

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 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request			
Rezoning Type	☐ General use	☒ Conditional use	☐ Master plan
	☐ Text change to zoning conditions		OFFICE USE ONLY Rezoning case # _____
Existing zoning base district: CX	Height:	Frontage:	
Proposed zoning base district: CX	Height:	Frontage:	
			Overlay(s):
			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: Z-81-21			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 6518 (portion of), 6702 (portion of), and 6710 (portion of) Rock Quarry Road		
Property PIN: 1731-44-5895, 1731-24-4545, and 1731-53-2689		
Deed reference (book/page): 18852 / 634 & 19997 / 1757		
Nearest intersection: Rock Quarry Road and Whitfield Road		
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address:		
Property owner email: [REDACTED]		
Property owner phone: [REDACTED]		
Applicant name and address:		
Applicant email: [REDACTED]		
Applicant phone: [REDACTED]		
Applicant signature(s): [REDACTED]		
Additional email(s): [REDACTED]		

Conditional Use District Zoning Conditions

Zoning case #: Z-12-26

Date submitted: July 23, 2026

OFFICE USE ONLY
Rezoning case #

Existing zoning: CX-3-CU

Proposed zoning: CX-4-CU

Narrative of Zoning Conditions Offered

1. Residential density shall be limited to twenty (20) units per acre.
2. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the CX- district shall be prohibited: (i) Dormitory, fraternity, sorority; (ii) Adult establishment; (iii) Overnight Lodging; (iv) Vehicle Fuel Sales; (v) Detention center, jail, prison; (vi) Self-Service Storage; (vii) Car wash; (viii) Vehicle repair (minor); and (ix) Vehicle repair (major).
3. Vape/tobacco shops are prohibited. For this condition, "vape/tobacco shop" shall mean a business establishment whose principal purpose is the sale of tobacco and nicotine products, including but not limited to cigars, cigarettes, pipe tobacco, vaping products, and smoking accessories, and the sale of these products represent the primary source of revenue. This condition shall not prohibit other retail uses from selling any of the products listed above.
4. Internet/electronic sweepstakes cafes or parlors are prohibited. For this Condition, "Internet/electronic sweepstakes cafes or parlors" shall mean any business establishment, or any portion thereof, where persons utilize electronic machines or devices, including but not limited to computers and gaming terminals, to conduct or participate in a sweepstakes through an entertaining display, where the establishment offers, or holds itself out as offering, the opportunity to win cash, merchandise, or other prizes of value, whether by chance or otherwise. This use includes any establishment that, through the sale or promotion of a product or service (such as internet access, telephone time, prepaid cards, or similar items), provides the patron with an entry, credit, point, or other opportunity to participate in a sweepstakes revealed through the use of an electronic machine or device. For purposes of this definition, the terms "electronic machine or device," "enter" or "entry," "entertaining display," and "sweepstakes" shall have the meanings ascribed to them in N.C. Gen. Stat. § 14-306.4, as amended. This use does not include any establishment, such as a public library, accredited educational institution, or business center, where computers or Internet access are made available to patrons solely for general use and where no sweepstakes, prize, or entertaining display is offered or conducted.
5. The maximum amount of nonresidential Principal Uses shall be 300,000 square feet.
6. Developer shall implement these following post-construction practices listed below, in an effort to reduce the Total Suspended Solids (TSS) into Stream A. Stream A and Stream C are shown on the attached "Exhibit A". These specific practices shall be designed into the site plan and construction documents, subject to City of Raleigh approval.
 - i. At least one (1) stormwater outfall shall be discharged upstream from the confluence of Stream A and Stream C to keep the stream channel hydrologically active and avoid short circuiting of the channel.
 - ii. No runoff from impervious area will reach Stream A without prior stormwater treatment.
 - iii. Stormwater outlets will use level spreaders or a primary treatment SCM on all point discharges.
 - iv. SCMs shall be stabilized with sod rather than seeding when the dam is shaped to final condition, but prior to final conversion, subject to City of Raleigh approval.
7. Vertically integrated Apartment buildings (ie, stacked dwelling units) shall include pedestrian access facing Rock Quarry Road and the future Whitfield Road rights-of-way.

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: _____ Anne Behrendt _____ Drew Levin _____

RECEIVED

By Hiram Marziano at 11:39 am, Aug 04, 2026

Rezoning Application and Checklist

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Rezoning Request			
Rezoning Type	☐ General use	☒ Conditional use	☐ Master plan
	☐ Text change to zoning conditions		
Existing zoning base district: CX		Height: 3	Frontage:
Proposed zoning base district: CX		Height: 4	Frontage:
			Overlay(s):
			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: Z-81-21			

General Information		
Date: February 12, 2026	Date amended (1):	Date amended (2):
Property address: 6518 (portion of), 6702 (portion of), and 6710 (portion of) Rock Quarry Road		
Property PIN: 1731-44-5895, 1731-24-4545, and 1731-53-2689		
Deed reference (book/page): 18852 / 634 & 19997 / 1757		
Nearest intersection: Rock Quarry Road and Whitfield Road		Property size (acres): 42.40
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Millrose Properties North Carolina, LLC; 600 Brickell Ave, Ste 1400, Miami, FL 33131		
Property owner email:		
Property owner phone:		
Applicant name and address: Worth Mills, Longleaf Law Partners; 4509 Creedmoor Road, Suite 302, Raleigh, NC 27612		
Applicant email: [REDACTED]@m		
Applicant phone: [REDACTED] 3		
Applicant signature(s): <i>Robert Smith</i>		
Additional email(s):		

OWNER



Conditional Use District Zoning Conditions

Zoning case #: Z-12-26

Date submitted: July 23, 2026

OFFICE USE ONLY

Existing zoning: CX-3-CU

Proposed zoning: CX-4-CU

Rezoning case #

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5. The maximum amount of nonresidential Principal Uses shall be 300,000 square feet.

6. Developer shall implement these following post-construction practices listed below, in an effort to reduce the Total Suspended Solids (TSS) into Stream A. Stream A and Stream C are shown on the attached "Exhibit A". These specific practices shall be designed into the site plan and construction documents, subject to City of Raleigh approval.

i. At least one (1) stormwater outfall shall be discharged upstream from the confluence of Stream A and Stream C to keep the stream channel hydrologically active and avoid short circuiting of the channel.

ii. No runoff from impervious area will reach Stream A without prior stormwater treatment.

iii. Stormwater outlets will use level spreaders or a primary treatment SCM on all point discharges.

iv. SCMs shall be stabilized with sod rather than seeding when the dam is shaped to final condition, but prior to final conversion, subject to City of Raleigh approval.

7. Vertically integrated Apartment buildings (ie, stacked dwelling units) shall include pedestrian access facing Rock Quarry Road and the future Whitfield Road rights-of-way.



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: Robert SmartPrinted Name: Robert Smart

Rezoning Application Addendum #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning case # _____
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.	
1. The Future Land Use Map ("FLUM") designates the portions of these properties as Community Mixed Use, which recommends a variety of high-intensity residential and nonresidential uses. The proposed rezoning to the CX- base zoning district is consistent with the FLUM's recommendation. 2. The Community Mixed Use designation generally recommends building height between three (3) and four (4) stories. Thus, the proposed rezoning to allow up to four (4) stories of building height is consistent with the FLUM. 3. A portion of the to-be-zoned property is within a City Growth Center on the Urban Form Map. The City Growth Center recommends significant infill and redevelopment. The proposed rezoning would allow a variety of uses and four (4) stories of building height. Thus the proposed rezoning is consistent with the Urban Form Map. 4. The proposed rezoning is consistent with the following Comprehensive Plan policies: LU 1.2 "Future Land Use Map and Zoning Consistency"; LU 1.3 "Conditional Use District Consistency"; LU 2.2 "Compact Development"; LU 2.4 "Large Site Development"; LU 2.5 "Healthy Communities"; LU 2.6 "Zoning and Infrastructure Impacts"; LU 6.1 "Composition of Mixed Use Centers"; LU 6.2 "Complementary Land Uses and Urban Vitality"; LU 7.1 "Encouraging Nodal Development"; LU 7.3 "Single-family Lots on Major Streets"; and LU 8.1 "Housing Variety".	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
1. The proposed rezoning would facilitate new development on the edge of a future City Growth Center. 2. The proposed rezoning would add housing near the future I-540 extension. 3. The proposed rezoning is offering the same development intensity conditions as the previously approved application.	

Rezoning Application Addendum #2	
Impact on Historic Resources	OFFICE USE ONLY Rezoning case #
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.	
There are no known historic resources located on the property.	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
Not applicable.	

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" or "Mixed-Use Center", 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.

Urban form designation: City Growth Center

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 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 rezoning permits a wide variety of commercial uses and dense residential uses.

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 proposed rezoning to four (4) stories only includes the property already zoned CX-, and does not include the balance of the original rezoning application (approx. 275 acres).

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 thoroughfare or arterial.

Response:

The development would dedicate and construct new streets consistent with the Raleigh Street Plan.

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 Thoroughfare Plan.

Response:

The development would dedicate new public streets, connect to the balance of the original development site, and create a new connection to Wall Store Road.

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:

Blocks shall be dedicated and built consistent with the UDO's regulations.

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 development would locate buildings along existing and future streets.

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 proposed development would provide pedestrian connectivity consistent with the UDO.
8	If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection. Response: The proposed rezoning contemplates dense residential uses that dictate locating buildings near intersections.
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: Open space will be provided consistent with the UDO's regulations.
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: Open space will be provided consistent with the UDO's regulations.
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 proposed rezoning allows for a mix of uses that cater to pedestrian traffic.
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: Open space will be designed consistent with these guidelines.
13	New public spaces should provide seating opportunities. Response: Open space will be provided consistent with the UDO's regulations.

14	Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments. Response: The development does not intend to construct parking lots between new buildings and public streets.
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 development does not intend to construct parking lots between new buildings and public streets.
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: No parking structures are contemplated with this development.
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: The site is on the edge of a City Growth Center and has limited building height to four (4) stories.
18	Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network. Response: Pedestrian networks will be provided consistent with the UDO.
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: The development is outside of any environmentally sensitive areas.
20	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 proposed development will dedicate and construct new streets in accordance with the Raleigh Street Plan.

21	Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating. Response: Sidewalks will be provided consistent with the UDO.
22	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 which shade the sidewalk. Residential streets should provide for an appropriate 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 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements. Response: Street trees will be planted in accordance with the UDO's guidelines.
23	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 development contemplates multiple buildings, which will assist with spatial definition.
24	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 proposed development will have multiple public streets from which to locate primary entrances.
25	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 proposed rezoning allows for a wide variety of commercial uses.
26	The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function. Response: Sidewalks will be provided consistent with the UDO.

Rezoning Checklist (Submittal Requirements)

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