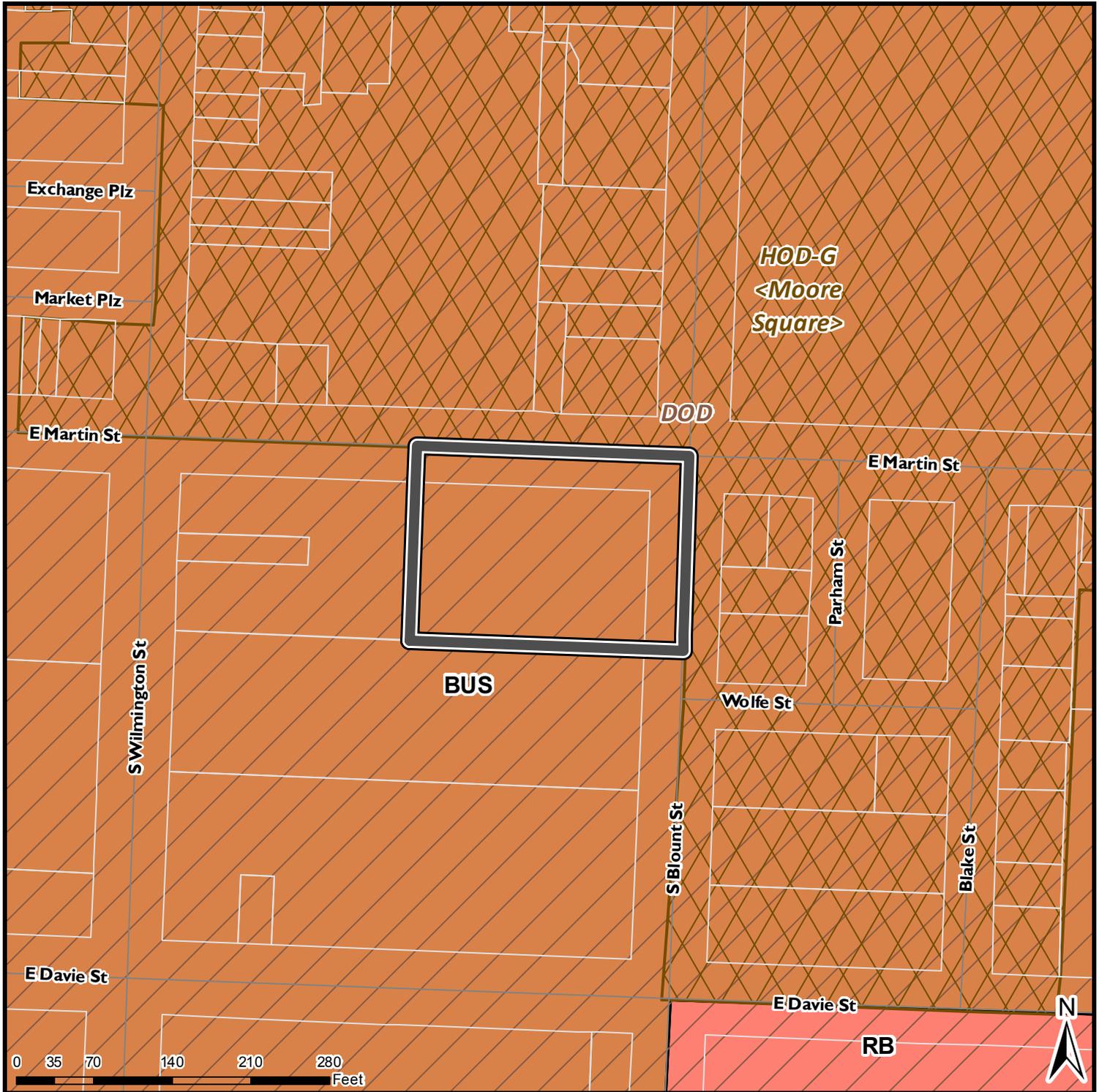


Existing Zoning Map

Z-15-2014

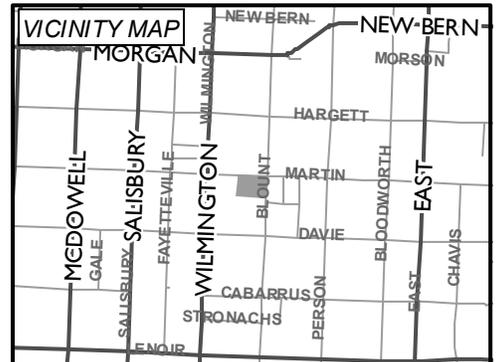


Submittal Date

5/15/2014

Request:

**0.68 acres from
BUS w/ DOD
to DX-40**



12:12 pm
5/15/14

CITY OF RALEIGH
CITY PLANNING DEPT



Planning & Development

**Development Services
Customer Service Center**
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Rezoning Application

Rezoning Request	OFFICE USE ONLY
<input checked="" type="checkbox"/> General Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan Existing Zoning Classification Business District with Downtown Overlay District Proposed Zoning Classification Base District Height <u>40</u> Frontage <u>Downtown Mixed Use</u> If the property has been previously rezoned, provide the rezoning case number. N/A Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. Transaction Number 388303	Transaction Number <div style="font-size: 2em; font-family: cursive;">388303</div> <div style="font-size: 1.5em; font-family: cursive;">2-15-14</div>

GENERAL INFORMATION		
Property Address 308 South Blount Street	Date	
Property PIN 1703-77-6736	Deed Reference (Book/Page) Book 15491, Page 2326	
Nearest Intersection E. Martin Street and South Blount Street	Property size (in acres) 0.68 acres	
Property Owner/Address Skyhouse Raleigh, LLC 817 West Peachtree St. NW, Suite 400 Atlanta, GA 30308	Phone N/A	Fax N/A
	Email N/A	
Project Contact Person/Address Lacy H. Reaves Smith Anderson PO Box 2611 Raleigh, NC 27602	Phone 919-821-6704	Fax 919-821-6800
	Email lreaves@smithlawcom	
Owner/Agent Signature Skyhouse Raleigh, LLC By: Manager <u>President</u>	Email	

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.



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Rezoning Application Addendum

Comprehensive Plan Analysis	OFFICE USE ONLY
<p>The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.</p>	<p>Transaction Number</p> <p>Zoning Case Number <i>Z-13-14</i></p>

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 property is designated Central Business District in the Future Land Use Map. The Downtown Mixed Use District is the primary zoning district recommended for such designation in the Comprehensive Plan.
2.	The proposed height limit is in compliance with Table LU-2 of the Comprehensive Plan.
3.	The proposed rezoning is consistent with the following Comprehensive Plan Policies: LU 1.2 "Future Land Use and Zoning Consistency," LU 2.2 "Compact Development," LU 4.4 "Reducing VMT through Mixed Use," LU 5.1 "Reinforcing the Urban Pattern," LU 8.1 "Housing Variety," LU 8.2 "Neighborhood Revitalization," and H 1.8 "Zoning for Housing."
4.	

PUBLIC BENEFITS	
Provide brief statements regarding the public benefits derived as a result of the rezoning request.	
1.	The proposed rezoning is consistent with the Comprehensive Plan and establishes a Unified Development Ordinance zoning district for property currently under development.
2.	
3.	
4.	

URBAN DESIGN GUIDELINES

If the property to be rezoned is shown as a "mixed use center" or located along a Main Street or Transit Emphasis Corridor as shown on the Urban Form Map in the Comprehensive Plan, the applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan.

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.*
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.*
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.*
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.*
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.*
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.*
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.*
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.*
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.*
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.*
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.*
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.*
13. *New public spaces should provide seating opportunities.*
14. *Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.*
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.*
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.*

17.	<i>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.</i>
18.	<i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i>
19.	<i>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.</i>
20.	<i>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.</i>
21.	<i>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.</i>
22.	<i>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.</i>
23.	<i>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.</i>
24.	<i>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.</i>
25.	<i>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.</i>
26.	<i>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</i>

Z-15-14

**PROPOSED REZONING OF PIN NO. 1703-77-6736
(THE "PROPOSED ZONING CASE")**

Approximately 0.68 Acres – 308 South Blount Street

REPORT OF APRIL 3, 2014 NEIGHBORHOOD MEETING

In accordance with Section 10.2.4.D of the Unified Development Ordinance, a neighborhood meeting was scheduled with respect to the Proposed Zoning Case at 5:30 p.m. on Thursday, April 3, 2014 in the office of the Smith Anderson Law Firm on the 23rd Floor of the Wells Fargo Building in Raleigh. Attached as Exhibit A is a list of those persons and organizations contacted about the meeting. Those persons and organizations were mailed a letter of invitation concerning the meeting, a copy of which is attached as Exhibit B. The letters were mailed on or about March 19, 2014 via First Class U.S. Mail.

At 5:30 p.m. on April 3, 2014, and thereafter for at least one-half hour, Lacy Reaves, attorney for the applicant in the Proposed Rezoning Case, was present for the scheduled meeting in the offices of the Smith Anderson Law Firm on the 23rd Floor of the Wells Fargo Building. None of the persons and organizations invited to the meeting arrived for the meeting.

A copy of this report will be provided to the Planning Department upon the filing of the petition for the Proposed Zoning Case.

Respectfully submitted, this 15th day of May, 2014.



Lacy H. Reaves, Attorney

Map Number	Site Address	Owner	Mailing Address 1	Mailing Address 2	Mailing Address 3	PIN
1	308 S BLOUNT ST	SKYHOUSE RALEIGH LLC	JAMES R BORDERS	817 W PEACHTREE ST NW STE 400	ATLANTA GA 30308	170377
2	314 S BLOUNT ST	BLOUNT STREET PARKING DECK PROP OWN	RALEIGH CITY OF	PO BOX 590	RALEIGH NC 27602-0590	170377
2	331 S WILMINGTON ST	RALEIGH CITY OF	PO BOX 590		RALEIGH NC 27602-0590	170377
2	331 S WILMINGTON ST	HIGHWOODS REALTY LIMITED PARTNERSHI	3100 SMOKETREE CT STE 600		RALEIGH NC 27604-1050	170377
2	0 S WILMINGTON ST	RALEIGH CITY OF	PO BOX 590		RALEIGH NC 27602-0590	170377
2	314 S BLOUNT ST	RALEIGH CITY OF	RALEIGH CITY OF	PO BOX 590	RALEIGH NC 27602-0590	170377
3	313 S WILMINGTON ST	EDISON LAND LLC	610 E MOREHEAD ST STE 250		CHARLOTTE NC 28202-2614	170377
4	307 S WILMINGTON ST	HORWITZ, PHILLIP S	307 S WILMINGTON ST		RALEIGH NC 27601-1846	170377
5	107 E MARTIN ST	HOBBY FAMILY LLC	PO BOX 18506		RALEIGH NC 27619-8506	170377
6	237 S WILMINGTON ST	CARPENTER JENSEN VENTURES LLC	301 FAYETTEVILLE ST UNIT 2808		RALEIGH NC 27601-2177	170377
7	233 S WILMINGTON ST	RALEIGH CITY OF	PO BOX 590		RALEIGH NC 27602-0590	170377
8	123 E MARTIN ST	BROTHERS, J A & SUSAN D	2506 FAIRVIEW RD		RALEIGH NC 27608-1328	170377
9	222 S BLOUNT ST	DUCK & DUMPLING PROPERTIES LLC THE	133 FAYETTEVILLE ST FL 6		RALEIGH NC 27601-1356	170377
10	224 S BLOUNT ST	DUCK & DUMPLING PROPERTIES LLC THE	222 S BLOUNT ST		RALEIGH NC 27601-1408	170377
11	135 E MARTIN ST	MOMA MARTIN LLC	MICHAEL OLANDER	5520 MCNEELY DR STE 200	RALEIGH NC 27612-7640	170377
12	201 S BLOUNT ST	NORTH CAROLINA STATE OF	STATE PROPERTY OFFICE	116 W JONES ST	RALEIGH NC 27603-1300	170388
13	200 E MARTIN ST	HAKAN MARKET PARTNERS INC	MICHAEL HAKAN	410 PALM AVE APT B4	CARPINTERIA CA 93013-2465	170377
14	208 E MARTIN ST	HAKAN MARKET PARTNERS INC	MICHAEL HAKAN	410 PALM AVE APT B4	CARPINTERIA CA 93013-2465	170377
15	214 E MARTIN ST	HAKAN MARKET PARTNERS INC	MICHAEL HAKAN	410 PALM AVE APT B4	CARPINTERIA CA 93013-2465	170377
16	305 S BLOUNT ST	HAKAN MARKET PARTNERS INC	MICHAEL HAKAN	410 PALM AVE APT B4	CARPINTERIA CA 93013-2465	170377
17	313 S BLOUNT ST	HAKAN MARKET PARTNERS INC	MICHAEL HAKAN	410 PALM AVE APT B4	CARPINTERIA CA 93013-2465	170377
18	319 S BLOUNT ST	HAKAN MARKET PARTNERS INC	MICHAEL HAKAN	410 PALM AVE APT B4	CARPINTERIA CA 93013-2465	170377
19	321 S BLOUNT ST	HAKAN MARKET PARTNERS INC	MICHAEL HAKAN	410 PALM AVE APT B4	CARPINTERIA CA 93013-2465	170377

Exhibit B

SMITH, ANDERSON, BLOUNT,
DORSETT, MITCHELL & JERNIGAN, L. L. P.

LAWYERS

OFFICES
Wells Fargo Capitol Center
150 Fayetteville Street, Suite 2300
Raleigh, North Carolina 27601

LACY H. REAVES
DIRECT DIAL: (919) 821-6704
E-Mail: lreaves@smithlaw.com

MAILING ADDRESS
P.O. Box 2611
Raleigh, North Carolina
27602-2611

TELEPHONE: (919) 821-1220
FACSIMILE: (919) 821-6800

March 18, 2014

RE: Proposed Rezoning of the Skyhouse Development Site (PIN 1703-77-6736)

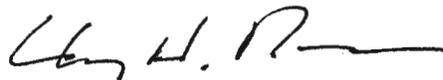
Neighboring Property Owners:

We would like to invite you to attend a neighborhood meeting at 5:30 p.m. on April 3, 2014 concerning the proposed rezoning of the site of the Skyhouse multifamily building now under construction at the intersection of Blount and Martin Streets in Downtown Raleigh. The meeting will be held in the offices of the Smith Anderson Law Firm on the 23rd Floor of the Wells Fargo Building at 150 Fayetteville Street in Raleigh.

The purpose of the rezoning is to request that the zoning district assigned to the Skyhouse site be changed to the Downtown Mixed Use District created by the City's new Unified Development Ordinance ("UDO"). A rezoning would not change in any respect the approved plan for the development of the property now underway. The rezoning would accelerate the process which the City will undertake to convert all existing nonresidential zoning districts to the new districts created by the UDO.

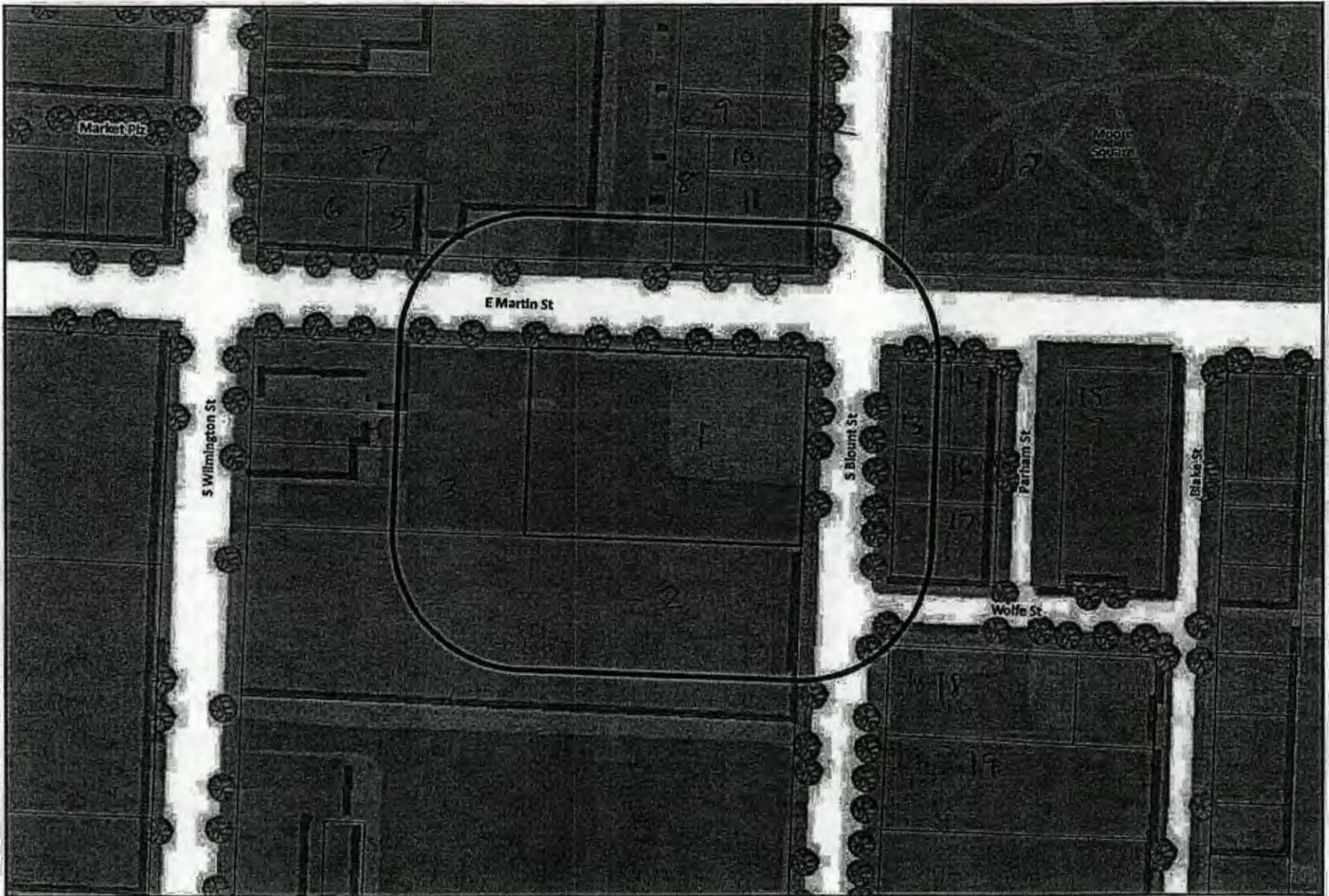
Please call me if there are questions.

Very truly yours,

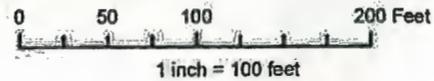


Lacy H. Reaves

LHR: kjr



Skyhouse



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