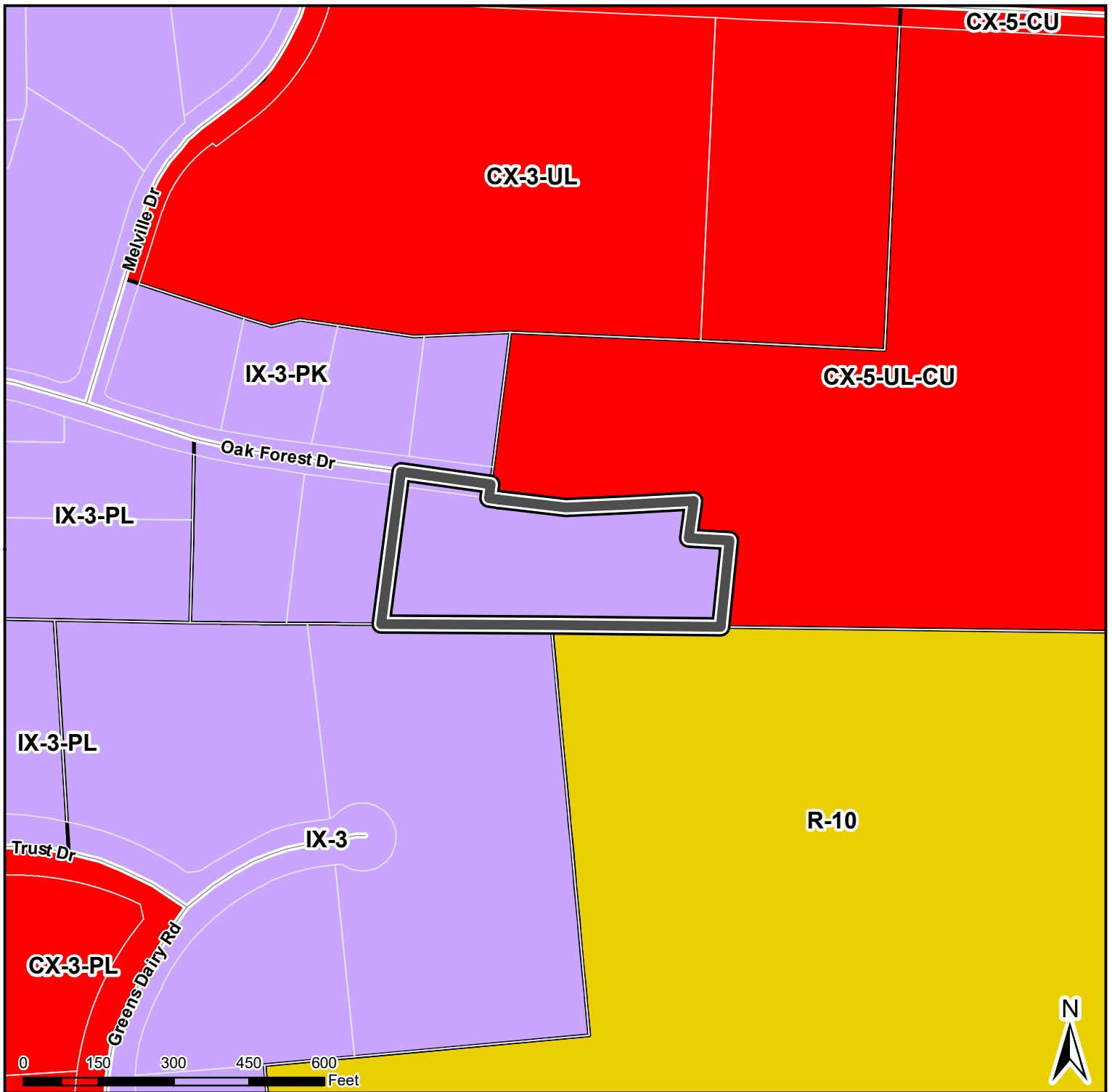
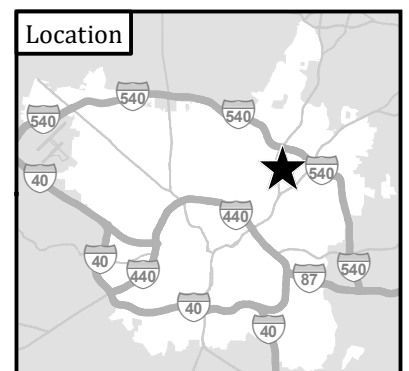


Existing Zoning

Z-19-2021



Property	3900 Sumner Blvd (portion)
Size	3.67 acres
Existing Zoning	IX-3-PK
Requested Zoning	CX-5-CU



To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	JP Mansolf
Department	Planning and Development
Date	August 17, 2021
Subject	City Council agenda item for September 21, 2021 – Z-19-21

On August 17, 2021, City Council authorized the public hearing for the following item:

Z-19-21 Sumner Blvd, approximately 3.67 acres located at [3900 Sumner Blvd](#).

Signed zoning conditions provided on April 27, 2021 would limit building height to 4 stories and 62 feet, except for a hotel, motel, or inn use.

Current zoning: Industrial Mixed Use-3 Stories-Parking Limited (IX-3-PL).

Requested zoning: Commercial Mixed Use-5 Stories-Conditional Use (CX-5-CU).

The request is **consistent** with the 2030 Comprehensive Plan.

The request is **consistent** with the Future Land Use Map.

The request is **inconsistent** with the Urban Form Map.

The Planning Commission recommends approval of the request (7 - 0).

Attached are the Planning Commission Certified Recommendation (including Staff Report), the Zoning Conditions, the Petition for Rezoning, and the Neighborhood Meeting Report.



RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 13040

CASE INFORMATION: Z-19-21 SUMNER BLVD

Location	At the terminus of Oak Forest Dr, approximately 1,400 feet east of its intersection with Capital Blvd. Address: 3900 Sumner Blvd PINs: 1726682647 iMaps , Google Maps , Directions from City Hall: Driving Transit
Current Zoning	IX-3-PK
Requested Zoning	CX-5-CU
Area of Request	3.67 acres
Corporate Limits	The site is in Raleigh Extraterritorial Jurisdiction but outside city limits. Annexation would be required to connect the site to City services including sewer and water.
Property Owner	Triangle Town Center Holding LLC
Applicant	Triangle Town Center Holding LLC as represented by: Isabel Mattox Mattox Law Firm 127 W. Hargett St, Ste. 500 Raleigh, NC 27601
Council District	B
PC Recommendation Deadline	September 20, 2021

SUMMARY OF PROPOSED CONDITIONS

1. All uses other than Hotel, motel, inn are limited to a maximum height of four stories and 62 feet.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Community Mixed Use
Urban Form	City Growth Center
Consistent Policies	Policy LU 1.2 – Future Land Use Map and Zoning Consistency Policy LU 6.2 – Complementary Land Uses and Urban Vitality Policy LU 6.3 – Mixed-use and Multimodal Transportation Policy LU 11.4 – Rezoning/Development of Industrial Areas Policy H 1.8 – Zoning for Housing
Inconsistent Policies	Policy UD 1.10 – Frontage Policy AP-TT 20 – Triangle Town Center Design Guidelines

FUTURE LAND USE MAP CONSISTENCY

The rezoning case is **Consistent** **Inconsistent** with the Future Land Use Map.

COMPREHENSIVE PLAN CONSISTENCY

The rezoning case is **Consistent** **Inconsistent** with the 2030 Comprehensive Plan.

PUBLIC MEETINGS

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
4-12-21 – 2 attendees	6-14-21 – 0 attendees	6-22-21 – Consent Agenda	

REZONING ENGAGEMENT PORTAL

Views	Participants	Responses	Comments
15	0	0	0
Summary of Comments: N/A			

PLANNING COMMISSION RECOMMENDATION


The rezoning case is **Consistent/Inconsistent** with the Future Land Use Map and **Consistent/Inconsistent** with the relevant policies in the Comprehensive Plan, furthermore **Approval/Denial** is reasonable and in the public interest because:

Reasonableness and Public Interest	
Change(s) in Circumstances	
Amendments to the Comprehensive Plan	n/a
Recommendation	
Motion and Vote	
Reason for Opposed Vote(s)	

ATTACHMENTS

1. Staff report
2. Rezoning Application
3. Original conditions

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the attached Staff Report and Comprehensive Plan Amendment Analysis.



Ken A. Bowers, AICP
Planning and Development Deputy Director

Date: 8/10/21

Staff Coordinator: JP Mansolf: (919) 996-2180; JP.Mansolf@raleighnc.gov



ZONING STAFF REPORT – CASE Z-19-21

Conditional Use District

OVERVIEW

The request seeks to rezone a 3.67-acre portion of a 28.99-acre parcel from Industrial Mixed Use-3 Stories-Parkway frontage (IX-3-PK) to Commercial Mixed Use-5 Stories-Conditional Use. Proposed conditions limit building height to 4 stories and 62 feet, with the exception of a hotel, motel, or inn use.

The site and the larger parcel are currently undeveloped and wooded. The portion being rezoned sits at the end of Oak Forest Road approximately 1,400 feet east of its intersection with Capital Boulevard. A stream runs through the eastern end of the site that requires a greenway easement be dedicated with any site plan or subdivision submitted. The site is currently served by frequent transit via GoRaleigh Route 1 which stops at the intersection of Capital Boulevard and Oak Forest Road. This route currently stops every 15 minutes at peak hours and every 60 minutes in the evening after 8:00 pm. The route runs from Triangle Town Center at its northern end to the GoRaleigh Station downtown at its southern end.

The surrounding area is characterized by a large amount of commercial and retail uses with a mix of industrial, institutional and office uses to the north, west, and south of the site and residential uses to the east. Directly north of the site is Triangle Town Center and to the northeast is Poyner Place shopping center. Directly west of the site along Oak Forest Road are a variety of vehicle repair and vehicle sales uses. To the south are institutional uses like the Raleigh Police Department Northeast office and East Millbrook Middle School. The area east of the site includes the Spring Forest Road Park and low- to medium-density residential uses consisting of detached and townhomes building types.

Zoning generally reflects the same pattern as the surrounding development, with Commercial Mixed Use (CX) zoning with heights between 3 and 5 stories to the north, Industrial Mixed Use (IX) to the south and west and Residential-10 (R-10) to the east.

The site is designated as Community Mixed Use on the Future Land Use map, along with the larger parcel and parcels directly to the north and east. Triangle Town Center further north has a Regional Mixed-Use designation. Parcels directly to the west are designated as Business and Commercial Services and parcels directly to the south are designated as Public Facilities and Office Park.

The site is shown within a City Growth Center on the Urban Form map, which recommends an Urban Frontage or hybrid frontage. No frontage was included in the request.

The subject property was impacted by an approved Comprehensive Plan amendment (CP-4-19) that modified Map T-1 Street Plan. A map is included on page 9. The amendment removed proposed 2-lane undivided segments of Oak Forest Drive and Triangle Town Boulevard and added a new proposed 2-lane undivided segment approximately 500 feet west of the Triangle Town Boulevard segment that was removed. This new segment intersected and extended past the remaining proposed Oak Forest Drive terminating in a dead end just south of the proposed Oak Forest Drive segment. Development of the portion

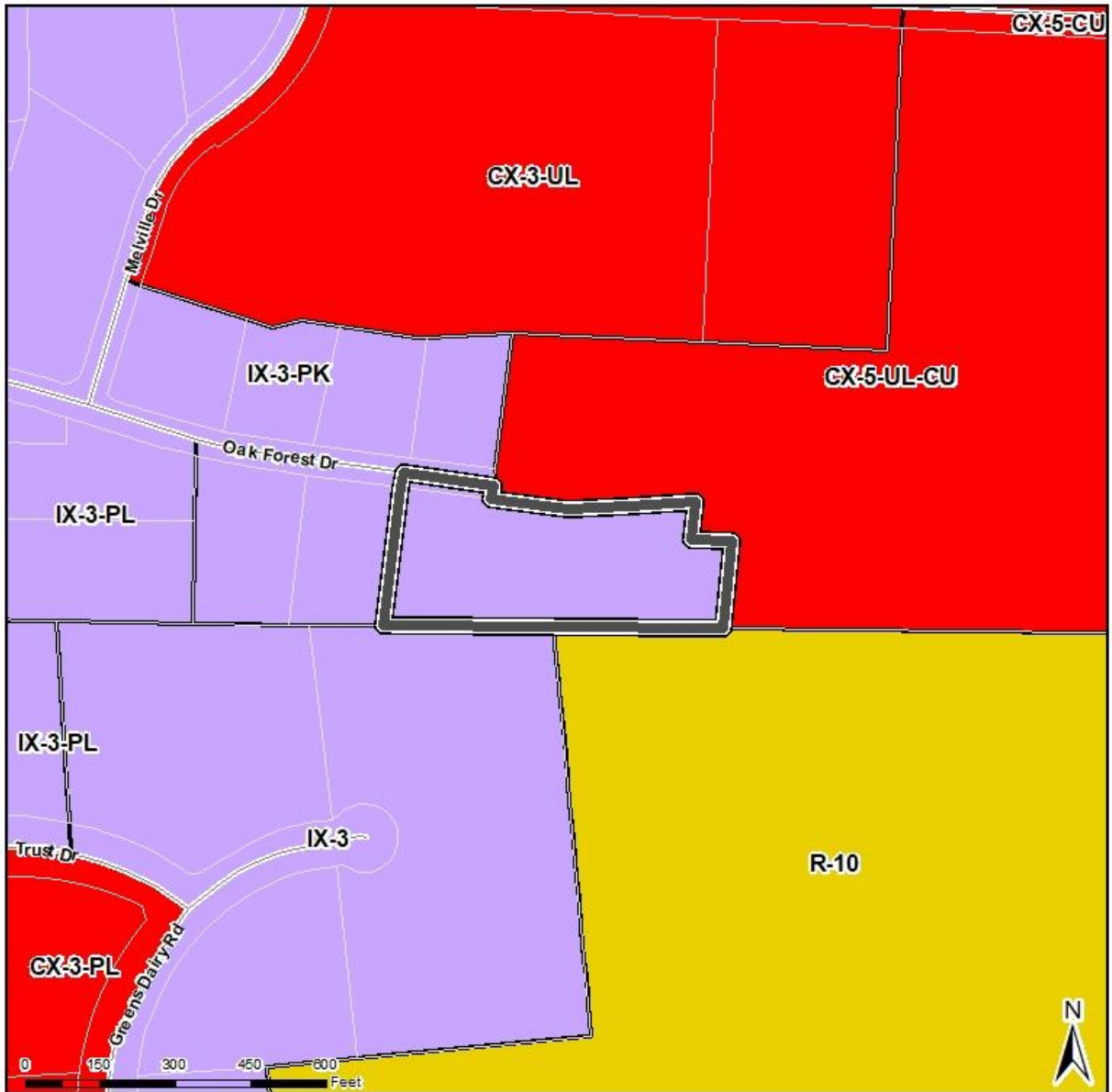
being rezoned and the larger parcel would facilitate the construction of these proposed streets. An Administrative Site Review was also filed for the subject property in 2019 (ASR-0076-2019) that is currently in review. The site plan proposed 444 apartments including the portion of the property to be rezoned.

OUTSTANDING ISSUES

Outstanding Issues	1. None	Suggested Mitigation	1. None
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Existing Zoning

Z-19-2021



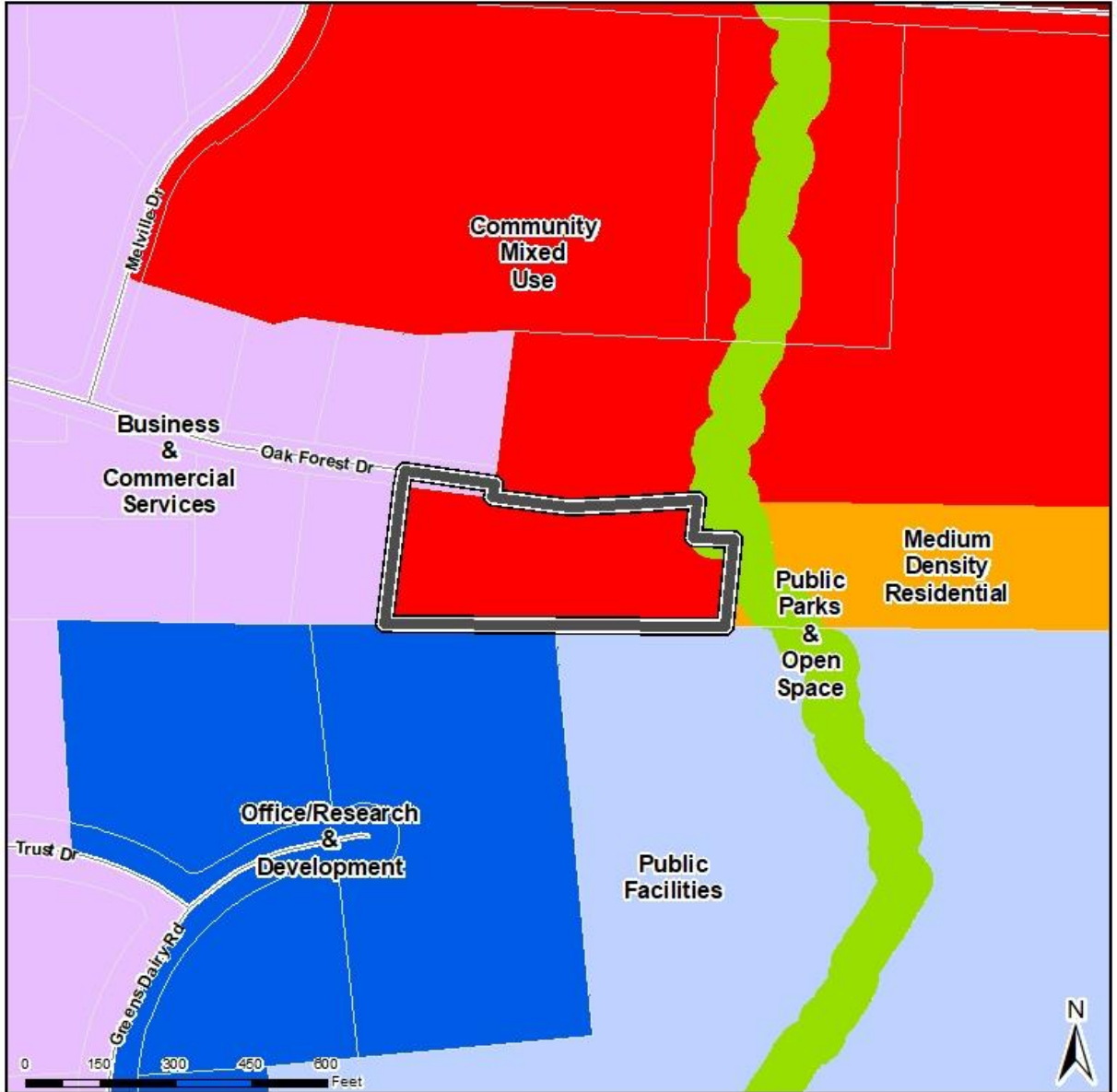
Property	3900 Sumner Blvd (portion)
Size	3.67 acres
Existing Zoning	IX-3-PK
Requested Zoning	CX-5-CU



Map by Raleigh Department of Planning and Development (mansdf): 4/19/2021

Future Land Use

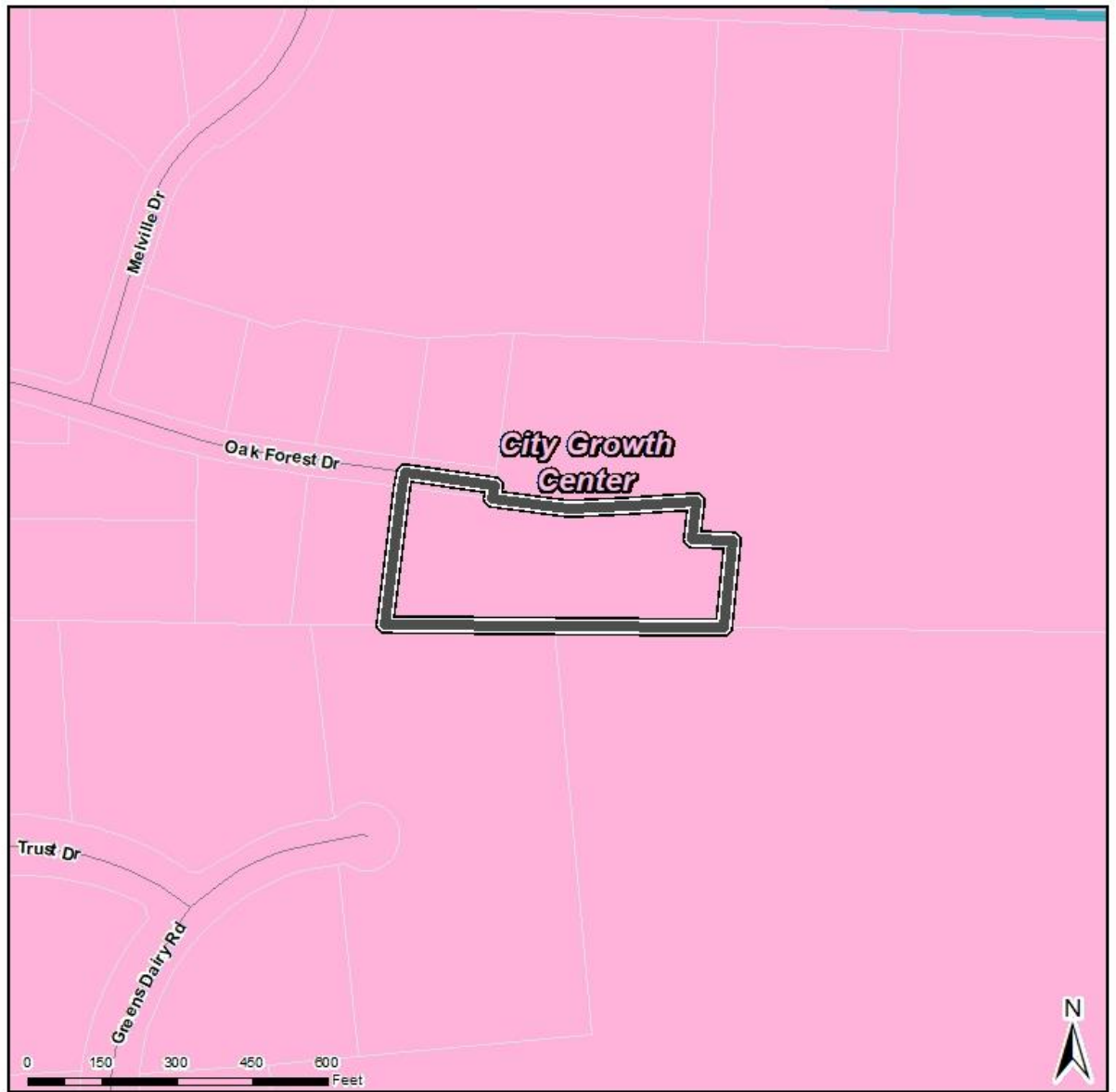
Z-19-2021



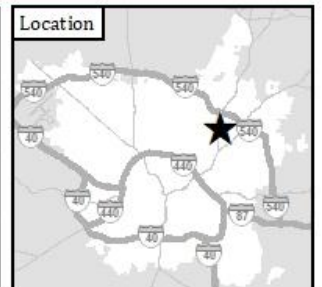
Property	3900 Sumner Blvd (portion)
Size	3.67 acres
Existing Zoning	IX-3-PK
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Map by Raleigh Department of Planning and Development (mansolf); 4/19/2021

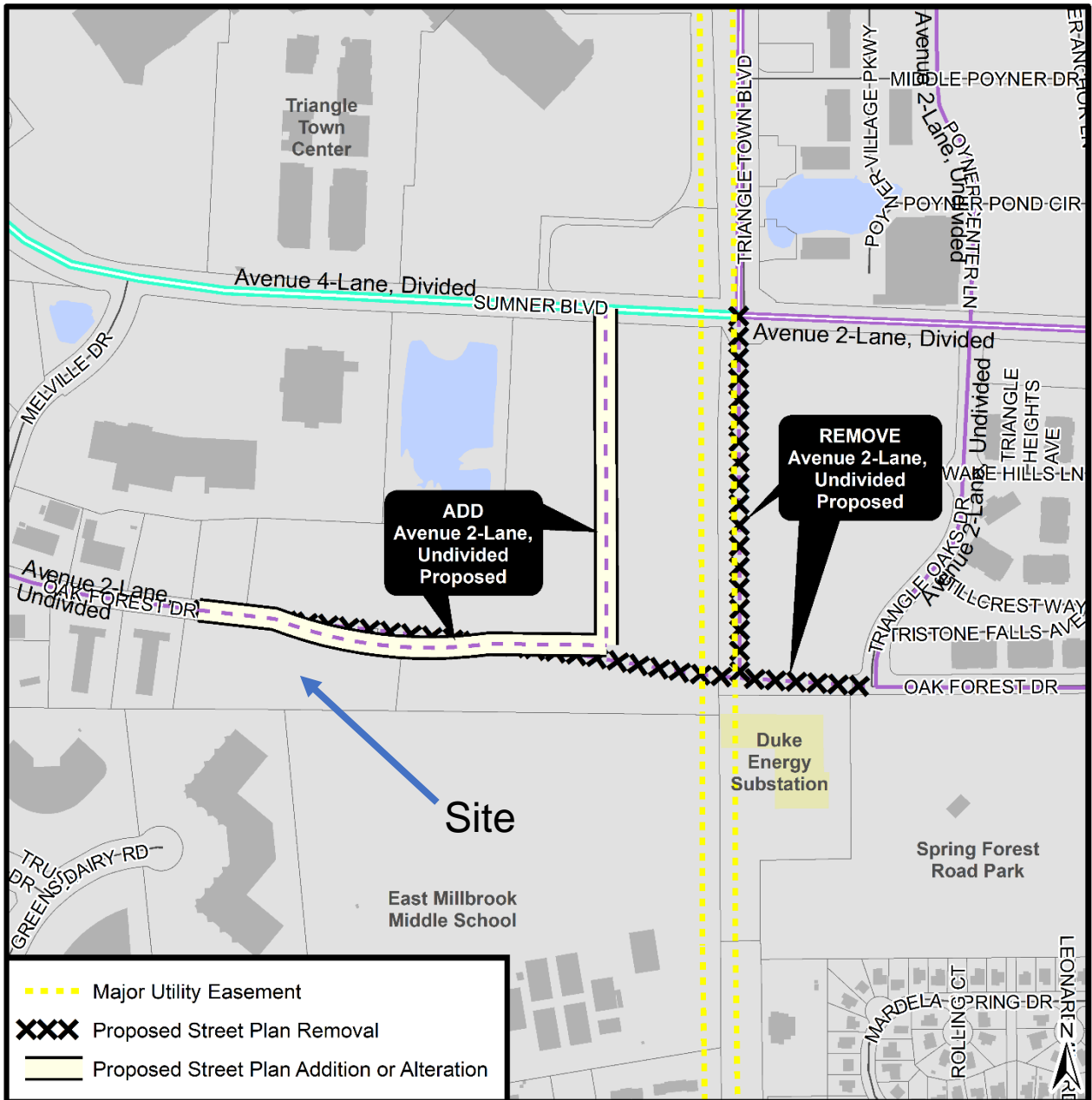


Property	3900 Sumner Blvd (portion)
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Existing Zoning	IX-3-PK
Requested Zoning	CX-5-CU



Map by Raleigh Department of Planning and Development (mansaff); 4/19/2021

Proposal to Amend the Street Plan



Map T-1: Street Plan Changes

- Remove and relocate existing Avenue 2-Lane, Undivided Proposed designation from Triangle Town Blvd Extension, approximately 400ft West

- Remove Avenue 2-Lane, Undivided Proposed designation from Oak Forest Dr Extension

- Realign Avenue 2-Lane, Undivided Proposed designation from current western extent of Oak Forest Dr, East to new location of Triangle Town Blvd Extension

COMPREHENSIVE PLAN

Determination of the conformance of a proposed use or zone with the Comprehensive Plan includes consideration of the following questions:

- A. Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?

The request is consistent with the **Expanding Housing Choices** as it would increase the potential number of units that could be developed. It would also allow additional housing types as housing units such as detached and attached houses and townhomes which are not allowed under the current zoning. These different housing types that could provide additional housing options in a constrained housing market. The request is also consistent with the **Coordinating Land Use and Transportation** vision theme as it would allow a mix of uses in close proximity to transit. A frequent service transit stop is located within walking distance to the site and the request could provide a diverse customer base to support the transit investment.

- B. Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?

Yes, the uses allowed by the requested CX district are consistent with the Community Mixed Use Future Land Use Designation for this location.

- C. If the use is not specifically designated on the Future Land Use Map in the area where its location is proposed, is it needed to service such a planned use, or could it be established without adversely altering the recommended land use and character of the area?

The use is specifically designated on the Future Land Use Map in the area it is proposed.

- D. Will community facilities and streets be available at City standards to serve the use proposed for the property?

Streets and community facilities that are available adequately serve the proposed use.

Future Land Use

Future Land Use designation: Commercial Mixed Use

The rezoning request is

Consistent with the Future Land Use Map.

Inconsistent

The Commercial Mixed-Use Designation envisions medium-sized shopping centers and larger pedestrian-oriented retail districts such as the Village District. Where residential development occurs, ground floor retail would be encouraged. The

request would allow commercial and residential uses. Ground-floor retail uses in residential development would be allowed.

Urban Form

Urban Form designation: City Growth Center

The rezoning request is

Consistent with the Urban Form Map.

Inconsistent

Other

The Urban Form map recommends an urban or hybrid frontage at this location. The request removes the existing Parkway frontage and does not include a frontage. The larger parcel and the parcel to the north both have an Urban frontage and it would increase consistency with the Urban Form map and the surrounding zoning if an Urban frontage was included in this request.

The proposed rezoning is

Compatible with the property and surrounding area.

Incompatible.

Table LU-2 recommends a height of 5 stories for parcels designated as Community Mixed Use in General context. The requested height is consistent with this recommendation. The potential mix of uses is compatible with the surrounding development which includes other commercial uses. There are no adjacent residential uses that would require enhanced buffering or impact mitigation.

Public Benefits of the Proposed Rezoning

- The request would allow additional residential units of varying types that may increase the potential housing options for a wider range of households.
- The request would allow a mix of uses in close proximity to frequent transit service.

Detriments of the Proposed Rezoning

- A lack of frontage could result in a built environment unfriendly to pedestrians.

Policy Guidance

*The rezoning request is **consistent** with the following policies:*

LU 1.2 Future Land Use Map and Zoning Consistency

The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.

- The request is consistent with the Future Land Use Map designation of Community Mixed Use.

LU 6.2 Complementary Land Uses and Urban Vitality

A complementary integration and mixture of land uses should be provided within all growth centers and mixed-use centers to maintain the city's livability, manage future growth, and provide walkable and transit accessible destinations. Areas designated for mixed-use development in the Comprehensive Plan should be zoned consistently with this policy.

- The request allows a mix of land uses within a city growth center and within walking distance to a frequent transit line.

LU 6.3 Mixed-Use and Multimodal Transportation

Promote the development of mixed-use activity centers with multimodal transportation connections to provide convenient access by means other than car to residential and employment areas.

LU 11.4 Rezoning/Development of Industrial Areas

Allow the rezoning and/or redevelopment of industrial land for non-industrial purposes when the land can no longer viably support industrial activities or is located such that industry is not consistent with the Future Land Use Map. Examples include land in the immediate vicinity of planned transit stations.

- The request would rezone the site from Industrial Mixed Use to Commercial Mixed Use which is consistent with the Future Land Use map.

H 1.8 Zoning for Housing

Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well-supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing. In areas characterized by detached houses, accommodations should be made for additional housing types while maintaining a form and scale similar to existing housing.

- The request would increase the potential housing units that can be built and allow a greater variety of housing types to be built.

*The rezoning request is **inconsistent** with the following policies:*

UD 1.10 Frontage

Coordinate frontage across multiple sites to create cohesive places. Encourage consistency with the designations on the Urban Form Map. Development in centers and along corridors targeted for public investment in transit and walkability should use a compatible urban form.

- A frontage is not included in the request. Including an Urban frontage would be consistent with the Urban Form map and consistent with the larger parcel's zoning.

Area Plan Policy Guidance

*The rezoning request is **inconsistent** with the following policies:*

AP-TT 20 Triangle Town Center Design Guidelines

In order to create the pedestrian-oriented and transit-supportive development envisioned for the Triangle Town Center, building and site design should incorporate the policies identified in the Design Guidelines Element Table UD-1

- The request does not ensure that the Design Guidelines in Table UD-1 will be integrated into the site. Including an Urban Frontage or conditions to require specific design elements will increase consistency with this policy.

Equity and Climate Change Analysis

Transportation Cost and Energy Analysis

	City Average	Site	Notes
Transit Score	30	44	GoRaleigh Route 1 is within walking distance.
Walk Score	30	44	Retail destinations are within walking distance. Development of the site would facilitate better pedestrian infrastructure.
Bike Score	41	40	Similar to the city average
HUD Low Transportation Cost Index	[Not applicable, index is expressed as a percentile.]	74	The site has higher transportation costs than other areas closer to downtown, but similar scores to adjacent areas.
HUD Jobs Proximity Index	[Not applicable, index is expressed as a percentile.]	72	The site has a much higher score than the surrounding tracts. This may be attributed to many retail jobs at Triangle Town Center and Poyner Place Shopping Center.

Source: [Walk Score](#) is a publicly available service that measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. The higher the Transit Score or Walk Score, the greater the percentage of trips that will be made on transit or by walking, and the smaller the carbon footprint. HUD index scores are percentiles indicating how well the subject tract performs compared to all other census tracts in the United States. A higher percentile for Low Transportation Cost or Jobs Proximity indicates a lower the cost of transportation and higher access to jobs in the nearby area, respectively.

Housing Energy Analysis

Housing Type	Average Annual Energy Use (million BTU)	Permitted in this project?
Detached House	82.7	Yes
Townhouse	56.5	Yes
Small Apartment (2-4 units)	42.1	Yes
Larger Apartment	34.0	Yes

Source: U.S. Energy Information Administration, 2015 survey. Statistics for residential structures in the South.

Housing Supply and Affordability

Does the proposal add or subtract from the housing supply?	Adds	As many as 64 additional housing units could be developed under the proposed zoning as compared to the existing zoning
--	------	--

Is naturally occurring affordable housing present on the site?	no	
Does it include any subsidized units?	no	
Does it permit a variety of housing types beyond detached houses?	Yes	All housing types would be allowed in the proposed district
If not a mixed-use district, does it permit smaller lots than the average? *	n/a	Request is for a mixed-use district
Is it within walking distance of transit?	Yes	GoRaleigh Route 1 stops approximately 1,400 feet east of the site.

**The average lot size for detached residential homes in Raleigh is 0.28 acres.*

Demographic Indicators from EJSCREEN*

Indicator	Site Area	Raleigh
Demographic Index** (%)	51	38
People of Color Population (%)	60	46
Low Income Population (%)	42	30
Linguistically Isolated Population (%)	6	3
Population with Less Than High School Education (%)	6	9
Population under Age 5 (%)	11	6
Population over Age 64 (%)	9	11
% change in median rent since 2015	18.0	20.3

*Environmental Justice Screening and Mapping Tool from the Environmental Protection Agency (<https://www.epa.gov/ejscreen>)

**The Demographic Index represents the average of the percentage of people who are low income and the percentage of people who are minorities

Health and Environmental Analysis

What is the life expectancy in this zip code tract? Is it higher or lower than the County Average (78.1 years)	83.4	The life expectancy for residents in the area is higher than the county average.
--	------	--

Are there known industrial uses or industrial zoning districts within 1,000 feet?	Yes	There are several vehicle service uses within 1,000 feet of the rezoning site.
Are there hazardous waste facilities are located within one kilometer?	no	
Are there known environmental hazards, such as flood-prone areas, that may directly impact the site?	no	
Is this area considered a food desert by the USDA?	no	

Land Use History

When the property was annexed into the City or originally developed, was government sanctioned racial segregation in housing prevalent?*	no	The property is currently outside of the City limits and undeveloped.
Has the area around the site ever been the subject of an urban renewal program?*	no	
Has the property or nearby properties ever been subject to restrictive covenants that excluded racial groups?*	no	
Are there known restrictive covenants on the property or nearby properties that restrict development beyond what the UDO otherwise requires?*	no	

***The response to this question is not exhaustive, and additional information may be produced by further research. Absence of information in this report is not conclusive evidence that no such information exists.**

Analysis questions

1. Does the rezoning increase the site’s potential to provide more equitable access to housing, employment, and transportation options? Does the rezoning retain or increase options for housing and transportation choices that reduce carbon emissions?

Response: Yes, the rezoning would increase the potential housing units and housing types that could be built on the site. There is frequent transit within walking distance of the site which provides an additional transportation option and there is ample retail in the surrounding area.

2. Is the rezoning in an area where existing residents would benefit from access to lower cost housing, greater access to employment opportunities, and/or a wider

variety of transportation modes? Do those benefits include reductions in energy costs or carbon emissions?

Response: The demographic indicators of the area show that a higher portion of the population are people of color and low income than the average Raleigh resident. The job index shows that there is a better access to jobs in this tract compared to surrounding tracts. Allowing additional housing opportunities and commercial uses that are in close proximity to a frequent transit stop could help provide housing at a lower cost and potentially connect more residents with employment through the development of commercial uses.

3. Have housing costs in this area increased in the last few years? If so, are housing costs increasing faster than the city average?

Response: Yes, housing costs have increased by 18% since 2015. This is a slightly lower rate than the city average of 20.3%.

4. Are there historical incidences of racial or ethnic discrimination specific to this area that have deprived Black, Indigenous, and People of Color (BIPOC) of access to economic opportunity, public services, or housing? If so, does the rezoning request improve any current conditions that were caused, associated with, or exacerbated by historical discrimination?

Response: No specific instances have been identified

5. Do residents of the area have disproportionately low life expectancy, low access to health insurance, low access to healthy lifestyle choices, or high exposure to environmental hazards and/or toxins? If so, does the rezoning create any opportunities to improve these conditions?

Response: Residents of the area have a higher life expectancy than the overall population of Wake County. Exposure to environmental hazards and toxins appear to be minimal.

IMPACT ANALYSIS

Historic Resources

The site is not located within or adjacent to a National Register Historic District or Raleigh Historic Overlay District. It does not include nor is adjacent to any National Register individually-listed properties or Raleigh Historic Landmarks.

Impact Identified: none

Parks and Recreation

1. This site contains or is adjacent to the NR Perry Creek Trib A greenway corridor. At the time of a subdivision or site plan, this corridor will require the dedication of a 50-foot wide greenway easement, measured from waterbody top of bank, along the entire length of the water body within the property boundary (UDO Sec. 8.6.1.B). Please consider how the internal site network will connect to the existing greenway easement on the western edge of the parcel. This easement is planned to have a future greenway trail that will connect with the Spring Forest Greenway Trail. Please consider dedicating additional greenway or public access easement to connect the internal site network with the sidewalk that runs N/S to the west of the Dick's Sporting Goods.
2. Nearest existing park access is provided by Spring Forest Rd. Park (0.5 miles) and Green Rd. Park (2.9 miles).
3. Nearest existing greenway trail access is provided by the Spring Forest Greenway Trail (100 ft).
4. Current park access level of service in this area is graded a C letter grade.

Impact Identified: None at rezoning. Site Plan would require greenway easement dedication.

Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	0	14,401	73,500
Waste Water	0	14,401	73,500

1. **Impact Identified:** The proposed rezoning would add 73,500 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area

2. At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy
3. Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developer

Stormwater

Floodplain	No FEMA but some alluvial soils (Wo)
Drainage Basin	Perry
Stormwater Management	Subject to stormwater regulations under Article 9 of UDO
Overlay District	none

Impact Identified: possible Neuse Riparian Buffer

Transportation

Site and Location Context

Location

The Z-19-21 site is located in Northeast Raleigh on Oak Forest Road, east of Capital Boulevard.

Area Plans

The Z-19-21 site is located across Capital Boulevard from the study area of the Triangle Town Center area plan in the Comprehensive Plan (Map AP-1), which is focused on developing the area into an urban center characterized by mixed-use development and strong pedestrian corridors. The site is within the study area of the *Capital Boulevard North Corridor Plan*, which is currently in development. The *Capital Boulevard North Corridor Study* will create a vision and specific policies to guide investment and development on Capital Boulevard between I-440 and I-540.

Existing and Planned Infrastructure

Streets

Oak Forest is designated as a 2-Lane Avenue, undivided in the Street Plan (Map T-1) in the Comprehensive Plan and is maintained by the City of Raleigh.

In accordance with UDO section 8.3.2, the maximum block perimeter for CX-5 zoning districts is 2,500 feet and the maximum dead end street length is 300 feet. The current block perimeter for this site is approximately 13,500 feet.

Pedestrian Facilities

There are no existing sidewalks on Oak Forest Drive near the site. They are complete on Capital Boulevard in this area. Frontage improvements, including sidewalks are required for subdivision or tear 3 site plan approval. Sidewalks are also required on both sides of all new public streets.

Bicycle Facilities

There are existing intermittent bike lanes west of Capital Boulevard on Spring Forest Road. There is a shared use path designated as a greenway trail on Triangle Town Boulevard, north of Sumner Boulevard. Capital Boulevard is designated for a separated bikeway in the Long-Term Bike Plan (Map T-3 of the Comprehensive Plan). Oak Forest Drive is designated for a bicycle lane in the Long-Term Bike Plan.

Transit

The site is served by GoRaleigh Route 1: Capital, which operates 15-minute peak hour service along Capital Boulevard between Downtown and Triangle Town Center. The Wake Transit Plan proposes frequent all-day service along this route. The site is also within a quarter-mile of a GoRaleigh Route 24L: North Crosstown Connector bus stop. This route operates 30-minute peak hour service.

Other Projects

A sidewalk project will be adding sidewalks along both sides of Spring Forest Road from McHines Place to Capital Boulevard. The project will add the missing crosswalk across the north leg of the intersection of Capital Boulevard and Spring Forest Road. The project is anticipated to be completed in Summer 2022.

A SPOT safety project aimed at improving pedestrian safety along the Capital Boulevard corridor is under design. The project includes high visibility crosswalks and the reset of truncated domes in median refuge islands.

TIA Determination

Based on the Envision results, approval of case Z-19-21 would increase the amount of projected vehicular peak hour trips to and from the site as indicated in the table below. The proposed rezoning from IX-3-PK to CX-5-CU is projected to generate 22 new trips in the AM peak hour and 52 new trips in the PM peak hour. These values do not trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual.

Z-19-21 Existing Land Use	Daily	AM	PM
	0	0	0
Z-19-21 Current Zoning Entitlements	Daily	AM	PM
	1,099	101	117

Z-19-21 Proposed Zoning Maximums	Daily	AM	PM
	2,501	124	168
Z-19-21 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	1,402	22	52

Urban Forestry

1. Tree Conservation Areas have been recorded in Book of Maps 2009, Page 965.
2. Proposed zoning would eliminate Parkway Frontage which requires a 50' wide protective yard.

Impact Identified: none

Impacts Summary

Minimal impacts identified.

Mitigation of Impacts

No mitigation required at the rezoning stage.

CONCLUSION

The request seeks to rezone a 3.67-acre portion of a 28.99-acre parcel from Industrial Mixed Use-3 Stories-Parkway frontage (IX-3-PK) to Commercial Mixed Use-5 Stories-Conditional Use. Proposed conditions limit building height to 4 stories and 62 feet, with the exception of a hotel, motel, or inn use.

The request is consistent with the Future Land Use Map and Comprehensive Plan overall. There is no frontage specified in the request which makes it inconsistent with the Urban Form Map.

The request is consistent with Comprehensive Plan Policies regarding consistency with the Future Land Use Map, increasing the housing supply, land uses in mixed use centers and rezoning of industrial areas. The lack of designated frontage creates inconsistencies with area specific guidance and urban design policies.

The request would support the vision themes of *Expanding Housing Choices* and *Coordinating Land Use and Transportation* by allowing additional housing units and types along with a mix of uses in a City Growth Center in close proximity to frequent transit. and *Managing Our Growth*. It would allow a greater mix of uses in close proximity to transit.

CASE TIMELINE

Date	Action	Notes
4-12-21	First Neighborhood Meeting	
4-28-21	Application submitted	
6-14-21	Second Neighborhood meeting	
6-22-21	PC Deferred via Consent Agenda	

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	IX-3-PK	CX-3-UL	R-10, IX-3	CX-5-UL-CU, CX-4-CU	IX-3-PL
Additional Overlay	n/a	n/a	n/a	n/a	n/a
Future Land Use	Community Mixed Use	Community Mixed Use	Public Facilities, Office Park	Community Mixed Use	Business and Commercial Services
Current Land Use	Vacant	Retail	Office, Institutional	Residential	Vehicle Service
Urban Form	City Growth Center	City Growth Center	City Growth Center	City Growth Center	City Growth Center

CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	IX-3-PK	CX-5-CU
Total Acreage	3.67	3.67
Setbacks:		
Front	3'	5'
Side	3' (street), 0' or 6' (lot line)	5' (street), 0' or 6' (lot line)
Rear	0' or 6'	0' or 6'
Residential Density:	14.17 u/a	32.97 u/a
Max. # of Residential Units	57	121
Max. Gross Building SF	289,838	142,202
Max. Gross Office SF	85,412	106,810
Max. Gross Retail SF	47,659	55,489
Max. Gross Industrial SF	289,838	Not estimated
Potential F.A.R	1.81	0.89

*The development intensities for proposed zoning districts were estimated using an impact analysis tool. The estimates presented are only to provide guidance for analysis.

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				OFFICE USE ONLY Rezoning case #
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan	
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning base district:	IX	Height: 3	Frontage: Parkway	Overlay(s): None
Proposed zoning base district:	CX	Height: 5	Frontage:	Overlay(s): None
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:				

General Information		
Date: April ____, 2021	Date amended (1):	Date amended (2):
Property address: A Portion of 3900 Sumner Boulevard		
Property PIN: 1726682647		
Deed reference (book/page): Book 17685, Page 2207		
Nearest intersection: Sumner Blvd. and Triangle Town Blvd.		Property size (acres): 3.67
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Triangle Town Center Holding LLC 2013 Rolling Rock Rd. Wake Forest, NC 27587		
Property owner email: c/o Isabel Mattox @ Isabel@mattoxlawfirm.com		
Property owner phone: c/o Isabel Mattox @ 919-828-7171		
Applicant name and address: Isabel Worthy Mattox, Mattox Law Firm, 127 W. Hargett Street, Suite 500, Raleigh, NC 27601		
Applicant email: Isabel@mattoxlawfirm.com		
Applicant phone: (919) 828-7171		
Applicant signature(s): See Property Owner's Signature Below		
Additional email(s):		

Property Owner's Signature

Triangle Town Center Holding LLC
 By: *Mark Ellis Tipton*
 Name: MARK ELLIS TIPTON
 Title: MANAGER

RECEIVED
 APR 27 2021
 BY: JM

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: IX-3-PK	Proposed zoning: CX-5-CU	

Narrative of Zoning Conditions Offered
<p>1. All other uses than those listed below are limited to a maximum height of four stories and 62 feet:</p> <p>a. Hotel, motel, inn (UDO section 6.4.6.D)</p>

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:

Triangle Town Center Holding LLC

By: *[Signature]*
 Name: MARK ELLIS T. PETERSON
 Title: MANAGER

RECEIVED
 APR 27 2021
 BY: JM

REVISION 10.27.20

raleighnc.gov

Rezoning Application Addendum #1

Comprehensive Plan Analysis

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.

OFFICE USE ONLY

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.

Public Benefits

Provide brief statements explaining how the rezoning request is reasonable and in the public interest.

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
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.

[Empty space for listing historic resources and their impacts]

Proposed Mitigation

Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.

[Empty space for providing mitigation statements]

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:

Click [here](#) to view the Urban Form Map.

1	<p>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.</p> <p>Response:</p>
2	<p>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.</p> <p>Response:</p>
3	<p>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.</p> <p>Response:</p>
4	<p>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.</p> <p>Response:</p>
5	<p>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.</p> <p>Response:</p>
6	<p>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.</p> <p>Response:</p>

7	<p>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.</p> <p>Response:</p>
8	<p>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.</p> <p>Response:</p>
9	<p>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.</p> <p>Response:</p>
10	<p>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.</p> <p>Response:</p>
11	<p>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.</p> <p>Response:</p>
12	<p>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</p> <p>Response:</p>
13	<p>New public spaces should provide seating opportunities.</p> <p>Response:</p>

14	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p>Response:</p>
15	<p>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.</p> <p>Response:</p>
16	<p>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.</p> <p>Response:</p>
17	<p>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.</p> <p>Response:</p>
18	<p>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</p> <p>Response:</p>
19	<p>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.</p> <p>Response:</p>
20	<p>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.</p> <p>Response:</p>

21	<p>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.</p> <p>Response:</p>
22	<p>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.</p> <p>Response:</p>
23	<p>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.</p> <p>Response:</p>
24	<p>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.</p> <p>Response:</p>
25	<p>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.</p> <p>Response:</p>
26	<p>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</p> <p>Response:</p>

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 of area to be rezoned and properties with 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 or Owner Affidavit.					
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).					

Master Plan (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – Master Plan	Yes	N/A	Yes	No	N/A
1. I have referenced this Master Plan 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. Total number of units and square feet					
3. 12 sets of plans					
4. Completed application; submitted through Permit & Development Portal					
5. Vicinity Map					
6. Existing Conditions Map					
7. Street and Block Layout Plan					
8. General Layout Map/Height and Frontage Map					
9. Description of Modification to Standards, 12 sets					
10. Development Plan (location of building types)					
11. Pedestrian Circulation Plan					
12. Parking Plan					
13. Open Space Plan					
14. Tree Conservation Plan (if site is 2 acres or more)					
15. Major Utilities Plan/Utilities Service Plan					
16. Generalized Stormwater Plan					
17. Phasing Plan					
18. Three-Dimensional Model/renderings					
19. Common Signage Plan					



Pre-Application Conference Meeting Record

Department of City Planning | One Exchange Plaza, Suite 300 | (919) 996-2682

Meeting Date: 4-9-21	
Attendees: Ira Mabel, Hannah Reckhow, JP Mansolf	
Site Address/PIN: 3900 Sumner Blvd (portion of)	
Current Zoning/Designation: IX-3-PK	
Proposed Zoning/Designation: CX-5-CU	
City Council District: B (David.cox@raleighnc.gov)	
Design Guidelines Required? Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Second Neighborhood Meeting Required? Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Consistent with Future Land Use Map? Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
<p>Notes: Clean up case, part of a affordable housing development with senior and family components. Looking to rezone to allow residential on first floor. The district and condition would be the same as the rest of the site. The request would be consistent with the future land use map. The public parks and open space would be accounted for by the stream buffer. The Capital Blvd North corridor plan will be going through the adoption review process in August.</p>	
Department & Staff	Notes
<p>Transportation</p> <p><input type="checkbox"/> Jason Myers Jason.Myers@raleighnc.gov 919-996-2166</p> <p><input type="checkbox"/> Anne Conlon Anne.Conlon@raleighnc.gov 919-996-2160</p> <p><input type="checkbox"/> Fontaine Burruss Fontaine.Burruss@raleighnc.gov 919-996-2165</p>	<p>There are some street plan implications on the larger parcel. With the topography, its possible to tuck under parking and which would require 5 stories. It something to consider. The area being rezoned is closer to transit on Capital. Recommend looking at the story map for the Capital Blvd project.</p> <p>Link to Story Map</p>

MATTOX LAW FIRM

Telephone (919) 828-7171

Isabel Worthy Mattox
Isabel@mattoxlawfirm.com

March 24, 2021

TO ALL ADDRESSEES:

RE: **NOTICE OF MEETING** Regarding Potential Rezoning of:

A 3.67 acre portion of 3900 Sumner Boulevard, Raleigh, NC 27610 (entire parcel contains 28.99 acres) (PIN 1726682647) Book 17685, Page 2207, owned by Triangle Town Center Holding LLC.

Dear Property Owners and Tenants:

You are receiving this letter because you are the owner of property located in the vicinity of the Rezoning Property for which a rezoning is being contemplated. The applicant plans to file a rezoning application to rezone the property from IX-3-PK to CX-5-CU to allow for development of an apartment community (the "Rezoning Application").

In accordance with the requirements of the Raleigh Unified Development Ordinance, notice is hereby given to you as the owner of the Rezoning Property, or the owner of property within 500 feet of the Rezoning Property, of a meeting to discuss the prospective rezoning to be held remotely **via Zoom on Monday, April 12, 2021 at 5:00 PM.**

You can join the meeting in any of the following ways:

1. Type the following URL into your internet browser:
<https://us02web.zoom.us/j/84878197486?pwd=K2lyUysvbEJTN1I2WFBOcGQ3dFpyUT09>
2. Email Isabel Mattox at darby@mattoxlawfirm.com and receive an e-mail invitation.
3. Call in to the meeting at 929-205-6099 and enter meeting ID: **848 7819 7486**

To ensure that we are able to address as many questions as possible, please submit questions via email to darby@mattoxlawfirm.com prior to the meeting. The meeting will include an introduction, answers to submitted questions, followed by a general question and answer session. To aid in your participation in the meeting, please find attached a GIS aerial photograph of the Rezoning Property, a zoning map of the Rezoning Property, and a draft of the Rezoning Application.

Once the Rezoning Application is filed, it will be vetted by City of Raleigh staff over the next few weeks and referred to the Planning Commission for review. Information about the rezoning process is available online and can be accessed by visiting www.raleighnc.gov and searching for "Rezoning

All Addressees
March 24, 2021
Page 2 of 2

Process.” If you have further questions about the rezoning process, please contact JP Mansolf, Raleigh Planning & Development, at (919) 996-2180 or JP.Mansolf@raleighnc.gov. You can also contact me directly with any questions.

Yours very truly,

Isabel Mattox

Isabel Worthy Mattox

Enclosures
cc: Mark Tipton
Harrison Ellinwood
Ken Thompson

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.

DRAFT

Rezoning Request				
Rezoning Type	General use	Conditional use	Master plan	OFFICE USE ONLY Rezoning case #
	Text change to zoning conditions			
Existing zoning base district: IX	Height:	Frontage:	Overlay(s):	
Proposed zoning base district: CX	Height:	Frontage:	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:				

General Information		
Date:	Date amended (1):	Date amended (2):
Property address:		
Property PIN:		
Deed reference (book/page):		
Nearest intersection:		Property size (acres):
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address:		
Property owner email:		
Property owner phone:		
Applicant name and address:		
Applicant email:		
Applicant phone:		
Applicant signature(s): See Property Owner's Signature Below		
Additional email(s):		

Property Owner's Signature
 Triangle Town Center Holding LLC
 By: _____
 Name: _____
 Title: _____

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning:	Proposed zoning:	

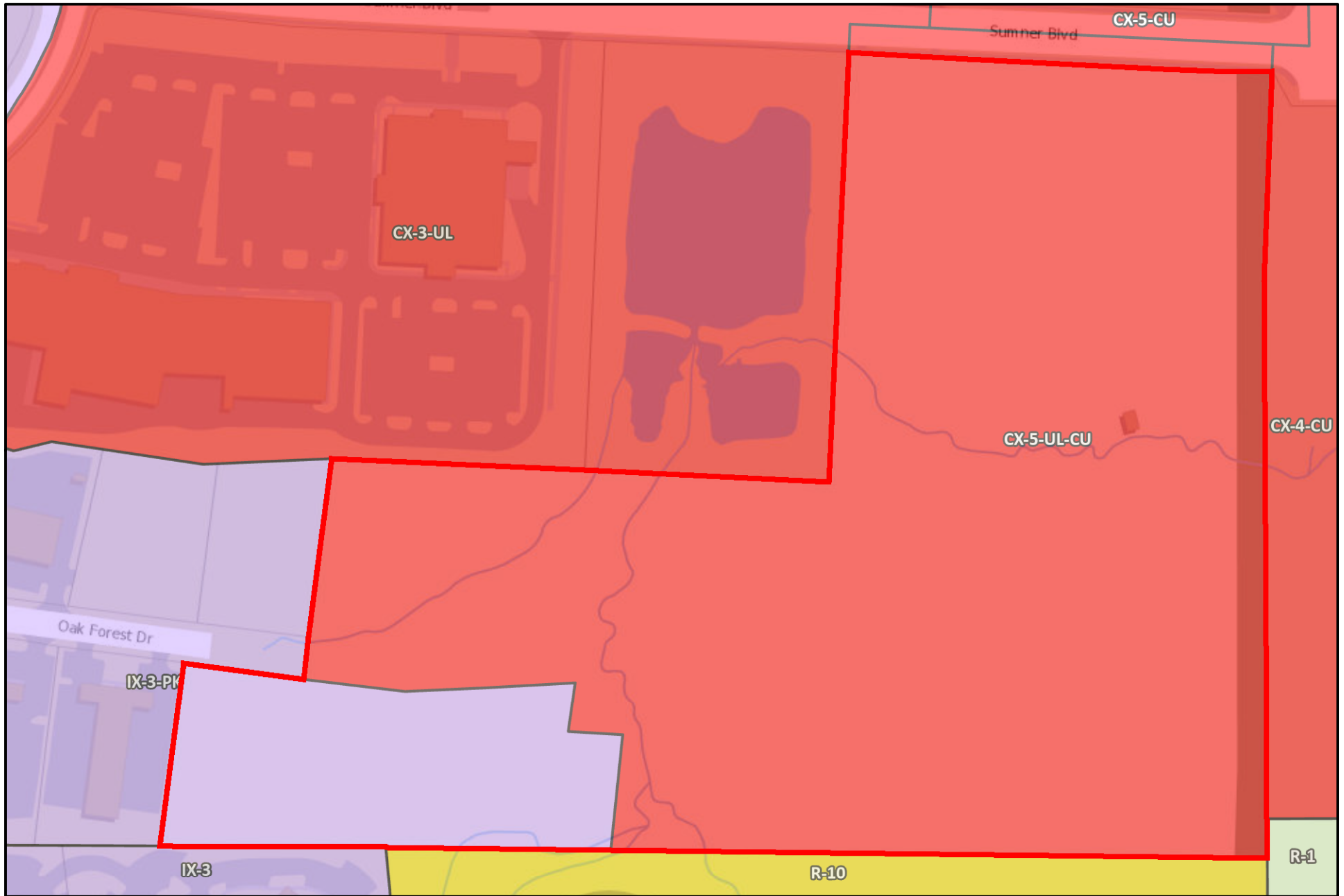
Narrative of Zoning Conditions Offered

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.

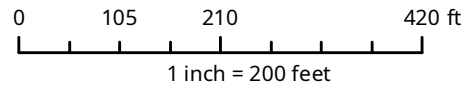
Property Owner(s) Signature:

Triangle Town Center Holding LLC

By: _____
 Name: _____
 Title: _____



Zoning-3900 Sumner Boulevard

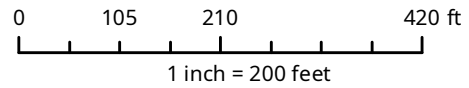


Disclaimer

*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.*



Aerial View with Marked Portion and Arrow



Disclaimer

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1726770967
DUKE ENERGY PROGRESS INC
550 S TRYON ST
CHARLOTTE NC 28202-4200

1726593170
VEREIT MT RALEIGH (SUMNER) NC, LLC
PO BOX 460389
HOUSTON TX 77056-8389

1726593170
RESIDENT/TENANT
3630 SUMNER BLVD
RALEIGH NC 27616

1726593170
RESIDENT/TENANT
3604 100 SUMNER BLVD
RALEIGH NC 27616

1726593170
RESIDENT/TENANT
3604 104 SUMNER BLVD
RALEIGH NC 27616

1726593170
RESIDENT/TENANT
3604 110 SUMNER BLVD
RALEIGH NC 27616

1726593170
RESIDENT/TENANT
3604 SUMNER BLVD
RALEIGH NC 27616

1726593170
RESIDENT/TENANT
3610 SUMNER BLVD
RALEIGH NC 27616

1726593170
RESIDENT/TENANT
3620 SUMNER BLVD
RALEIGH NC 27616

1726593170
RESIDENT/TENANT
3630 108 SUMNER BLVD
RALEIGH NC 27616

1726593170
RESIDENT/TENANT
3808 MELVILLE DR
RALEIGH NC 27616

1726593170
RESIDENT/TENANT
3812 MELVILLE DR
RALEIGH NC 27616

1726593170
RESIDENT/TENANT
3820 MELVILLE DR
RALEIGH NC 27616

1726477989
TDC BLUE III LLC
PO BOX 56607
ATLANTA GA 30343-0607

1726477989
RESIDENT/TENANT
3645 TRUST DR
RALEIGH NC 27616

1726477989
RESIDENT/TENANT
3647 TRUST DR
RALEIGH NC 27616

1726477989
RESIDENT/TENANT
3649 TRUST DR
RALEIGH NC 27616

1726477989
RESIDENT/TENANT
3651 TRUST DR
RALEIGH NC 27616

1726477989
RESIDENT/TENANT
3691 TRUST DR
RALEIGH NC 27616

1726578127
WAKE CNTY BOARD OF EDUCATION
1551 ROCK QUARRY RD
RALEIGH NC 27610-4145

1726578127
RESIDENT/TENANT
3801 SPRING FOREST RD
RALEIGH NC 27616

1726693978
MACY'S DEPARTMENT STORES COMPANY
145 PROGRESS PL
SPRINGDALE OH 45246-1717

1726693978
RESIDENT/TENANT
3801 SUMNER BLVD
RALEIGH NC 27616

1726693978
RESIDENT/TENANT
3741 SUMNER BLVD
RALEIGH NC 27616

1726690059
TRIANGLE TOWN BOULEVARD LLC
1601 WASHINGTON AVE STE 700
MIAMI BEACH FL 33139-3165

1726682647
TRIANGLE TOWN CENTER HOLDING LLC
2013 ROLLING ROCK RD
WAKE FOREST NC 27587-6271

1726696549
NORTH RALEIGH HOSPITALITY, LLC
9800 SAN REMO PL
WAKE FOREST NC 27587-5922

1726696549
RESIDENT/TENANT
3951 SUMNER BLVD
RALEIGH NC 27616

1726782801
FOX ROAD LLC
4412 DELTA LAKE DR
RALEIGH NC 27612-7006

1726791264
FOX ROAD LLC
4412 DELTA LAKE DR
RALEIGH NC 27612-7006

1726479537
TDC BLUE III LLC
PO BOX 56607
ATLANTA GA 30343-0607

1726479537
RESIDENT/TENANT
5220 GREENS DAIRY RD
RALEIGH NC 27616

1726479537
RESIDENT/TENANT
5224 GREENS DAIRY RD
RALEIGH NC 27616

1726479537
RESIDENT/TENANT
5226 GREENS DAIRY RD
RALEIGH NC 27616

1726479537
RESIDENT/TENANT
5230 GREENS DAIRY RD
RALEIGH NC 27616

1726479537
RESIDENT/TENANT
5234 GREENS DAIRY RD
RALEIGH NC 27616

1726573863
TDC BLUE III LLC
PO BOX 56607
ATLANTA GA 30343-0607

1726573863
RESIDENT/TENANT
5240 GREENS DAIRY RD
RALEIGH NC 27616

1726573863
RESIDENT/TENANT
5245 GREENS DAIRY RD
RALEIGH NC 27616

1726573863
RESIDENT/TENANT
5246 GREENS DAIRY RD
RALEIGH NC 27616

1726573863
RESIDENT/TENANT
5250 GREENS DAIRY RD
RALEIGH NC 27616

1726573863
RESIDENT/TENANT
5260 GREENS DAIRY RD
RALEIGH NC 27616

1726573863
RESIDENT/TENANT
5298 GREENS DAIRY RD
RALEIGH NC 27616

1726583676
5400 OAK FOREST DRIVE LLC
4937 DELTA LAKE DR
RALEIGH NC 27612-7086

1726582606
NOURCO LLC
4937 DELTA LAKE DR
RALEIGH NC 27612-7086

1726580750
FIRST CLASS PARTNERSHIP LLC WHYTE,
WILLIAM H
5408 OAK FOREST DR
RALEIGH NC 27616-4616

1726581335
BROUGHTON & BAILEY PROPERTIES II
PO BOX 464
RALEIGH NC 27602-0464

1726581335
RESIDENT/TENANT
5409 OAK FOREST DR
RALEIGH NC 27616

1726488715
RAY, DONALD J RAY, ANN B
5412 OAK FOREST DR
RALEIGH NC 27616-4616

1726489327
WORKSPACE II LLC BAILEY, T ED
PO BOX 464
RALEIGH NC 27602-0464

1726489327
RESIDENT/TENANT
5413 OAK FOREST DR
RALEIGH NC 27616

1726489327
RESIDENT/TENANT
5413 102 OAK FOREST DR
RALEIGH NC 27616

1726484341
MLC AUTOMOTIVE 10 LLC
5601 CAPITAL BLVD
RALEIGH NC 27616-2933

1726484341
RESIDENT/TENANT
5420 CAPITAL BLVD
RALEIGH NC 27616

1726484449
MLC AUTOMOTIVE 10 LLC
5601 CAPITAL BLVD
RALEIGH NC 27616-2933

1726484449
RESIDENT/TENANT
5500 CAPITAL BLVD
RALEIGH NC 27616

1726484449
RESIDENT/TENANT
5520 CAPITAL BLVD
RALEIGH NC 27616

1726775769
RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

1726790653
ARGOS, LLC
10321 SPORTING CLUB DR
RALEIGH NC 27617-7761

1726790653
RESIDENT/TENANT
5821 POYNER VILLAGE PKWY
RALEIGH NC 27616

1726790653
RESIDENT/TENANT
5821 101 POYNER VILLAGE PKWY
RALEIGH NC 27616

1726790653
RESIDENT/TENANT
5821 103 POYNER VILLAGE PKWY
RALEIGH NC 27616

1726790653
RESIDENT/TENANT
5821 105 POYNER VILLAGE PKWY
RALEIGH NC 27616

1726797717
DT POYNER PLACE LP
3300 ENTERPRISE PKWY
BEACHWOOD OH 44122-7200

1727506318
TRIANGLE TOWN BOULEVARD LLC
1601 WASHINGTON AVE STE 700
MIAMI BEACH FL 33139-3165

1727506318
RESIDENT/TENANT
5959 TRIANGLE TOWN BLVD
RALEIGH NC 27616

1726790859
A & C PROPERTIES LLC
3907 MORVAN WAY
RALEIGH NC 27612-3729

1726790859
RESIDENT/TENANT
7810 MIDDLE POYNER DR
RALEIGH NC 27616

1726797717
RESIDENT/TENANT
5900 POYNER ANCHOR LN
RALEIGH NC 27616

1726797717
RESIDENT/TENANT
4011 SUMNER BLVD
RALEIGH NC 27616

1726797717
RESIDENT/TENANT
5811 101 POYNER VILLAGE PKWY
RALEIGH NC 27616

1726797717
RESIDENT/TENANT
5811 105 POYNER VILLAGE PKWY
RALEIGH NC 27616

1726797717
RESIDENT/TENANT
5811 109 POYNER VILLAGE PKWY
RALEIGH NC 27616

1726797717
RESIDENT/TENANT
5811 POYNER VILLAGE PKWY
RALEIGH NC 27616

1726797717
RESIDENT/TENANT
5900 101 POYNER ANCHOR LN
RALEIGH NC 27616

1726797717
RESIDENT/TENANT
5900 111 POYNER ANCHOR LN
RALEIGH NC 27616

1726797717
RESIDENT/TENANT
5900 121 POYNER ANCHOR LN
RALEIGH NC 27616

1726797717
RESIDENT/TENANT
5900 131 POYNER ANCHOR LN
RALEIGH NC 27616

1726797717
RESIDENT/TENANT
5900 131 POYNER ANCHOR LN
RALEIGH NC 27616

1726797717
RESIDENT/TENANT
5900 137 POYNER ANCHOR LN
RALEIGH NC 27616

1726797717
RESIDENT/TENANT
5900 141 POYNER ANCHOR LN
RALEIGH NC 27616

1726797717
RESIDENT/TENANT
5900 151 POYNER VILLAGE PKWY
RALEIGH NC 27616

1726797717
RESIDENT/TENANT
5900 161 POYNER VILLAGE PKWY
RALEIGH NC 27616

1726797717
RESIDENT/TENANT
5901 POYNER ANCHOR LN
RALEIGH NC 27616

1726797717
RESIDENT/TENANT
5911 103 POYNER ANCHOR LN
RALEIGH NC 27616

1726797717
RESIDENT/TENANT
5911 105 POYNER ANCHOR LN
RALEIGH NC 27616

1726797717
RESIDENT/TENANT
5911 POYNER ANCHOR LN
RALEIGH NC 27616

1726797717
RESIDENT/TENANT
5950 101 POYNER VILLAGE PKWY
RALEIGH NC 27616

1726797717
RESIDENT/TENANT
5950 103 POYNER VILLAGE PKWY
RALEIGH NC 27616

1726797717
RESIDENT/TENANT
5950 105 POYNER VILLAGE PKWY
RALEIGH NC 27616

1726797717
RESIDENT/TENANT
5950 111 POYNER VILLAGE PKWY
RALEIGH NC 27616

1726797717
RESIDENT/TENANT
5950 POYNER VILLAGE PKWY
RALEIGH NC 27616

1726797717
RESIDENT/TENANT
5951 101 POYNER VILLAGE PKWY
RALEIGH NC 27616

1726797717
RESIDENT/TENANT
5951 105 POYNER VILLAGE PKWY
RALEIGH NC 27616

1726797717
RESIDENT/TENANT
5951 107 POYNER VILLAGE PKWY
RALEIGH NC 27616

1726797717
RESIDENT/TENANT
5951 113 POYNER VILLAGE PKWY
RALEIGH NC 27616

1726797717
RESIDENT/TENANT
5951 POYNER VILLAGE PKWY
RALEIGH NC 27616

1726797717
RESIDENT/TENANT
6010 TRIANGLE TOWN BLVD
RALEIGH NC 27616

1726797717
RESIDENT/TENANT
6011 101 POYNER VILLAGE PKWY
RALEIGH NC 27616

1726797717
RESIDENT/TENANT
6011 107 POYNER VILLAGE PKWY
RALEIGH NC 27616

1726797717
RESIDENT/TENANT
6011 111 POYNER VILLAGE PKWY
RALEIGH NC 27616

1726797717
RESIDENT/TENANT
6011 POYNER VILLAGE PKWY
RALEIGH NC 27616

1726797717
RESIDENT/TENANT
6020 POYNER VILLAGE PKWY
RALEIGH NC 27616

1726797717
RESIDENT/TENANT
6021 115 POYNER VILLAGE PKWY
RALEIGH NC 27616

1726797717
RESIDENT/TENANT
6021 POYNER VILLAGE PKWY
RALEIGH NC 27616

1726797717
RESIDENT/TENANT
7810 POYNER POND CIR
RALEIGH NC 27616

1726797717
RESIDENT/TENANT
7811 POYNER POND CIR
RALEIGH NC 27616

1726797717
RESIDENT/TENANT
7811 TARGET CIR
RALEIGH NC 27616

1726790859
Resident/Tenant
7810 101 MIDDLE POYNER DR
RALEIGH NC 27616

1726790859
Resident/Tenant
7810 103 MIDDLE POYNER DR
RALEIGH NC 27616

1726790859
Resident/Tenant
7810 105 MIDDLE POYNER DR
RALEIGH NC 27616

1726790859
RESIDENT/TENANT
7810 MIDDLE POYNER DR
RALEIGH NC 27616

ATTESTATION STATEMENT

Rezoning Application
Notice of Meeting – April 12, 2021
Properties: 3900 Sumner Boulevard
Street Applicant: Triangle Town Center
Holding LLC

I, the undersigned, do hereby attest that the electronic verification document submitted herewith accurately reflects notification letters, enclosures, envelopes and mailing list for mailing the first neighborhood meeting notification letters, and posting notice, as required by Chapter 10 of the City of Raleigh UDO, and I do hereby further attest that my firm contracted with AlphaGraphics of Downtown Raleigh (“ADR”) to process the meeting notification letters and did in fact confirm with ADR that deposit all of the required first neighborhood meeting notification letters were made with the U.S. Postal Service, and that our firm posted notice, on the 31st day of March, 2021. I do hereby attest that this information is true, accurate and complete to the best of my knowledge and I understand that any falsification, omission, or concealment of material fact may be a violation of the UDO subjecting me to administrative, civil, and/or, criminal liability, including, but not limited to, invalidation of the application to which such required neighborhood meeting relates.

Isabel Mattox

Date: March 31, 2021

Isabel Worthy Mattox, Applicant Representative

SUMMARY OF ISSUES

A neighborhood meeting was held on _____ (date) to discuss a potential rezoning located at _____ (property address). The neighborhood meeting was held at _____ (location). There were approximately _____ (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Number of dwelling units
Height
Improvement and connection of Oak Forest Road
Triangle Town Center Boulevard extension
Development delays
Senior and Family apartments

SUMMARY OF ISSUES

A neighborhood meeting was held on June 14, 2021 (date) to discuss a potential rezoning located at 3900 Sumner Blvd. (property address). The neighborhood meeting was held at via Zoom meeting (location). There were approximately Zero (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

There were no issues discussed
There were no issues discussed
There were no issues discussed
There were no issues discussed
There were no issues discussed
There were no issues discussed
There were no issues discussed
There were no issues discussed
There were no issues discussed

ATTENDANCE ROSTER

NAME	ADDRESS
Isabel Mattox	127 W Hargett St. Ste. 500 Raleigh, NC 27601
Harrison Ellinwood	
JP Mansolf	City of Raleigh Planning Department