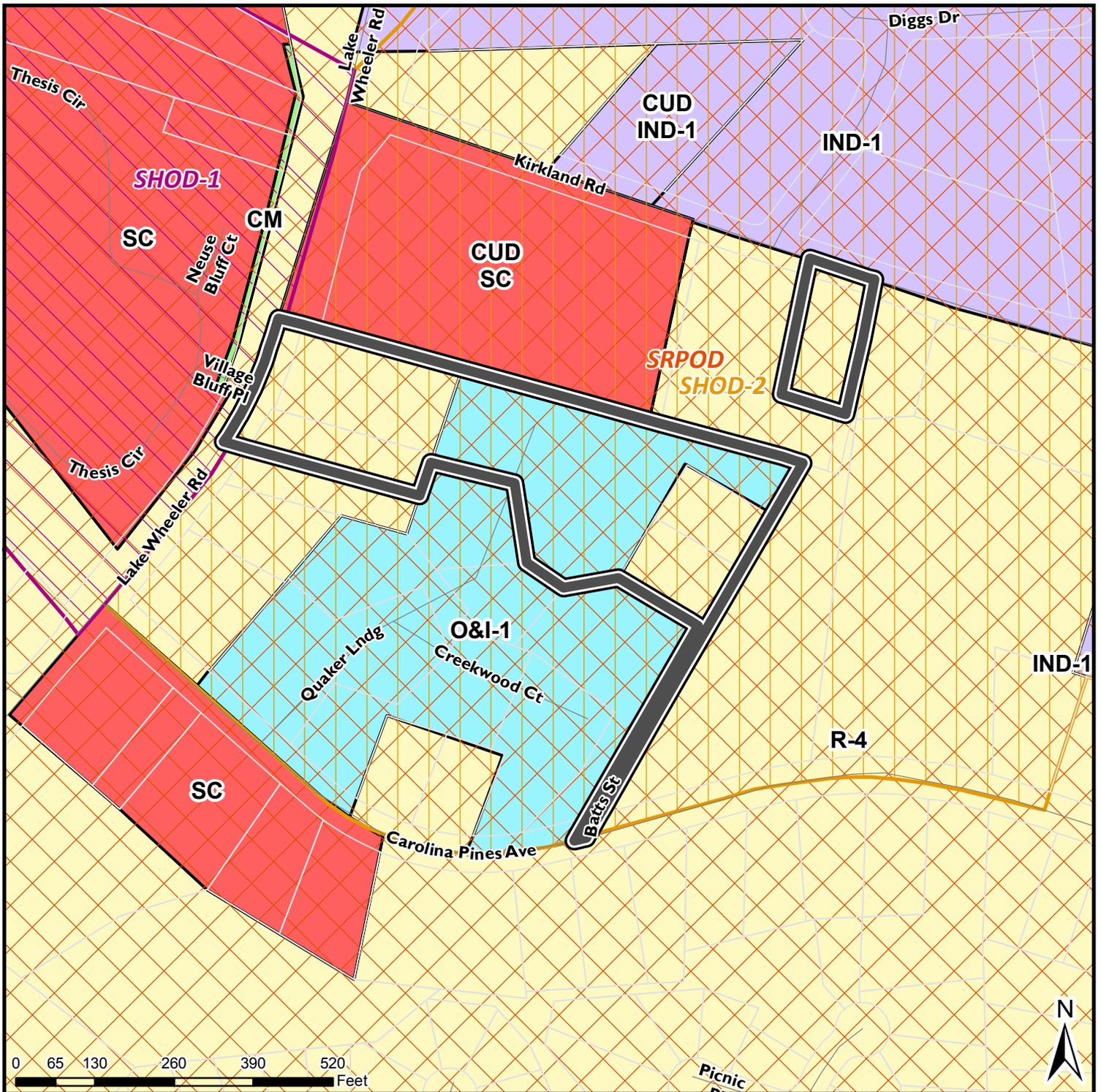


Existing Zoning Map

Z-42-2015



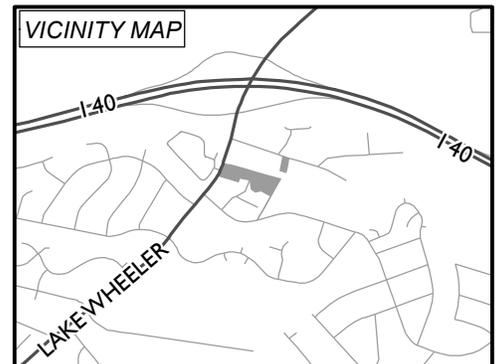
Submittal Date

11/2/2015

Request:

5.25 acres from
R-4 & O&I-1 w/SRPOD & SHOD-2
to **CX-4-CU**
w/ **SRPOD & SHOD-2**

VICINITY MAP





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 type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan Existing Zoning Classification R-4, O&I-1 Proposed Zoning Classification Base District Height Frontage CX-4-CU If the property has been previously rezoned, provide the rezoning case number. <hr/> Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. 409845	Transaction Number <div style="font-size: 2em; color: purple;">409845</div> <div style="font-size: 2em; color: purple;">Z-42-15</div>

GENERAL INFORMATION		
Property Address ²⁰²¹ 2023 Lake Wheeler Road, Raleigh, NC 27603 2000, 2006	2016 BATTIS STREET 1501 KIRKLAND RD	Date 10/16/15
Property PIN 0792-99-0462; 0792-99-3385; 0792-99-5164; 0792-99-0312; 0792-99- 6214 6241	Deed Reference (Book/Page) 8166-2763, 11623-962, 11623-970, 15789-1996	
Nearest Intersection Lake Wheeler Road and Kirkland Drive		Property size (in acres) 5.21 Ac.
Property Owner/Address Arvind Lavani 108 Hemingway Forest Place Raleigh, NC 27607	Phone	Fax
	Email	
Project Contact Person/Address Mike Stewart 319 Chapanoke Road Suite 106 Raleigh, NC 27603	Phone 919 779-1855	Fax 919 779-1661
	Email stewartpe@aol.com	
Owner/Agent Signature <i>Arvind Lavani</i> ARVIND LAVANI	Email	

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



Planning & Development

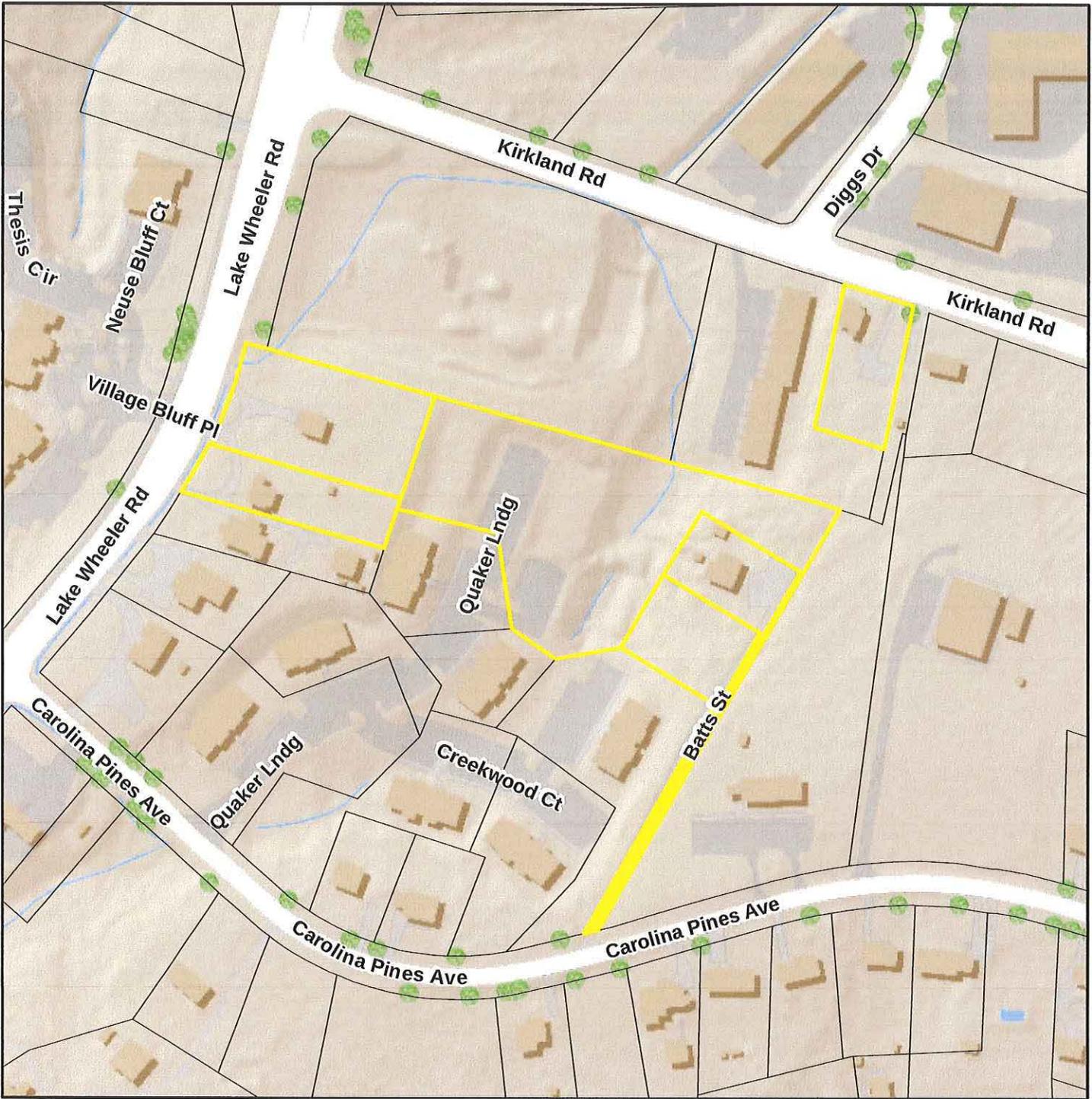
**Development Services
Customer Service Center**
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Rezoning Application Addendum

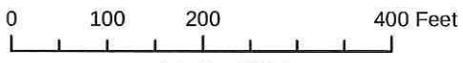
Comprehensive Plan Analysis	OFFICE USE ONLY
<p>The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.</p>	<p>Transaction Number 409845</p> <p>Zoning Case Number Z-42-15</p>

STATEMENT OF CONSISTENCY	
<p>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.</p>	
1.	The future land use plan calls for this area to be medium density residential, however the current zoning of part of this property and the surrounding area are mainly of non residential uses (sc-cu and o&i-1). The proposed zoning would help meet the needs of the surrounding area.
2.	Policy LU2.1 - Place making - Create safe attractive, accessible, functional, inclusive places that meets the needs of the people and improves the local character.
3.	Policy LU4.4 - Reducing VMT - The #1 topic at the neighborhood and CAC meeting centered around adding commercial services/shops that would serve the surrounding area keeping them from having to travel to other areas.
4.	

PUBLIC BENEFITS	
<p>Provide brief statements regarding the public benefits derived as a result of the rezoning request.</p>	
1.	Rezoning benefits the public by redevelopment of properties which are no longer appropriate for single family dwellings.
2.	Rezoning will increase the tax base and value of the proposed and surrounding properties.
3.	Rezoning is reasonable given the changing character of the area. This would include an apartment complex and multi-story storage facility.
4.	The proposed hotel site would meet an underserved need in the area and the accessory shops/uses would serve the neighboring properties.



MAP TITLE



1 inch = 200 feet

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.

October 14, 2015

Re: Neighborhood Meeting
Rezoning of Property along Lake Wheeler Road

Dear Neighboring Property Owners,

You are invited to attend a second neighborhood meeting on Thursday, October 29th at 7pm. The meeting will be held at the same location, 319 Chapanoke Road suite 106, Raleigh, NC 27603.

The purpose of the meeting will be discuss the potential rezoning of the properties as shown on the map. (see insert)

Property PIN numbers

0792-99-0462, 0792-99-3385, 0792-99-5164, 0792-99-0312, 0792-99-6241,
0792-99-7581

The sites are currently zoned R-4 and O&I-1 and are proposed to be zoned CX-4-CU. This will allow for a Hotel and adjacent shops as discussed previously. We will have displays to help show our proposals.

The city of Raleigh requires that prior to submittal of any rezoning application, a neighborhood meeting involving the property owners within 100 feet of the area requested for rezoning.

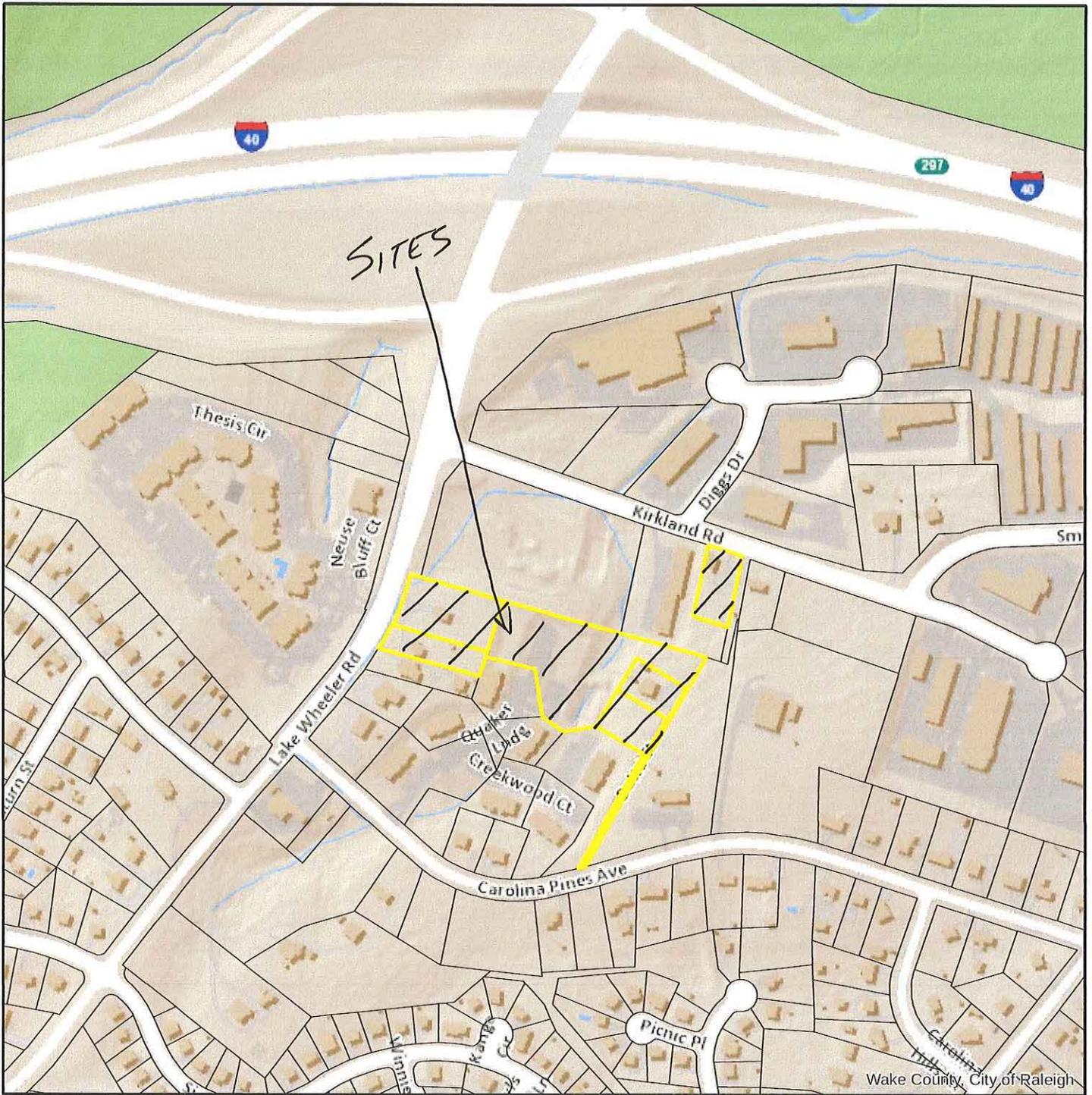
If you have questions we can be reached at 919 779-1855.

Thank you,

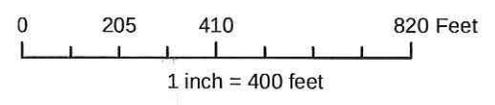


Michael Stewart, P.E.
STEWART-PROCTOR, PLLC

enclosure



MAP TITLE



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.

SUMMARY OF ISSUES

A neighborhood meeting was held on 3/2/2015 and 10/29/2015 to discuss a potential rezoning located at 2023 Lake Wheeler Road. The neighborhood meeting was held at 319 Chapanoke Road. There were approximately 2 neighbors in attendance at both meetings. The general issues discussed were:

Summary of Issues:

Meeting #1

- Ample Storage and cross access easements.
- Privacy fencing and landscaping.
- Pedestrian access to shops

Meeting #2

- Removal of the rental house at 2006 Batts Street

