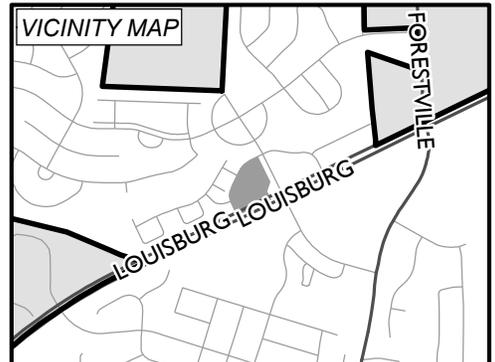


Submittal Date

12/9/2016

Request:

**2.8 acres from
OX-3-PK-CU
to OX-3-PK-CU
w/**



Rezoning Application



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			OFFICE USE ONLY Transaction # Rezoning Case #
Existing Zoning Base District	OX	Height 3	Frontage PK Overlay(s) <u>None</u>
Proposed Zoning Base District	OX	Height 3	Frontage PK Overlay(s) <u>None</u>
Click here to view the Zoning Map. 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-21-08			DEC 9 2016 PM 4:14
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:			
492395			

GENERAL INFORMATION			
Date 12/6/16	Date Amended (1)	Date Amended (2)	
Property Address 8402 Darton Way			
Property PIN 1748-40-2756		Deed Reference (book/page) Book 15914, Page 625	
Nearest Intersection Darton Way and Louisburg Road			
Property Size (acres) 2.8 acres	(For PD Applications Only) Total Units N/A		Total Square Feet N/A
Property Owner/Address Rainbow Rascals Louisburg LLC 1732 Crooks Road Troy, Michigan 48084		Phone 248-519-9279	Fax
		Email reed@814CRE.com	
Project Contact Person/Address Michael Birch, Morningstar Law Group 1330 St. Mary's Street, Suite 460 Raleigh, NC 27605		Phone 919.590.0388	Fax
		Email mbirch@morningstarlawgroup.com	
Owner/Agent Signature <i>[Signature]</i>	Email reed@814CRE.COM		

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

REZONING APPLICATION ADDENDUM #1

Comprehensive Plan Analysis

OFFICE USE ONLY

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.

Transaction #

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.

1. The Property is designated for "Office & Residential Mixed Use" on the Future Land Use Map. This classification encourages institutional and office uses. The rezoning request is consistent with this guidance because the rezoning permits institutional and office uses.

2. The Property is located within a Mixed Use Center and along a Parkway Corridor as shown on the Urban Form Map. The Mixed Use Center designation encourages a mix of uses, and the Parkway Corridor designation encourages heavy landscaping along the thoroughfare and suggests a suburban frontage. The OX district encourages a mix of uses and the PK frontage implements the Parkway Corridor guidance, all consistent with the Urban Form Map.

3. The rezoning request limits height to two stories, which is consistent with the guidance in Table LU-2 Recommended Height Designations in the Comprehensive Plan. Additionally, the rezoning request is consistent with the following Comprehensive Plan policies: LU 1.2, LU 1.3, LU 2.6, LU 5.4, LU 6.2, and UD 1.10.

4.

PUBLIC BENEFITS

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

1. The rezoning request benefits the public by rezoning land consistent with the Future Land Use Map, Urban Form Map and Comprehensive Plan.

2. The rezoning request benefits the public by facilitating development of property for institutional and office uses in close proximity to large residential developments, which can potentially reduce vehicle miles traveled.

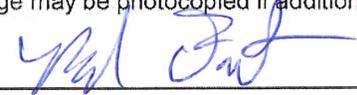
3.

4.

CONDITIONAL USE DISTRICT ZONING CONDITIONS

Zoning Case Number		OFFICE USE ONLY Transaction # Rezoning Case #
Date Submitted <u>12/6/16</u>		
Existing Zoning <u>OX-3-PK-CU</u>	Proposed Zoning <u>OX-3-PK-CU</u>	
Narrative Of Zoning Conditions Offered		
1. The following principal uses as listed in the Table of Allowable Land Uses (UDO sec. 6.1.4.) shall be prohibited: major utilities - all types; overnight lodging - all types; passenger terminal - all types; detention center, jail, prison.		
2. The maximum height of any building on the property shall be two stories and thirty-five feet, measured in accordance with UDO section 1.5.7.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

* Owner/Agent Signature  Print Name Reed Fenton

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

Transaction #

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.

There are no 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 Mixed Use C Click [here](#) to view the Urban Form Map.

1.	<p><i>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.</i></p> <p>Response: The property permits office uses within walking distance of residential and retail uses.</p>
2.	<p><i>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.</i></p> <p>Response: The rezoning limits building height to two stories, which provides an appropriate transition.</p>
3.	<p><i>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.</i></p> <p>Response: The area's road network is already established and no new streets are anticipated as part of this development.</p>
4.	<p><i>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.</i></p> <p>Response: No new streets are planned as part of this development.</p>
5.	<p><i>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.</i></p> <p>Response: No new streets are planned as part of this development, but the existing block length is consistent with the guidance.</p>
6.	<p><i>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.</i></p> <p>Response: The rezoning request is consistent with the Parkway Corridor guidance, which ensures buildings line the streets.</p>
7.	<p><i>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.</i></p> <p>Response: The rezoning request is consistent with the Parkway Corridor guidance, which requires buildings to be close to the street.</p>
8.	<p><i>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.</i></p> <p>Response: Building and parking area location has not been determined at this time.</p>
9.	<p><i>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.</i></p> <p>Response: An outdoor amenity area will be provided in accordance with the UDO.</p>
10.	<p><i>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.</i></p> <p>Response: An outdoor amenity area will be provided in accordance with the UDO.</p>
11.	<p><i>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.</i></p> <p>Response: An outdoor amenity area will be provided in accordance with the UDO.</p>
12.	<p><i>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</i></p> <p>Response: An outdoor amenity area will be provided in accordance with the UDO.</p>
13.	<p><i>New public spaces should provide seating opportunities.</i></p> <p>Response: An outdoor amenity area will be provided in accordance with the UDO.</p>
14.	<p><i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i></p> <p>Response: The property does not front along pedestrian-oriented streets.</p>

15.	<p><i>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.</i></p> <p>Response: Building and parking locations have not been determined at this time.</p>
16.	<p><i>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.</i></p> <p>Response: No parking structures are contemplated as part of this development.</p>
17.	<p><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></p> <p>Response: This rezoning does not permit higher building densities or more intense land uses than</p>
18.	<p><i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i></p> <p>Response: A pedestrian connection will be provided in accordance with the UDO.</p>
19.	<p><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></p> <p>Response: There are no known natural resources or sensitive landscape areas on the property.</p>
20.	<p><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></p> <p>Response: No new streets are anticipated as part of this development.</p>
21.	<p><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></p> <p>Response: Sidewalks will be provided in accordance with the UDO.</p>
22.	<p><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></p> <p>Response: No new streets are contemplated as part of this development, but any street yards will</p>
23.	<p><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></p> <p>Response: Building and parking locations have not been determined at this time.</p>
24.	<p><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></p> <p>Response: Building design has not been determined at this time.</p>
25.	<p><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></p> <p>Response: Transparency will be provided in accordance with the UDO.</p>
26.	<p><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></p> <p>Response: Sidewalks will be provided in accordance with the UDO.</p>

REZONING APPLICATION SUBMITTAL REQUIREMENTS ("Rezoning Checklist")

General Requirements – General Use or Conditional Use Rezoning	TO BE COMPLETED BY APPLICANT		COMPLETED BY CITY STAFF		
	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
2. Rezoning application review fee (see <u>Fee Schedule</u> for rate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
3. Completed application; Include electronic version via cd or flash drive	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
4. Two sets of stamped envelopes addressed to all property owners within 100 feet of property to be rezoned	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
5. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
6. Neighborhood Meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
7. Trip Generation Study	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. Traffic Impact Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
9. Completed and signed zoning conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
10. Completed Comprehensive Plan Consistency Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
11. Completed Response to the Urban Design Guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
12. For applications filed by a third party, proof of actual notice to the property owner	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
13. Master Plan (for properties requesting Planned Development or Campus District)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS
ON NOVEMBER 3, 2016

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Thursday, November 3, 2016, at 6:00 p.m. The property considered for rezoning totals approximately 2.80 acres, with the address of 8402 Darton Way, and having Wake County Parcel Identification Number 1748-40-2756. This meeting was held at the Marsh Creek Community Center, located at 3050 N. New Hope Road, Raleigh, NC 27604. All owners of property within 100 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A

NEIGHBORHOOD MEETING NOTICE



Michael Birch | Partner
1330 St. Mary's Street | Suite 460
Raleigh, NC 27605
919-590-0388
mbirch@morningstarlawgroup.com
www.morningstarlawgroup.com

To: Neighboring Property Owner

From: Michael Birch

Date: October 21, 2016

Re: Notice of meeting to discuss potential rezoning of parcel located in the southwest quadrant of the intersection of Darton Way and Leland Drive, containing approximately 2.80 acres, with the address of 8402 Darton Way and having Wake County PIN 1748-40-2756 (the "Property").

We are counsel for Rainbow Rascals Louisburg, LLC ("RRL"), the owner of the above-referenced Property. The Property is zoned OX-3-PK-CU, which permits office and day care uses, among other allowable uses. RRL is considering rezoning the Property to OX-3-PK-CU in order to amend the zoning conditions that regulate building placement and other site plan related aspects.

You are cordially invited to attend a meeting to discuss the potential rezoning. We have scheduled a meeting with surrounding property owners on Thursday, November 3, 2016 at 6:00 PM. The meeting will be held at the Marsh Creek Community Center, located at 3050 N. New Hope Road, Raleigh, NC 27604.

This meeting is required by the City of Raleigh and is intended to afford neighbors an opportunity to ask questions about the potential rezoning and for the applicant to obtain suggestions and comments you may have about it. You are not required to attend, but are certainly welcome. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly should you have any questions or wish to discuss any issues. I can be reached at (919) 590-0388 or mbirch@morningstarlawgroup.com. More specific information is available at Planning and Development which can be reached at 919-996-2626 or planning@raleighnc.gov. You also can visit their website to find out more: www.raleighnc.gov.

EXHIBIT B

LIST OF PROPERTY OWNERS TO WHOM NOTICES WERE SENT

1748402756 RAINBOW RASCALS LOUISBURG LLC 1732 CROOKS RD TROY MI 48084-5501	1748303148 CENTEX HOMES 1225 CRESCENT GRN STE 250 CARY NC 27518-8119	1748308457 THE TOWNHOMES AT HIGHLAND CREEK ASSOCIATION INC CHARLESTON MANAGEMENT CORP PO BOX 97243 RALEIGH NC 27624-7243
1748308647 MAXWELL, MARCUS A MAXWELL, JOHANNA MAKINEN 1513 OBRIEN CIR WAKE FOREST NC 27587-3833	1748308660 THE TOWNHOMES AT HIGHLAND CREEK ASSOCIATION INC CHARLESTON MANAGEMENT CORP PO BOX 97243 RALEIGH NC 27624-7243	1748308666 MADUAKOLAM, ETHELBERT MADUAKOLAM, BLESSING 4009 TILTON DR RALEIGH NC 27616-6299
1748308655 WALTON, IKEA D 4007 TILTON DR RALEIGH NC 27616-6299	1748308725 THE TOWNHOMES AT HIGHLAND CREEK ASSOCIATION INC CHARLESTON MANAGEMENT CORP PO BOX 97243 RALEIGH NC 27624-7243	1748309604 FLAIM, RICHARD JOHN FLAIM, ROSEMARIE T 4005 TILTON DR RALEIGH NC 27616-6299
1748309623 MCLEAN, MARQUITA 4003 TILTON DR RALEIGH NC 27616-6299	1748309642 PLYMOUTH, IVANNA J 4001 TILTON DR RALEIGH NC 27616-6299	1748309718 JUSTICE, MALINDA D 4010 TILTON DR RALEIGH NC 27616-6299
1748309737 ROBINSON, TIANA SHARI 4006 TILTON DR RALEIGH NC 27616-6299	1748309745 BRONKEMA, RANDY BRONKEMA, BETH 4006 TILTON DR RALEIGH NC 27616-6299	1748309765 HERIG, ANDREW A 4004 TILTON DR RALEIGH NC 27616-6299
1748309783 ROBBINS, RICHARD D III 4002 TILTON DR RALEIGH NC 27616-6299	1748309854 DIXON, RUTH H 4007 NEWELL LN RALEIGH NC 27616-8453	1748309873 HAMM, ANGELA POOLE 4005 NEWELL LN RALEIGH NC 27616-8453
1748309892 ALLEN, SHAMAINA T 4003 NEWELL LN RALEIGH NC 27616-8453	1748400811 LIN, JANNIE CHEN 15501 HORACE HARDING EXPY FLUSHING NY 11367-1249	1748400917 YAU, LING L YAU, JOANNA 4611 195TH ST FLUSHING NY 11358-3919
1748400936 VILAR, CAROLE L 4006 NEWELL LN RALEIGH NC 27616-8450	1748400954 FORT, ANTONIO L FORT, CHRISTINA 4004 NEWELL LN RALEIGH NC 27616-8450	1748400973 CHENG, YIN PENG 2047 66TH ST BROOKLYN NY 11204-3916
1748404834 HIGHLAND CREEK MASTER ASSN INC 1225 CRESCENT GRN STE 250 CARY NC 27518-8119	1748405838 HIGHLAND CREEK MASTER ASSN INC 1225 CRESCENT GRN STE 250 CARY NC 27518-8119	1748410099 TANEDO, MICHAEL A TANEDO, DEENA I 2822 ARMADALE LN RALEIGH NC 27616-5587
1748411069 SALCEDO, KAREN T SALCEDO, JUAN ANTONIO C 2826 ARMADALE LN RALEIGH NC 27616-5587	1748411097 HIGHLAND CREEK MASTER ASSN INC 1225 CRESCENT GRN STE 250 CARY NC 27518-8119	1748511627 HIGHLAND CREEK MASTER ASSN INC 1225 CRESCENT GRN STE 250 CARY NC 27518-8119

EXHIBIT C

SUMMARY OF DISCUSSION ITEMS

On Thursday, November 3, 2016 at 6:00 p.m., the applicant held a neighborhood meeting for the property owners adjacent to the parcels subject to the proposed rezoning. The following items were discussed:

1. Proposed uses versus current allowed uses
2. Traffic generation and impacts
3. Location of site access points
4. Building location
5. Building height
6. Number of buildings
7. Parking area location
8. Location of dumpsters
9. Building orientation
10. General site layout
11. Current zoning conditions
12. Purpose for rezoning
13. Anticipated uses for property
14. Anticipated phasing of buildings
15. Architectural design of buildings
16. Building materials for new buildings
17. Consistency of design with Highland Creek

EXHIBIT D

NEIGHBORHOOD MEETING ATTENDEES

1. Roberta Jones
2. Rosemarie Flaim
3. Sandra Wawrzynek
4. Adrienne Rigo
5. Debbie Wilson
6. Daniel Hatton
7. Joanne Morrow Braman
8. Virginia O'Hagan
9. Michael O'Hagan
10. Wilbert Carter
11. Blessbyjah Carter
12. Alma Roberts
13. Ray Alexander
14. Damiano Alessi

Pre-Application Conference

(this form must be provided at the time of formal submittal)



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

PROCESS TYPE
<input type="checkbox"/> Board of Adjustment <input type="checkbox"/> Comprehensive Plan Amendment <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Site Review* <input type="checkbox"/> Subdivision <input type="checkbox"/> Subdivision (Exempt) <input type="checkbox"/> Text Change <p>* Optional conference</p>

GENERAL INFORMATION
Date Submitted October 18, 2016
Applicant(s) Name Michael Birch, Morningstar Law Group
Applicant's Mailing Address 1330 St. Mary's Street, Suite 460, Raleigh, NC 27605
Phone 919.590.0388
Email mbirch@morningstarlawgroup.com
Property PIN # 1748-40-2756
Site Address / Location 8402 Darton Way
Current Zoning OX-3-PK-CU (Z-21-08)
Additional Information (if needed) : Request is to rezone to OX-3-PK-CU with removal of existing conditions, similar to removal of the conditions approved as part of Z-24-15 (8504 Darton Way)

OFFICE USE ONLY	
Transaction # : 492395	Date of Pre-Application Conference : 10/28/16 10 AM
Staff Signature <i>Sony Hill</i>	