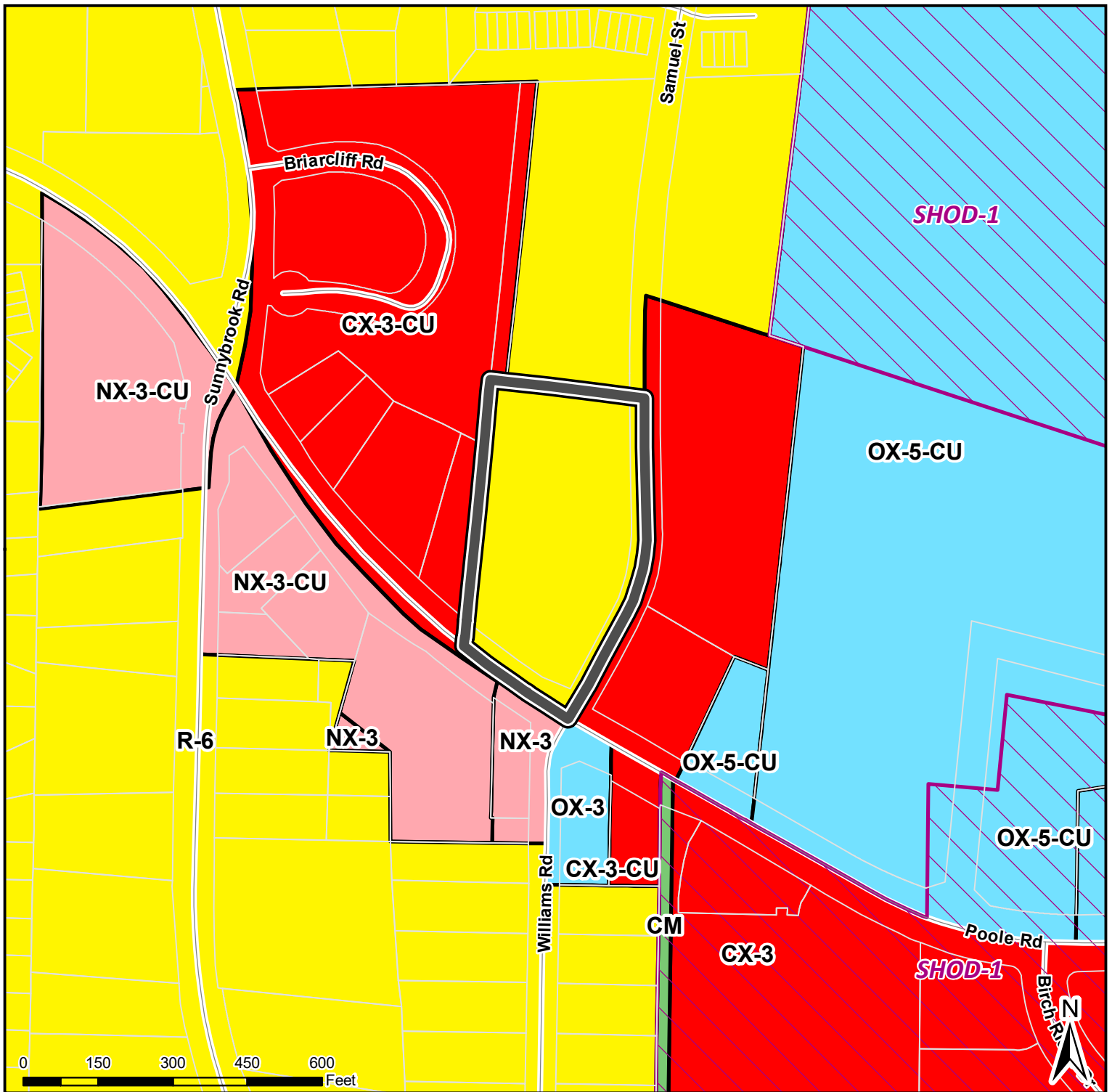
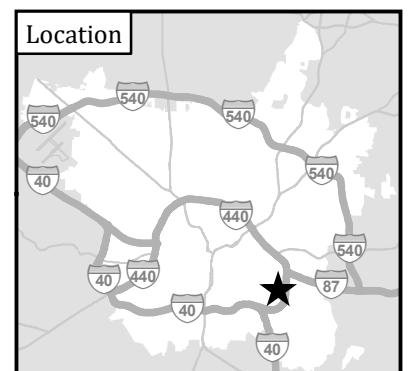


Existing Zoning

Z-23-2018



Property	3315 Poole Rd
Size	3.7 acres
Existing Zoning	R-6
Requested Zoning	OX-3-CU



Rezoning Application



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

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	R-6	Height	
Proposed Zoning Base District	OX	Height	3
Overlay(s) _____ Overlay(s) _____ 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:			AUG 17 2018 PM 2:46
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:			
562442			

GENERAL INFORMATION			
Date	8/17/18	Date Amended (1)	Date Amended (2)
Property Address	3315 Poole Road		
Property PIN	1723-45-2474	Deed Reference (book/page)	16853 / 2319
Nearest Intersection	Poole Road and Samuel Street		
Property Size (acres)	4.22	(For PD Applications Only) Total Units	Total Square Feet 183,823.2
Property Owner/Address	The United Methodist Church Incorporated 700 Waterfield Ridge Pl. Garner, NC 27529		Phone 919.779.6115 Fax
Project Contact Person/Address	Worth Mills Longleaf Law Partners 2235 Gateway Access Point, Suite 201 Raleigh, NC 27607		Phone 919.645.4313 Fax
Owner/Agent Signature	<i>Amsey Powell</i>		Email wmills@longleaflp.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 Future Land Use Map (FLUM) designates the property as "Neighborhood Mixed Use", which encourages neighborhood shopping centers, small professional offices and similar uses that serve the immediately surrounding neighborhood. The OX district permits professional office uses and other similar uses envisioned by the Neighborhood Mixed Use designation. Thus, the proposed rezoning is consistent with the FLUM.	
2. Table LU-2. Recommended Height Designations states that the "Edge" properties zoned Office Mixed Use should have a maximum height of 4 stories. The property to be rezoned, an Edge property, shall be zoned for a maximum 3-story development. Thus, the proposed rezoning is consistent with the Recommended Height Designations.	
3. The proposed rezoning is also consistent with the following Comprehensive Plan policies: LU 1.1 FLUM Purpose; LU 1.3 Conditional Use District Consistency; LU 2.6 Zoning and Infrastructure Impacts; LU 4.5 Connectivity; LU 4.10 Development at Freeway Interchanges; LU 5.1 Reinforcing the Urban Pattern; LU 5.2 Managing Commercial Development Impacts; LU 6.3 Mixed-Use and Multi-Modal Transportation; LU 7.1 Encouraging Nodal Development.	
4.	
PUBLIC BENEFITS	
Provide brief statements regarding the public benefits derived as a result of the rezoning request.	
1. The proposed rezoning will bring zoning and use consistency along neighboring Poole Road parcels, which are zoned either CX-, NX- or OX-3 for various institutional or commercial uses.	
2. The proposed rezoning will locate offices uses in close proximity to key transportation infrastructure (I-440 and Poole Road), nearby residences and other services.	
3.	
4.	

REZONING APPLICATION ADDENDUM #2

Impact on Historic Resources

OFFICE USE ONLY

Transaction #

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: N/A

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:</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:</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:</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:</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:</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:</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:</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:</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:</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:</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:</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:</p>

13.	<p><i>New public spaces should provide seating opportunities.</i></p> <p>Response:</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:</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:</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:</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:</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:</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:</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:</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:</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:</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:</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:</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:</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:</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 Fee Schedule 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 500 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 type="checkbox"/>	<input checked="" 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"/>			✓

CONDITIONAL USE DISTRICT ZONING CONDITIONS

Zoning Case Number	OFFICE USE ONLY Transaction # Rezoning Case #
Date Submitted 8/17/18	
Existing Zoning R-6 Proposed Zoning OX-3-CU	

Narrative of Zoning Conditions Offered

1. The following principal uses as set forth in UDO section 6.1.4. Allowed Principal Use Table shall be prohibited: Detention center, jail, prison.
- 2.
- 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 *Chrisy Powell* Print Name *Chrisy Powell*
Asst. Secretary Board of Trustees

REZONING OF PROPERTY CONSISTING OF +/- 4.22 ACRES
LOCATED ON THE NORTH SIDE OF POOLE ROAD,
WEST OF SAMUEL STREET, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
AUGUST 1, 2018

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Wednesday, August 1, 2018 at 6:30 p.m. The property considered for this potential rezoning totals approximately 4.22 acres, and is located north of Poole Road, west of Samuel Street, in the City of Raleigh, having Wake County Parcel Identification Number 1723-45-2474. This meeting was held at the Worthdale Park Community Center, located at 1001 Cooper Road, Raleigh, NC 27610. All owners of property within 500 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



J. Worth Mills
Email: wjmill@longleaflp.com
Phone: 919.645.4313

2255 Gateway Access Point, Ste 251
Raleigh, NC 27607
Phone: 919.645.4313
Fax: 919.645.4312
www.longleaflp.com

To: Neighboring Property Owner
From: Worth Mills
Date: July 18, 2018
Re: Neighborhood Meeting for Potential Rezoning of 3315 Poole Road

We are counsel for a developer that is considering rezoning the 4.2-acre parcel of land located in the northwest quadrant of the intersection of Poole Road and Samuel Street, with an address of 3315 Poole Road and Parcel Identification Number 1723-45-2474 (the "Property"). The Property is currently zoned R-6, and the developer is considering rezoning the Property OX-3-CU. The purpose of the potential rezoning is to allow for office use that will be occupied by federal government offices.

You are invited to attend a meeting to discuss the potential rezoning. We have scheduled a meeting with surrounding property owners on Wednesday, August 1, 2018 at 6:30 p.m. This meeting will be held in the medium meeting room at the Worthdale Community Center located at 1001 Cooper Road, Raleigh, NC 27610.

The City of Raleigh requires a neighborhood meeting involving the owners of property within 500 feet of the Property prior to filing a rezoning application. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.645.4313 and wjmill@longleaflp.com. Also, for more information about rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at 919.996.2626 or rezoning@raleighnc.gov.

EXHIBIT B – NOTICE LIST

1723452474
THE UNITED METHODIST CHURCH
INCORPORATED
700 WATERFIELD RIDGE PL
GARNER NC 27529-3365

1723347937
SPANN, NATHAN THOMAS
649 SUNNYBROOK RD
RALEIGH NC 27610-4308

1723356160
FREDERICK, MAXIMUS E
8809 BLUFF POINTE CT
RALEIGH NC 27615-4133

1723357129
FUMYXS LLC
PO BOX 311
GARNER NC 27529-0311

1723356240
BARRETT, WILLIAM D BARRETT, ROBIN M
108 N MARIETTA ST
PAGELAND SC 29728-1604

1723369137
GODWIN, JULIAN G III GODWIN, NANCY H
2421 WENTWORTH ST
RALEIGH NC 27612-4760

1723441501
SCALES, DERRICK L SCALES, HEATHR Z
PO BOX 24272
WINSTON SALEM NC 27114-4272

1723443245
PARKS, MICHAEL T
2545 OAKES PLANTATION DR
RALEIGH NC 27610-9328

1723447553
WALNUT CREEK LIMITED PARTNERSHIP
33 S SERVICE RD
JERICHO NY 11753-1036

1723450592
GODWIN, NANCY H
2421 WENTWORTH ST
RALEIGH NC 27612-4760

1723347771
GREEN NBC HEALTH LLC
3516 SERENDIPITY DR
RALEIGH NC 27616-8670

1723348899
LEGASPI, VICTOR LEGASPI, MARIA C.
1005 MARTRY RD
DURHAM NC 27713-7231

1723366277
CLARK, HATTIE
637 SUNNYBROOK RD
RALEIGH NC 27610-4308

1723357400
HOUSE, JOSEPH D
3809 CLIFF HAVEN DR
RALEIGH NC 27615-4154

1723359312
CLARK, HATTIE M
PO BOX 46373
RALEIGH NC 27620-6373

1723441602
PULLEN, TERRI D PULLEN, RICHARD H
810 WILLIAMS RD
RALEIGH NC 27610-4315

1723443691
AYALA, MARIA I MARTINEZ REYES,
FRANCISCO N
3921 MARDELA SPRING DR
RALEIGH NC 27616-7825

1723444845
LOT PROPERTIES LLC
907 QUEENSFERRY RD
CARY NC 27511-2422

1723450025
HOUSE BONEY LLC
4441 SIX FORKS RD STE 108
PMB # 300
RALEIGH NC 27608-5729

1723452093
HOUSE-POOLE ROAD, LLC
514 N BLOODWORTH ST
RALEIGH NC 27604-1226

1723347921
LEGASPI, VICTOR LEGASPI, MARIA C.
1005 MARTRY RD
DURHAM NC 27713-7231

1723349907
SPANN, NATHAN THOMAS
651 SUNNYBROOK RD
RALEIGH NC 27610-4308

1723356469
HOUSE, JOSEPH D
3809 CLIFF HAVEN DR
RALEIGH NC 27615-4184

1723367792
GODWIN, JULIAN G III GODWIN, NANCY H
2421 WENTWORTH ST
RALEIGH NC 27612-4760

1723358644
GODWIN, JULIAN G III GODWIN, NANCY H
2421 WENTWORTH ST
RALEIGH NC 27612-4760

1723441702
SMSNANC LLC
TRADEMARK
700 GLENWOOD AVE
RALEIGH NC 27605-1608

1723443791
DUELL, HENRY L
907 WILLIAMS RD
RALEIGH NC 27610-4314

1723446719
POOLE ROAD LIMITED PARTNERSHIP
C/O KFC #Y333035
2950 GATEWAY CENTRE BLVD
MORRISVILLE NC 27560-9615

1723450508
GODWIN, NANCY H
2421 WENTWORTH ST
RALEIGH NC 27612-4760

1723455108
COC PROPERTIES INC
110 MACKENAN DR STE 113
CARY NC 27511-7901

1723456036
RALEIGH CITY OF
PO BOX 520
RALEIGH NC 27602-0520

1723456736
REITZEL, JOHN L JR REITZEL, BEVERLY
ROSSER
388 BLACKBERRY INN RD
WEAVERVILLE NC 28787-9766

1723462112
GODWIN, JULIAN G III GODWIN, NANCY H
2421 WENTWORTH ST
RALEIGH NC 27612-4760

1723563167
NORTH CAROLINA STATE OF
STATE PROPERTY OFFICE
118 W JONES ST
RALEIGH NC 27603-1300

EXHIBIT C – ITEMS DISCUSSED

1. The impact of rezoning and development on neighboring property values and crime
2. Plans to expand the proposed office building
3. Other development projects along Poole Road and Sunnybrook Road
4. The rezoning process, generally

EXHIBIT D – MEETING ATTENDEES

1. James Massey
2. Maximus Frederick