-income households earning no more than eighty percent (80%) of the Raleigh, NC Metropolitan Statistical Area, Area Median Income (“AMI”), adjusted for family size, as most recently published by the U.S. Department of Housing and Urban Development. The Affordable Units shall be rented to low-income households during the Affordable Period at maximum rent limits per bedroom size, no greater than eighty percent (80%) of the AMI. The Affordable Units shall be dispersed throughout the project and shall not be distinguishable from market rate units by location, grouping, unit size, interior or exterior finishes. The property owner shall be responsible for managing and administering the Affordable Units and shall submit annual reports to the City verifying compliance with this Condition 6. Prior to the issuance of the first residential Certificate of Occupancy for the property, a restrictive covenant between the City and property owner shall be executed and recorded in the Wake County Registry to memorialize the affordable housing terms and conditions. Following expiration of the Affordable Period, this affordable housing condition shall expire and the Affordable Units may be marketed and leased at market-rate rents.

**Exhibit C**  
**to TCZ for 0 & 5000 Louisburg Road**  
**Proposed Zoning Conditions - Clean**

1. The following uses shall be prohibited on the property: All uses listed under “Commercial” in the Principal use Table in UDO Section 6.1.4, Boardinghouse, Rest home, Dormitory, fraternity, sorority.
2. Residential uses shall be limited to a maximum of 400 units
3. Building height shall be limited to a maximum of six (6) stories and ninety (90) feet
4. To the extent permitted by floodplain regulations, and subject to the approval of the City of Raleigh Planning and Development department, the development shall include a pedestrian connection from internal sidewalks to the eastern boundary of PIN 1726824803 (Book 8668, Page 1734, Wake County Registry)(“The Pedestrian Connection”) to facilitate a future connection to the NR Beaverdam Creek Greenway Corridor. The Pedestrian Connection shall be paved and have a minimum width of eight feet.
5. Where primary Tree Conservation Area is not required, development shall include a minimum 25-foot wide planted buffer measured from the right-of-way of Louisburg Road (the “Protective Yard”). The Protective Yard shall be required for the length of the property’s frontage on Louisburg Road, excluding areas encumbered by easements or designated as floodplain or flood hazard soils. The Protective Yard shall include a minimum of 4 shade trees and 15 shrubs per 100 linear feet. Plantings shall be counted toward any UDO streetscape planting requirements. Existing vegetation may be used to meet the planting requirements in this condition.
6. A minimum of three and a half percent (3.5%) of the total residential units (as shown on the first site plan submittal) shall be designated as restricted low-income affordable housing units (the “Affordable Units”) for a minimum affordability period of ten (10) years starting from the date of issuance of the first residential Certificate of Occupancy (the “Affordable Period”). The Affordable Units shall be occupied by low-income households earning no more than eighty percent (80%) of the Raleigh, NC Metropolitan Statistical Area, Area Median Income (“AMI”), adjusted for family size, as most recently published by the U.S. Department of Housing and Urban Development. The Affordable Units shall be rented to low-income households during the Affordable Period at maximum rent limits per bedroom size, no greater than eighty percent (80%) of the AMI. The Affordable Units shall be dispersed throughout the project and shall not be distinguishable from market rate units by location, grouping, unit size, interior or exterior finishes. The property owner shall be responsible for managing and administering the Affordable Units and shall submit annual reports to the City verifying compliance with this Condition 6. Prior to the issuance of the first residential Certificate of Occupancy for the property, a restrictive covenant between the City and property owner shall be executed and recorded in the Wake County Registry to memorialize the affordable housing terms and conditions. Following expiration of the Affordable Period, this affordable housing condition shall expire and the Affordable Units may be marketed and leased at market-rate rents.

**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 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"/>

**October 31, 2022**

**Re: Notice of Neighborhood Meeting**

Neighboring Property Owners and Residents:

You are invited to attend a neighborhood meeting on November 10, 2022, at 6:00 PM at the Millbrook Exchange Community Center located at 1905 Spring Forest Road, Raleigh, NC 27615. 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 5000 Louisburg Road (PIN: 1726824803) and 0 Louisburg Road (PIN: 1726838187) (the "Site").

The Site is currently zoned Residential Mixed Use-7 Stories-with Conditions (RX-7-CU), and the proposal is to amend the existing zoning conditions. During the meeting, the applicant will describe the nature of the 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. 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 request, please contact me at (919) 835-4032 or via email at [matthewcarpenter@parkerpoe.com](mailto:matthewcarpenter@parkerpoe.com).

Thank you,

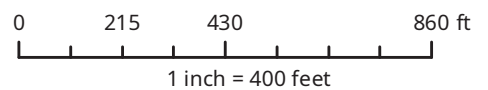
Matthew J. Carpenter





# 5000 and 0 Louisburg 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.*



**5000 & 0 Louisburg Road**

**Zoning Map**

**Current Zoning: RX-7-CU**



## SUMMARY OF ISSUES

A neighborhood meeting was held on November 10, 2022 (date) to discuss a potential rezoning located at 5000 Louisburg Road, Raleigh, NC 27616 (property address). The neighborhood meeting was held at Millbrook Exchange Community Center; 1905 Spring Forest Road (location). There were approximately 1 (number) neighbors in attendance. The general issues discussed were:

### Summary of Issues:

Text Change process and proposed revised rezoning conditions
Affordable housing commitment
How to receive updates on the proposed Text Change
Current and proposed zoning

**ATTENDANCE ROSTER**

NAME	ADDRESS
Shantique Mills	4757 Courtney Lane, Raleigh NC



*City Of Raleigh*  
NORTH CAROLINA

November 2, 2022

Mr. Matthew Carpenter  
301 Fayetteville Street, Ste. 1400  
Raleigh, NC 27601

RE: Rezoning Z-54-21 – Louisburg Road

Dear Mr. Carpenter:

The City Council in their meeting held on October 18, 2022 approved the request for a special waiver to allow filing a text change and/or revised zoning application for 5000 Louisburg Road as it relates to Z-54-21.

Please contact the Planning Department on steps you should follow for filing your new request.

If you have questions or if I may be of assistance, please feel free to contact me at 919-996-3040.

Very truly yours,

Gail G. Smith  
City Clerk & Treasurer

jt/smith22

cc: Bynum Walter