

Rezoning Application and Checklist

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



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

Rezoning Request					
Rezoning Type	General Use	X	Conditional Use	Master Plan	Office Use Only Rezoning case #
	Text change to zoning conditions				
Existing zoning base district: RX	Height: 3	Frontage:	Overlay(s):		
Proposed zoning base district: OX	Height: 5	Frontage: PL	Overlay(s):		
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.					
If the property has been previously rezoned, provide the rezoning case number:					

General Information		
Date: 12/14/21	Date amended (1): 4/28/22	Date amended (2):
Property address: 5200 Falls of Neuse Road; 1401 E. Millbrook Road		
Property PIN: 1716456459, 1716446886		
Deed reference (book/page): 007817/00228; 007817/00228		
Nearest intersection: Falls of Neuse Rd; Quail Ridge Rd; E Millbrook Rd		Property size (acres): 23.51
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Qr Realty Company, LLC, c/o Drucker & Falk Real Estate, 7200 Creedmoor Road, Raleigh, NC, 27613		
Property owner email: mstuart@morningstarlawgroup.com		
Property owner phone: 919-890-3318		
Applicant name and address: Qr Realty Company, LLC, c/o Drucker & Falk Real Estate, 7200 Creedmoor Road, Raleigh, NC, 27613		
Applicant email: mstuart@morningstarlawgroup.com		
Applicant phone: 919-890-3318		
Applicant signature(s):		
Additional email(s):		

Conditional Use District Zoning Conditions

Zoning case #: Z-90-21	Date submitted: 8/4/22	Office Use Only Rezoning case # _____
Existing zoning: RX-3	Proposed zoning: OX-5-PL-CU	

Narrative of Zoning Conditions Offered

1. For the purpose of obtaining building permits, the total AM peak hour and total PM peak hour trips generated on the property shall be no more than as follows, as determined by the ITE Trip Generation Manual, 11th Edition:

AM Peak Hour: 499 total trips
PM Peak Hour: 625 total trips

2. The property owner(s) shall provide tenants with 180 days' written notice before the termination of their leases due to redevelopment of the property, so long as said leases are in full force and effect and not in default. The applicant shall provide a letter to the City Clerk's Office confirming that the required notice has occurred.

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: _____

Printed Name(s): _____