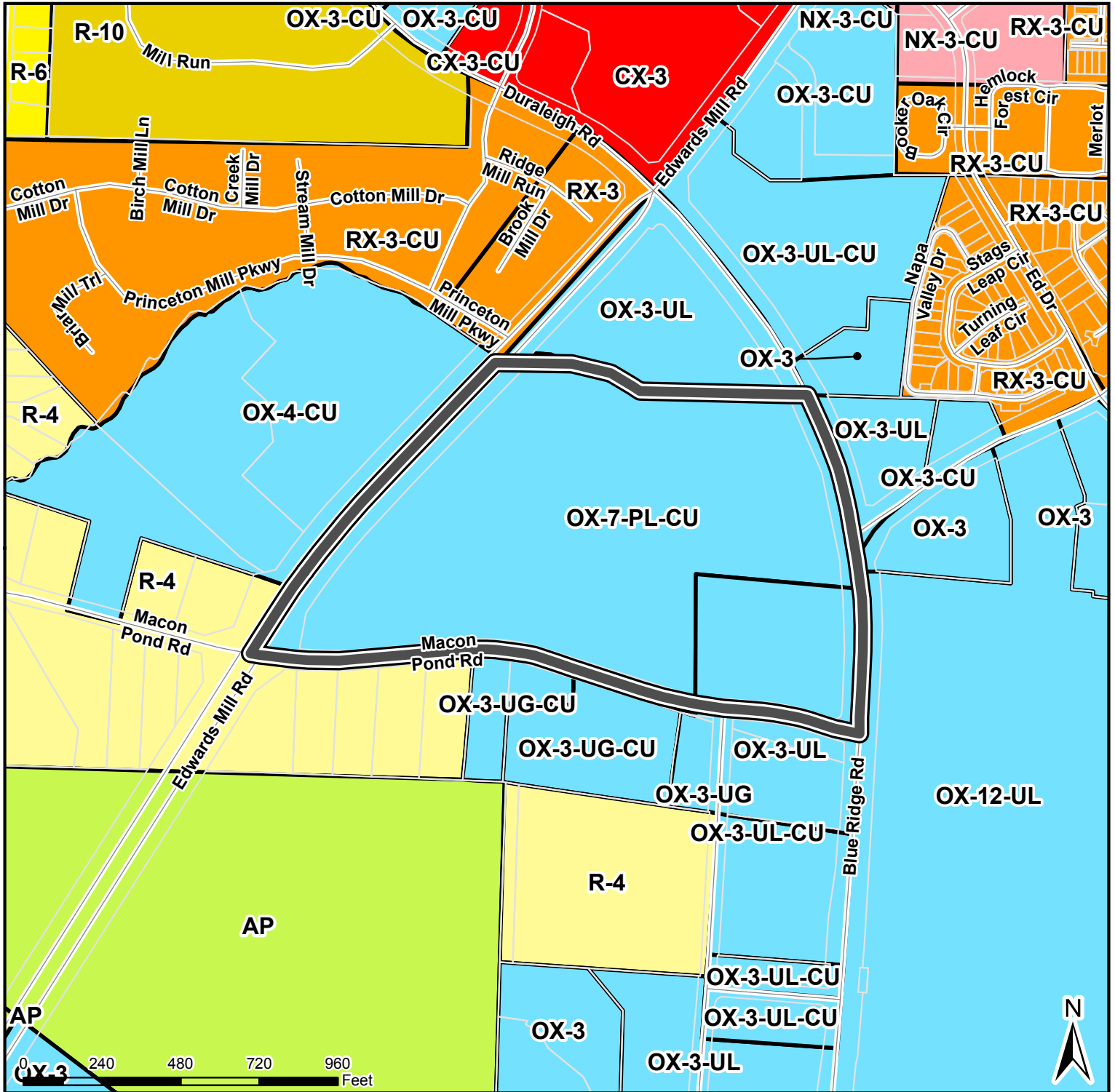
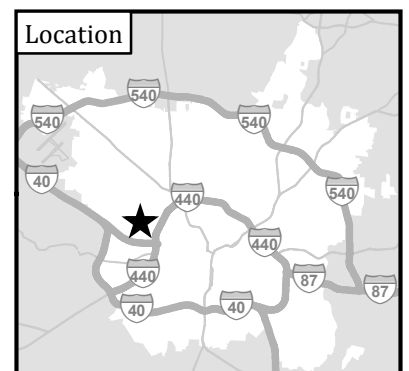


Existing Zoning

Z-8-2018



Property	2923 Edwards Mill Rd
Size	27.22 acres
Existing Zoning	OX-3-UL & OX-7-PL-CU
Requested Zoning	OX-12-CU





CERTIFIED RECOMMENDATION

Raleigh Planning Commission

CR#

CASE INFORMATION Z-8-18 EDWARDS MILL ROAD

Location	Between Edwards Mill Road and Blue Ridge Road along the north side of Macon Pond Road. Address: 2923 Edwards Mill Road PIN: 0785637844
Request	Rezone property from OX-7-PL-CU & OX-3-UL to OX-12-CU
Area of Request	27.22 acres
Corporate Limits	The site is surrounded on the north, east, and south by the City's corporate limits. The site itself, and several parcels to the southwest are not in the City's corporate limits.
Property Owner	REX Hospital INC
Applicant	Chad Lefteris, REX Hospital
Citizens Advisory Council (CAC)	Northeast
PC Recommendation Deadline	October 23, 2018

COMPREHENSIVE PLAN CONSISTENCY

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

FUTURE LAND USE MAP CONSISTENCY

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

COMPREHENSIVE PLAN GUIDANCE

<i>FUTURE LAND USE</i>	Institutional
<i>URBAN FORM</i>	City Growth Center and Urban Thoroughfare
<i>CONSISTENT Policies</i>	Policy LU 1.2 Future Land Use Map and Zoning Consistency Policy LU 2.6 Zoning and Infrastructure Impacts Policy LU 3.2 Location of Growth Policy LU 4.9 Corridor Development Policy UD 1.10 Frontage Policy UD 2.1 Building Orientation Policy UD 7.3 Design Guidelines
<i>INCONSISTENT Policies</i>	None

SUMMARY OF PROPOSED CONDITIONS

1. Prohibition of outdoor sports or entertainment facilities, jails, and prisons.
2. Square footage maximums for a variety of development scenarios that are the same as the current estimated development entitlement: there is no anticipated increase in entitlement.
3. Any site plan for new construction on the subject property shall meet the Parking Limited standards except for the height restriction of seven stories.

PUBLIC MEETINGS

<i>Neighborhood Meeting</i>	<i>CAC</i>	<i>Planning Commission</i>	<i>City Council</i>
2/12/2018	3/13/2018 4/10/2018	8/14/2018 8/28/2018 9/11/2018	

PLANNING COMMISSION RECOMMENDATION

[Select one of the following and fill in details specific to the case.]

- The rezoning case is **Consistent** with the relevant policies in the Comprehensive Plan, and **Approval** of the rezoning request is reasonable and in the public interest.
- The rezoning case is **Consistent** with the relevant policies in the comprehensive Plan, but **Denial** of the rezoning request is reasonable and in the public interest.
- The rezoning is **Inconsistent** with the relevant policies in the Comprehensive Plan, and **Denial** of the rezoning request is reasonable and in the public interest.
- The rezoning case is **Inconsistent** with the relevant policies in the Comprehensive Plan, but **Approval** of the rezoning request is reasonable and in the public interest due to changed circumstances as explained below. Approval of the rezoning request constitutes an amendment to the Comprehensive Plan to the extent described below.

Reasonableness and Public Interest	
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ZONING STAFF REPORT

Z-8-18 EDWARDS MILL ROAD

CONDITIONAL USE DISTRICT

OVERVIEW

The subject site is located along Macon Pond Road, north side, between its intersections with Blue Ridge Road and Edwards Mill Road, approximately a mile west of Interstate 440. The site is currently developed with a parking lot of 836 spaces that serves the adjacent REX Heart and Vascular Hospital.

The area is more generally characterized by a mix of uses including medical office, institutional uses, auto oriented retail, and residential uses of varied densities that include apartment, townhouse, and detached building types.

The subject site is a parcel of over 27 acres and is split zoned between two zoning districts: 22 acres of the site are zoned Office Mixed Use-7 stories-Parking Limited-Conditional Use (OX-7-PL-CU) and the remaining five acres are zoned Office Mixed Use-3 stories-Urban Limited (OX-3-UL); this portion of the site is concentrated at the intersection of Macon Pond Road and Blue Ridge Road. Conditions on the OX-7-PL-CU portion of the subject site are from a 1986 zoning case: Z-9-86 Duraleigh Road. The zoning conditions are:

1. No more than fifty percent of the Z-9-86 site shall be developed with residential uses;
2. Minimum building setback of fifty feet,
3. All property west of Edwards Mill Road be developed for residential use,
4. Any future subdivision or site plan shall include the dedication and construction of Edwards Mill Road Extension and Forest View Drive.

Condition number three above does not apply to the subject site because it is entirely east of Edwards Mill Road. Condition number four requires the dedication and construction of Edwards Mill Road and the extension of Forest View Drive. Edwards Mill Road has been built and the extension of Forest View Drive corresponds with the alignment of the Blue Ridge Road extension shown on Map T-1 Street Plan. The construction of the Blue Ridge Road extension is required by code at the time of redevelopment and satisfies condition number four.

Adjacent zoning consists of Office Mixed Use zoning with various frontage designations and height limits ranging from three to twelve stories. The site is also adjacent to Residential-4 (R-4) zoning and Residential Mixed use-3 stories (RX-3) zoning.

The subject site is designated as Institutional on the Future Land Use Map (FLUM). Adjacent FLUM designations include Institutional, Office and Residential Mixed Use, and Medium Density Residential. The subject site is also identified on the Urban Form Map within a City Growth Center of nearly 3,000 acres in size.

The subject site is located within the boundaries of the Blue Ridge Road District study which envisions development of distinct, walkable sub-districts. The study identifies the subject site in the Health and Wellness District which recommends expanding REX hospital to the subject site, locating mixed-use development along Blue Ridge Road, and to upgrade and improve Macon Pond Road to the front door and proper connection from REX Hospital to Edwards Mill Road.

The proposal seeks to rezone the subject site from OX-7-PL-CU and OX-3-UL to OX-12-CU. The request removes all existing zoning conditions from the 1986 case. Proposed zoning conditions provide the following:

1. A prohibition of high intensity uses including outdoor entertainment and detention centers;
2. Restrict square footage maximums for a variety of development scenarios that are the same as the current estimated development entitlement. (There is no anticipated increase in permitted development intensity.)
3. Require that the site be developed with the standards of the Parking Limited frontage with the exception of the height limit of seven stories.

Considering the conditions offered to limit development intensities, the key changes in the requested zoning is the removal of the Parking Limited and Urban Limited frontages and the increase in permitted building height. Frontage designations are organized along a spectrum from rural to urban and govern design specifications such as building and parking placement on a site and the locations of entrances. The Parking Limited frontage, which applies to 22 acres of the site, requires that buildings be *no farther* than 100 feet from the right-of-way on the primary street; this “build-to” must be met for fifty percent of the property frontage. The Urban Limited frontage, which applies to five acres of the site, requires that buildings be *no farther* than twenty feet from the right of way on the primary street and also applies to fifty percent of the property frontage. The request will remove both existing frontage designations and replace them with a zoning condition that mimics the Parking Limited frontage.

UPDATE FOR SEPTEMBER 11, 2018

Following the August 28 Planning Commission meeting, the applicant submitted revised conditions to address the inconsistency with the 2030 Comprehensive Plan. The request was considered inconsistent overall based on the removal of the Parking Limited and Urban Limited frontage designations which are recommended by the Urban Form Map. The applicant has submitted revised conditions including the following language:

Any site plan for new construction on the subject property shall meet the Parking Limited standards contained in UDO 3.4.5 with the exception of 3.4.5.D Height Limitations.

This condition makes the request consistent with the Urban Form Map and therefore consistent with the 2030 Comprehensive Plan overall. Significant changes have been made throughout the staff report to reflect the newly determined consistency.

OUTSTANDING ISSUES

Outstanding Issues	1. None	Suggested Mitigation	1. None
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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 Managing Our Growth vision theme which encourages the quality growth and the provision of quality places to live, work, and play. The purpose of the Frontage designations is to influence the physical form of the City to enhance the way residents experience public spaces such as streets and sidewalks. Building placement, architectural design, and scale are design components regulated by frontage designations that are critical for achieving an enhanced pedestrian experience. The proposed zoning condition that mimics the Parking Limited frontage makes the request consistent with this vision theme.

The request is also consistent with the Growing Successful Neighborhoods and Communities vision theme which encourages newly developed areas to be walkable with convenient access to community services, retail, and employment. The proposed zoning condition that mimics the Parking Limited frontage provides certainty that development on the subject site will be designed to accommodate convenient pedestrian access. The existing Urban Limited and Parking Limited frontage designations prescribe specific pedestrian access and building placement requirements that promote walkability. The proposed zoning condition to mimic the Parking Limited frontage will accomplish a similar walkable form.

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

The subject site is designated as Institutional on the FLUM. This designation is set aside for universities, hospitals, and medical complexes, religious facilities, and similar large institutions and may be private or public. While institutional uses are permitted in a variety of zoning districts, the FLUM recommends that large institutions in a campus setting are zoned Campus(CMP) which requires a master plan. The rezoning request is for Office Mixed Use(OX) zoning. Although this designation is not specifically recommended by the FLUM, OX zoning is still consistent with the Institutional designation because it permits a wide range of office and institutional uses and has limited provisions for retail including the prohibition of stand-alone retail. Development under OX zoning would also be no more intense than what the FLUM envisions for the Institutional designation.

- 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 requested conditional use zoning district could be established without adversely altering the recommended land use and character of the area. The area is generally characterized by a mix of uses including medical office, institutional uses, auto-oriented retail, and residential uses of varied densities that include apartment, townhouse, and detached building types. The proposed height of the building is twelve stories which is the same as the adjacent REX Vascular Hospital site.

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

Adequate community facilities are available to serve the site at the anticipated land use intensity. Development of the subject site will also trigger the construction of multiple streets as identified on the Street Plan.

Future Land Use

Future Land Use designation:

The rezoning request is:

Consistent with the Future Land Use Map.

Inconsistent

The subject site is designated as Institutional on the FLUM. This designation is set aside for universities, hospitals, or medical complexes and may be private or public. While institutional uses are permitted in a variety of zoning districts, the FLUM recommends that large institutions in a campus setting are appropriately zoned Campus(CMP) which requires a master plan. The rezoning request is for Office Mixed Use(OX) zoning. Although this designation is not specifically recommended by the FLUM, OX zoning is still consistent with the Institutional designation because it permits a wide range of office and institutional uses and has limited provisions for retail including the prohibition of stand-alone retail. Development under OX zoning would also be no more intense than what the FLUM envisions for the Institutional designation.

Urban Form

Urban Form designation:

The rezoning request is:

Not applicable (no Urban Form designation)

Consistent with the Urban Form Map.

Inconsistent

The subject site is identified on the Urban Form Map within a City Growth Center of nearly 3,000 acres in size. It is also at the intersection of two Urban Thoroughfares. Together, these designations recommend an urban or hybrid approach to frontage. The split zoned subject site is currently zoned with two different frontage designations: Urban Limited and Parking Limited. The Parking Limited frontage is a hybrid frontage. The request would remove the frontage designations and replace them with a condition that mimics the Parking Limited frontage:

Any site plan for new construction on the subject property shall meet the Parking Limited standards contained in UDO 3.4.5 with the exception of 3.4.5.D Height Limitations.

The case was previously considered inconstant with the recommendations of the Urban Form map because the applicants were proposing to remove the Urban Limited and Parking Limited frontages. The offering of the above condition has made the request consistent with the recommendations of the Urban Form Map.

Compatibility

The proposed rezoning is:

Compatible with the property and surrounding area.

Incompatible.

The request is consistent with the property and the surrounding area. The uses permitted in the proposed conditional use zoning district are compatible with the area and are limited to a development threshold that is the same as the current zoning entitlement. The requested height of twelve stories is consistent with the area as well. Adjacent zoning ranges in height from three to twelve stories. There are two detached residential houses south of Macon Pond Road and are set back from the subject site property line by 135 and 50 feet.

Public Benefits of the Proposed Rezoning

The rezoning request would increase the allowed building height and could facilitate the development of a variety of uses including medical facilities, commercial, office, limited retail, and housing.

The conditional use case would prohibit high intensity uses that may not be compatible with the area.

Conditions offered mimic the Parking Limited frontage and is consistent with the recommendations of the Blue Ridge Corridor Plan which calls for a walkable, pedestrian oriented built form.

Detriments of the Proposed Rezoning

There are no anticipated public detriments of the proposed rezoning. The request was previously determined to be inconsistent with the 2030 Comprehensive Plan and the Blue Ridge Corridor Plan. The previously anticipated detriments of a potential development pattern that was *not* walkable and pedestrian focused have been addressed by newly proposed zoning conditions.

Policy Guidance

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

Policy 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 subject site is designated as Institutional on the FLUM. This designation is set aside for universities, hospitals, or medical complexes and may be private or public. While institutional uses are permitted in a variety of zoning districts, the FLUM recommends that large institutions in a campus setting are appropriately zoned Campus(CMP) which requires a master plan. The rezoning request is for Office Mixed Use(OX) zoning. Although this designation is not specifically recommended by the FLUM, OX zoning is still consistent with the Institutional designation because it permits a wide range of office and institutional uses and has limited provisions for retail including the prohibition of stand-alone retail. Development under OX zoning would also be no more intense than what the FLUM envisions for the Institutional designation.

Policy LU 2.6 Zoning and Infrastructure Impacts

Carefully evaluate all amendments to the zoning map that significantly increase permitted density or floor area to ensure that impacts to infrastructure capacity resulting from the projected intensification of development are adequately mitigated or addressed.

- Zoning entitlement under the proposed conditional use zoning district does not increase the existing zoning entitlement and there is no anticipated intensification beyond what is currently permitted. There does not appear to be disruptive impacts based on the requested zoning entitlement.

Policy LU 3.2 Location of Growth

The development of vacant properties should occur first within the city's limits, then within the city's planning jurisdiction, and lastly within the city's USAs to provide for more compact and orderly growth, including provision of conservation areas.

- The subject site is an unincorporated parcel within the City's planning jurisdiction or Extraterritorial Jurisdiction (ETJ).

Policy 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.

Policy UD 2.1 Building Orientation

Buildings in mixed-use developments should be oriented along streets, plazas, and pedestrian ways. Their facades should create an active and engaging public realm.

Policy LU 4.9 Corridor Development Grids

All new residential, commercial, or mixed-use developments that construct or extend roadways should include a multimodal network (including non-motorized modes) that provides for a well-connected, walkable community, preferably as a grid or modified grid.

- The subject site is currently zoned with two Frontage designations: Parking Limited and Urban Limited. All parcels on the west side Blue Ridge Road, from its intersection with Edwards Mill Road to its intersection with Reedy Creek Road (approximately one mile), are zoned with an urban or hybrid frontage. The requested conditional use zoning district provides for a development pattern similar to the Parking Limited frontage with the exception of the height restriction. This condition will require development in an urban form that will create a walkable and engaging public realm that encourages a well-connected development pattern that supports multiple modes of transportation.

Policy UD 7.3 Urban Design Guidelines

The Design Guidelines in Table UD-1 shall be used to review rezoning petitions and development applications for mixed-use developments; or rezoning petitions and development applications along Main Street and Transit Emphasis Corridors or in City Growth, TOD and Mixed-Use Centers, including preliminary site plans and development plans, petitions for the application of Downtown Overlay Districts, Planned Development Districts, and Conditional Use zoning petitions.

The request is **consistent** with the following subsections of Table UD-1 Design Guidelines for Mixed-use Developments:

Elements of Mixed-use Developments

All mixed-use developments should generally provide retail, and other uses such as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian-friendly form.

Site Design/Building Placement

A primary test 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 with buildings rather than parking lots and should provide interest especially for pedestrians. 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.

Building Design/Façade Treatment

If the site is located at a street intersection, the main building of a complex, or main part of a single building should be placed at the corner. Parking, loading, or service should not be located at an intersection.

- The frontage designations govern design specifications that create a pedestrian-friendly built form. The requested conditional use zoning district provides a condition that mimics the Parking Limited frontage and will result in a development pattern that will provide a walkable and engaging public realm.

Area Plan Policy Guidance

Blue Ridge Road District Study

The subject site is located within the boundaries of the Blue Ridge Road District. The study envisions development of distinct, walkable sub-districts and identifies the subject site in the Health and Wellness District. The recommendations related to the Health and Wellness District are the expansion REX hospital, location of mixed-use development along Blue Ridge Road, and the improvement of Macon Pond Road to create a front door and proper connection from REX Hospital to Edwards Mill Road.

The request is consistent with this vision because it will facilitate the expansion of REX hospital and the development will be walkable and pedestrian focused based on offered conditions.

Impact Analysis

Transportation

Location

The Z-8-2018 site is located in northwest Raleigh. It is bounded by Edwards Mill Road on the west, Duraleigh Road on the east, and Macon Pond Road on the south.

Area Plans

The Z-8-2018 site is located within the Health & Wellness District of the City's Blue Ridge Road Corridor study area. The Blue Ridge Corridor study outlines measures to increase walkability, create a sense of place and guide future development within the area. There are proposed new streets identified on Map T-1 Street Plan that serve the build-out of the district.

Streets

The Raleigh Street Plan shows a mixed-use street being extended westward through the Z-8-2018 parcel, from the current intersection of Blue Ridge Road with Duraleigh Road, to Edwards Mill Road. There are also planned mixed-use streets running north-south through the southern portion of the property. Edwards Mill Road and Duraleigh Road are classified as major streets in the Raleigh Street Plan. Macon Pond Road is a mixed-use street. All three surrounding roads are maintained by NCDOT.

In accordance with UDO section 8.3.2, the maximum block perimeter for OX-12 zoning is 2,500 feet. The block perimeter for Z-8-2018, as defined by public rights-of-way for Edwards Mill Road, Duraleigh Road, and Macon Pond Road, is approximately 5,000 feet. The extension of Blue Ridge Road and the new north-south streets in the parcel will create smaller blocks.

Pedestrian Facilities

Sidewalks are in place along all three streets, except for the westmost 500 feet of Macon Pond Road.

Bicycle Facilities

The Long-term Bikeway Plan includes separated bikeways on Edwards Mill Road and Duraleigh Road as well as bike lanes on Macon Pond Road and the new streets in the parcel.

Access

Offers of cross access to adjacent parcels shall be made in accordance with the Raleigh UDO section 8.3.5.D. Site access will be provided via new streets that connect to Edwards Mill Road, Blue Ridge Road, and Macon Pond Road. The subject parcels have a combined road frontage of approximately 3,800 feet. According to the Raleigh Street Design Manual, driveways accessing major streets (ROW > 80 feet) must be spaced at least 300 feet apart.

Other Projects within the Area

There is an active Capital Improvement Project to improve Blue Ridge Road to a standard two-lane divided avenue from Duraleigh Road to Crabtree Valley Avenue. This project is currently at the 25% design phase.

TIA Determination

Based on the provided zoning conditions, approval of case Z-8-2018 would not increase entitlement and thus will not increase average peak hour trip or daily trip volumes. Thus, a traffic study is not required at the rezoning stage for case Z-8-2018, but rather can be deferred to the site plan or subdivision review stage of development. The traffic study will be required at that time to study various site context challenges. For instance, the Blue Ridge Road extension will create a fourth leg at the intersection of Blue Ridge Road and Duraleigh Road, which is the western boundary of a current roadway construction project to widen Blue Ridge Road to Crab Tree Valley. Additionally, Edwards Mill Road is classified as a major street in the Raleigh Street Plan.

Impact Identified: None.

Transit

The Z-8-2018 parcel is served by GoRaleigh routes 4 and 16 with each route currently operating every 30 minutes during peak travel periods. The current draft Wake Transit Plan work plan for FY2019 includes new service on Edwards Mill Road.

Impact Identified: None.

Hydrology

<i>Floodplain</i>	None
<i>Drainage Basin</i>	Richland
<i>Stormwater Management</i>	Article 9.2 UDO
<i>Overlay District</i>	none

Impact Identified: The large site is mostly undeveloped but the southeast portion has existing parking lots and a stormwater control pond. Neuse Buffers exist on the site. All development will be subject to Article 9.2 of the UDO.

Public Utilities

	<i>Maximum Demand</i>		
	<i>Current Use</i>	<i>Current Zoning</i>	<i>Proposed Zoning</i>
<i>Water</i>	653,750 gpd	2,025,000 gpd	2,025,000 gpd
<i>Waste Water</i>	653,750 gpd	2,025,000 gpd	2,025,000 gpd

The current and proposed rezoning would add approximately 1,371,250 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

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 a building permit and constructed prior to the issuance of a Certificate of Occupancy.

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.

Impact Identified: None.

Parks and Recreation

This site is not impacted by any existing or proposed greenway trails or greenway corridors.

Nearest existing park access is provided by Laurel Hills Park (0.75 miles).

Nearest existing greenway access is provided by the Reedy Creek Trail (0.6 miles).

Current park access level of service in this area is below average.

There are no undeveloped park properties within a mile of this site. Note that the nearby NCMA property does not currently influence the analysis for park access level of service.

Impact Identified: None.

Urban Forestry

There is approximately 2.5 acres of Secondary Tree Conservation recorded on the subject site. Development must comply with UDO 9.1.4.

Impact Identified: None.

Designated 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

Impacts Summary

Based on the provided zoning conditions, approval of case Z-8-2018 would not increase entitlement and thus will not increase average peak hour trip or daily trip volumes.

Thus, a traffic study is not required at the rezoning stage for case Z-8-2018, but rather can be deferred to the site plan or subdivision review stage of development.

Also at the time of development, a Downstream Sewer Capacity Study may be required to determine adequate capacity and verification of water available for fire flow will be required.

Mitigation of Impacts

No immediate mitigation has been identified for the requested rezoning.

Conclusion

The request is consistent with the Future Land Use Map and the Comprehensive Plan overall. The request was previously determined to be inconsistent with the Comprehensive Plan based on the removal of frontage designations. The applicant has submitted revised conditions to address the inconsistency. The proposed conditional use district maintains the current permitted development intensity and mimics the development pattern required by the Parking Limited frontage.

Case Timeline

<i>Date</i>	<i>Revision [change to requested district, revised conditions, etc.]</i>	<i>Notes</i>
2/12/2018	Neighborhood Meeting	
3/13/2018 4/10/2018	CAC	
8/14/2018 8/28/2018 9/11/2018	Planning Commission	

Appendix

Surrounding Area Land Use/ Zoning Summary

	<i>SUBJECT PROPERTY</i>	<i>NORTH</i>	<i>SOUTH</i>	<i>EAST</i>	<i>WEST</i>
Existing Zoning	OX-7-PL-CU OX-3-UL	OX-3-UL	OX-3-UL-CU, OX-3-UG, OX-3-UG-CU, R-4	OX-12-UL, OX-3, OX-3-UL, OX-3-UL-CU	RX-3, OX-4-CU
Additional Overlay	-	-	-	-	-
Future Land Use	Institutional	Office and Residential Mixed Use	Office and Residential Mixed Use	Office and Residential Mixed Use,	Institutional

				Institutional	
Current Land Use	Parking	Nursing Home	Office, Light Industrial, Residential	Office, Hospital	Office
Urban Form (if applicable)	City Growth Center, Urban Thoroughfare	Urban Thoroughfare	City Growth Center, Urban Thoroughfare	City Growth Center, Urban Thoroughfare	-

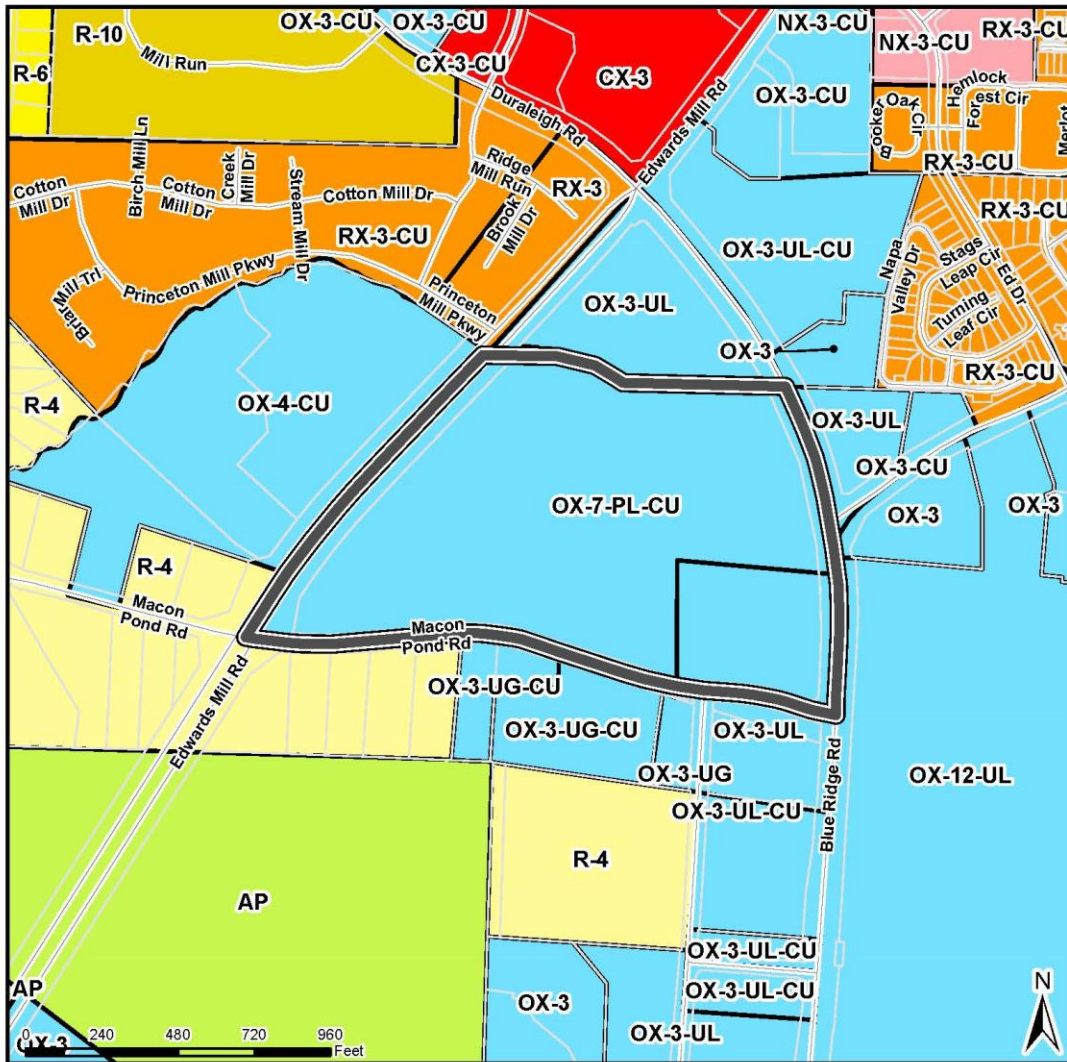
Current vs. Proposed Zoning Summary

Zoning	Existing Zoning		Proposed Zoning
	OX-7-PL-CU	OX-3-UL	OX-12-CU
Total Acreage	22	5	27
Building Placement:			
Primary:	0'-100' build-to (50%)	0'-20' built-to (50%)	0'-100' build-to (50%)
Side:	0'-100' build-to (25%)	0'-20' build-to (25%)	0'-100' build-to (25%)
Rear:	0'-6' minimum setback	0'-6' minimum setback	0'-6' minimum setback
<i>Residential Density:</i>	38.43		38.43
<i>Max. # of Residential Units</i>	1,046		1,046
<i>Max. Gross Building SF</i>	2,100,928		2,100,928
<i>Max. Gross Office SF</i>	1,918,839		1,918,839
<i>Max. Gross Retail SF</i>	279,393		279,393
<i>Potential F.A.R</i>	1.77		1.77

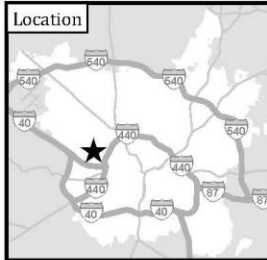
*The development intensities for proposed zoning districts were estimated using an impact analysis tool. The estimates presented are only to provide guidance for analysis.

Existing Zoning

Z-8-2018



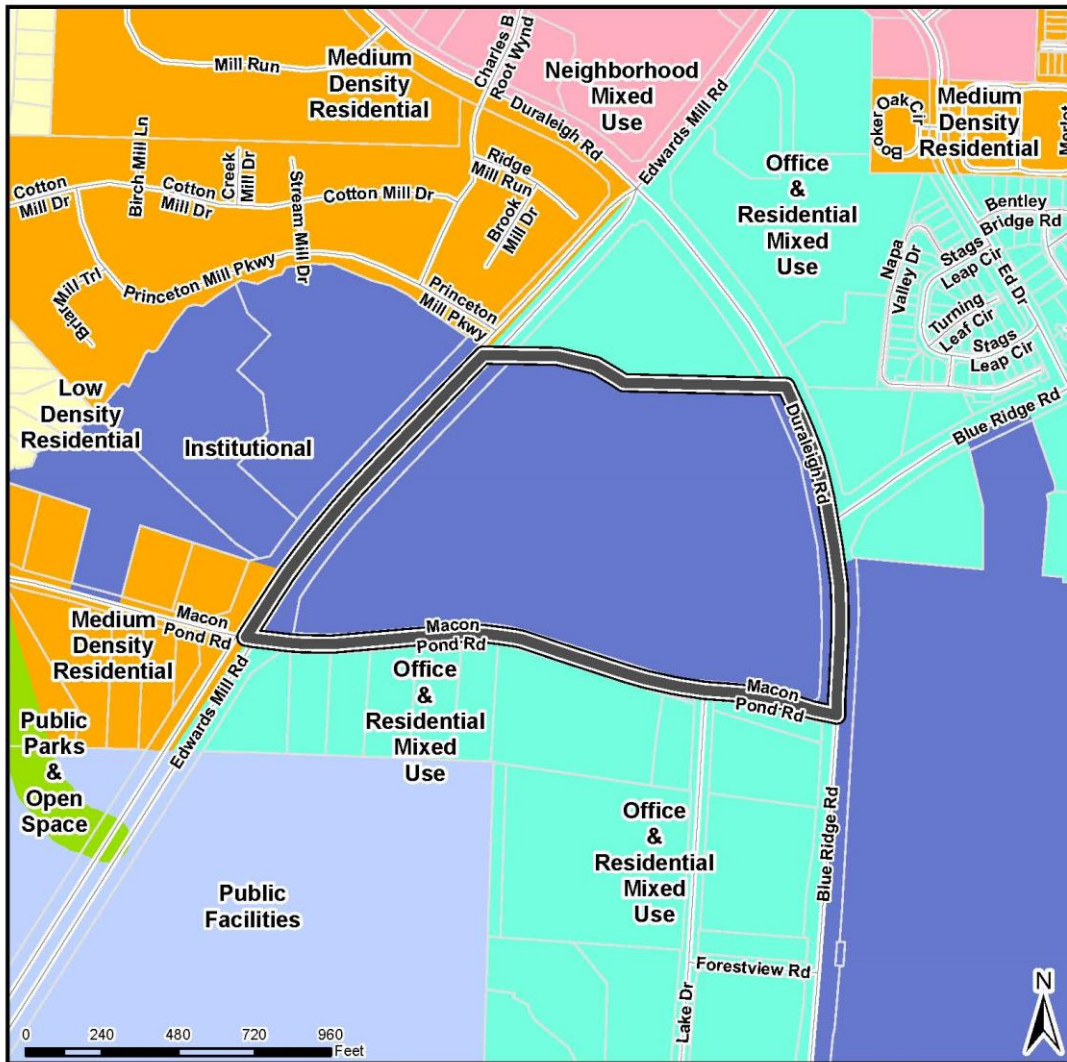
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Size	27.22 acres
Existing Zoning	OX-3-UL & OX-7-PL-CU
Requested Zoning	OX-12-CU



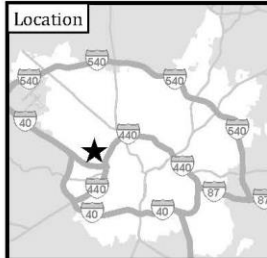
Map by Raleigh Department of City Planning (tttsk) 3/12/2018

Future Land Use

Z-8-2018



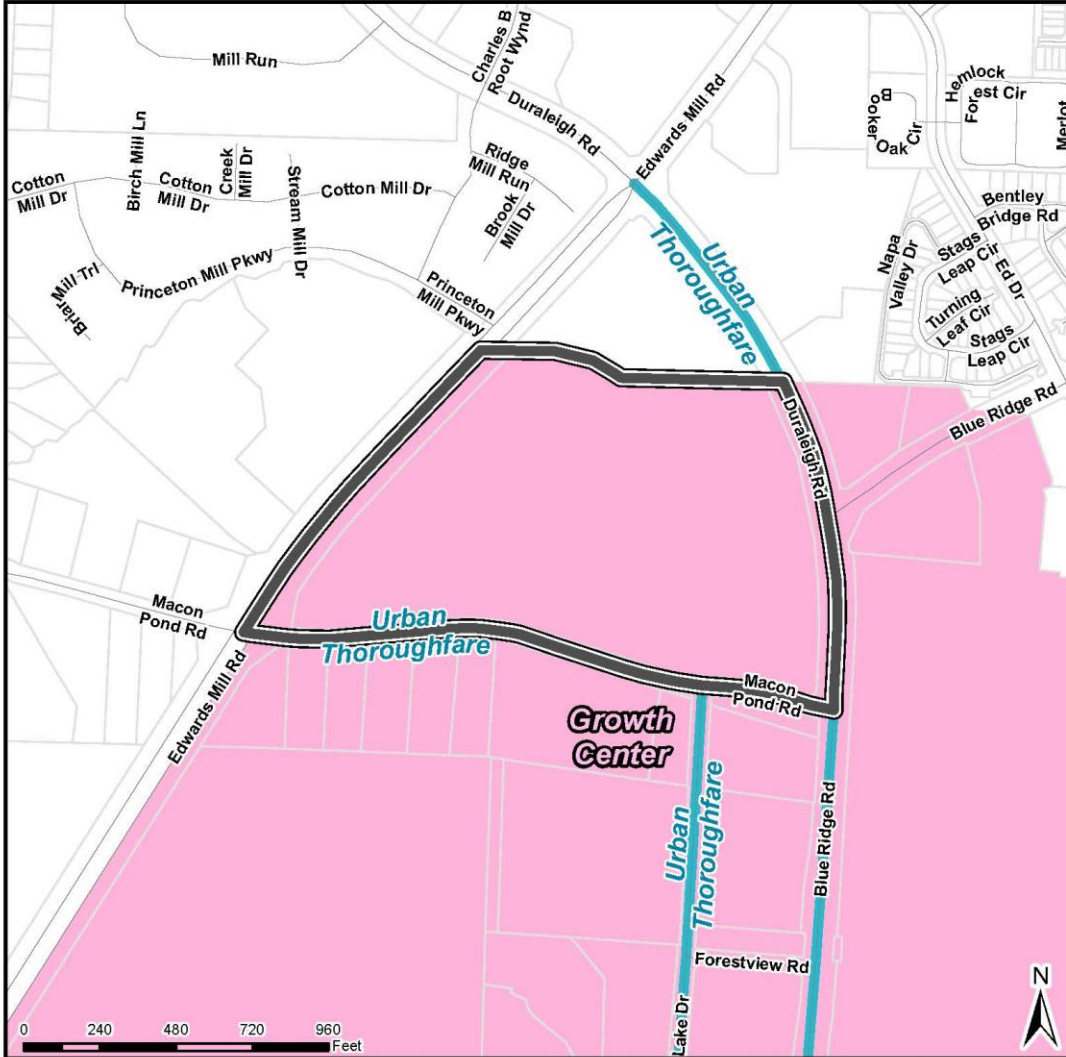
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Requested Zoning	OX-12-CU



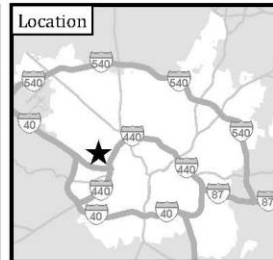
Map by Raleigh Department of City Planning (lttlek) 3/12/2018

Urban Form

Z-8-2018



Property	2923 Edwards Mill Rd
Size	27.22 acres
Existing Zoning	OX-3-UL & OX-7-PL-CU
Requested Zoning	OX-12-CU



Map by Raleigh Department of City Planning (tttsk) 3/12/2018



Zoning Case:

Z-8-18

Z-8-18 Existing Land Use		Daily Trips (vpd)	AM peak trips (vph)	PM peak trips (vph)
Surface Parking		0	0	0
Z-8-18 Current Zoning Entitlements		Daily Trips (vpd)	AM peak trips (vph)	PM peak trips (vph)
Mixed-Use: Apts, Office, Retail		18,535	2,035	2,589
Z-8-18 Proposed Zoning Maximums		Daily Trips (vpd)	AM peak trips (vph)	PM peak trips (vph)
Mixed-Use: Apts, Office, Retail		18,535	2,035	2,589
Z-8-18 Trip Volume Change (Proposed Maximums minus Current Entitlements)		Daily Trips (vpd)	AM peak trips (vph)	PM peak trips (vph)
		0	0	0
Z-8-2018 Traffic Study Worksheet				
6.23.4	Trip Generation	Meets TIA Conditions? (Y/N)		
A	Peak Hour Trips \geq 150 veh/hr	No	There is no expected increase in AM or PM trips.	
B	Peak Hour Trips \geq 100 veh/hr if primary access is on a 2-lane street	No	There is no expected increase in AM or PM trips.	
C	More than 100 veh/hr trips in the peak direction	No	There is no expected increase in AM or PM trips.	
D	Daily Trips \geq 3,000 veh/day	No	There is no expected increase in daily trips.	
E	Enrollment increases at public or private schools	No	Not Applicable	
6.23.5	Site Context	Meets TIA Conditions? (Y/N)		
A	Affects a location with a high crash history [Severity Index \geq 8.4 or a fatal crash within the past three years]	No	No location with a high crash history is affected.	
B	Takes place at a highly congested location [volume-to-capacity ratio \geq 1.0 on both major street approaches]	No		
C	Creates a fourth leg at an existing signalized intersection	Yes	Blue Ridge Road will be extended westward from its current intersection with Duraleigh Road to a new intersection at Edwards Mill Road.	
D	Exacerbates an already difficult situation such as a RR Crossing, Fire Station Access, School Access, etc.	Yes	Duraleigh/Edwards Mill is an intersection of concern.	
E	Access is to/from a Major Street as defined by the City's Street Plan Map Major street - avenue with more than 4 lanes or boulevard	Yes	Edwards Mill is a 6-lane, divided avenue in the City's Street Plan Map.	
F	Proposed access is within 1,000 feet of an interchange	No		
G	Involves an existing or proposed median crossover	Yes	Potentially, depending on site design.	
H	Involves an active roadway construction project	Yes	Blue Ridge Road is being rebuilt to the north beginning at the intersection at Duraleigh Road.	
I	Involves a break in controlled access along a corridor	No		
6.23.6	Miscellaneous Applications	Meets TIA Conditions? (Y/N)		
A	Planned Development Districts	No		
B	In response to Raleigh Planning Commission or Raleigh City Council resolutions	No	None noted as of April 4, 2018.	

Note: There are no trips generated by the zoning application. Yet there are several site context triggers that would require study through a TIA. To address these items, the TIA requirement has been deferred to the site review or subdivision stage of development, at which time a more clear and finalized understanding of the proposed development can be applied and studied.

21:54:02
MAR 08 2018

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: 7 & 3 Frontage: PL and UL Overlay(s): None			
Proposed Zoning Base District: OX Height: 12 Frontage: None Overlay(s): None			
If the property has been previously rezoned, provide the rezoning case number: Z-9-1986; Z-27B-2014			
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:			
542820			

GENERAL INFORMATION			
Date:	Date Amended (1)	Date Amended (2)	
Property Address: 2923 Edwards Mill Road			
Property PIN: 0785-63-7844		Deed Reference (book/page): DB 12794 PG 637	
Nearest Intersection: Macon Pond Road & Edwards Mill Road & Blue Ridge Road			
Property Size (acres): 27.22	(For PD Application Only) Total Units:	Total Square Feet:	
Property Owner/Address: Rex Hospital Inc Attn: Chad Letteris 4420 Lake Boone Trail Raleigh, NC 27606		Phone 919-784-2242	Fax
		Email chad.letteris@unchealth.unc.edu	
Project Contact Person/Address: Mack Paul – Attorney for Applicant 421 Fayetteville St Suite 530 Raleigh, NC 27601		Phone: 919-590-0377	Fax 919-882-8890
		Email: mpaul@morningstarlawgroup.com	
Owner/Agent Signature			
	Email Chad.letteris@unchealth.unc.edu		

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

RECEIVED

MAR 08 2018

BY: _____

Conditional Use District Zoning Conditions	
Zoning Case Number Z-8-18	OFFICE USE ONLY Transaction # Rezoning Case #
Date Submitted Aug 31, 2018	
Existing Zoning: _____ Proposed Zoning: _____	
NARRATIVE OF ZONING CONDITIONS OFFERED	
1. The following uses are prohibited on the subject property: Outdoor sports or entertainment facility (≤250 seats); Outdoor sports or entertainment facility (>250 seats); and Detention center, jail, prison.	
2. If the property is developed solely for office uses, total square footage for office uses shall not exceed 1,918,839. If the property is developed solely for residential purposes, the number of dwelling units shall not exceed 1046. If the property is developed solely for office and retail uses, office square footage shall not exceed 1,583,228, and retail square footage shall not exceed 279,393. If the property is developed solely for office and residential uses, office square footage shall not exceed 1,050,464, and residential dwelling units shall not exceed 893. If the property is developed for office, retail, and residential uses, office square footage shall not exceed 898,661, retail square footage shall not exceed 299,555, and dwelling units shall not exceed 679. If the property is developed with no more than 30,000 square feet of retail and no more than 400 residential units, then office square footage shall not exceed 1,500,000 square feet.	
3. Any site plan for new construction on the subject property shall meet the Parking Limited standards contained in UDO Section 3.4.5 with the exception of 3.4.5.D Height Limitations.	
4.	
5.	
6.	
7.	

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 _____

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) designation for the subject property is Institutional. The 2030 Comprehensive Plan (Comp Plan) suggests that areas carrying an Institutional FLUM designation are meant to be a part of a large campus, generally for a single institutional user. The subject site is the next phase for the Rex Hospital campus, the bulk of which is just east of the subject property across Blue Ridge Road. The base zoning for the existing Rex Hospital is OX. Therefore, the requested OX base district is consistent with guidance in the Comp Plan in that it will unify the zoning over the Rex Hospital area.

2. Policy LU 9.4 – Health Care Industry – The proposed rezoning helps achieve the aim of this goal by supporting the continued growth of Rex within the City.

3. Table LU-2 – Recommended Height Designations – does not list a maximum suggested height for properties with an Institutional FLUM designation, such as the subject property. Nevertheless, the proposed height is consistent with the zoning for the existing Rex campus across Blue Ridge Road. The consistency in heights across the zoning will work to unify the campus as Rex continues to expand within Raleigh. In addition, the property is within a City Growth Center on the Urban Form Map. These areas typically carry the greatest heights throughout the City.

4. The requested rezoning is consistent with many of the policies set forth in the Comp Plan included: LU 1.3 – Conditional Use District Consistency; LU 3.2 – Location of Growth; LU 4.5 – Connectivity; LU 5.1 – Reinforcing the Urban Pattern; and more.

PUBLIC BENEFITS

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

1. The proposed rezoning will facilitate the expansion of the Rex Hospital, an important service provider in the City of Raleigh. By facilitating the expansion of Rex within the City, Rex will be able to remain in Raleigh for the foreseeable future as their land use needs could be met.

2. The requested rezoning also is consistent with the FLUM, thereby helping to achieve the vision of the Comp Plan.

3. The proposed rezoning will facilitate the development of the property consistent with the concepts contained in the adopted Blue Ridge Road District Study for the Health & Wellness District outlined therein.

4.

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 rezoning would impact the resource.

No historic resources exist on the site.

PROPOSED MITIGATION

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

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: City Growth Center 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: <i>While the property is within a City Growth Center, it also is designated for Institutional on the FLUM. Thus, the retail component may be within the Institutional use, but will not be the focus of new development.</i></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: <i>The property is not adjacent to lower density neighborhoods</i></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: <i>There are no neighborhood roads to connect to that stub to the subject property.</i></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: <i>No cul-de-sacs or dead-end streets are contemplated as part of the development.</i></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: <i>Development at the site will adhere to this guideline.</i></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: <i>Building and parking placement will be determined at site plan.</i></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: <i>There are existing sidewalks along the block perimeter which can accommodate pedestrians.</i></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: <i>Building and parking placement will be determined at site plan.</i></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: <i>Outdoor amenity areas will be provided consistent with the UDO.</i></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: <i>Outdoor amenity areas will be provided consistent with the UDO.</i></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: <i>Outdoor amenity areas will be provided consistent with the UDO.</i></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: <i>Outdoor amenity areas will be provided consistent with the UDO.</i></p>
13.	<p><i>New public spaces should provide seating opportunities.</i></p> <p>Response: <i>Outdoor amenity areas will be provided consistent with the UDO.</i></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: Parking lots are not anticipated to dominate the frontage. Structured parking may be incorporated.</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: The location of parking will be determined at Site Plan.</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: Views to parking structures are anticipated to be obstructed if at all visible.</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: Currently, there is a stop at Blue Ridge & Duraleigh as well as the Rex Hospital stop.</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: There is a condition for a new transit stop to better serve the site.</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: Streams nearby or on the property will be properly buffered to minimize impact to them.</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: Sidewalks will be provided per the UDO.</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: Sidewalks will be provided per the UDO.</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: Street trees and landscaping will be provided in accordance with the UDO.</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: Certain natural features may impact building placement as well as the dimensional conditions.</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: Buildings will comply with the applicable UDO standards.</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: Buildings will comply with the applicable UDO standards.</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: There is existing sidewalk along the property, and new sidewalks will be provided per the UDO.</p>

REZONING OF PROPERTY CONSISTING OF +/- 27.22 ACRES
LOCATED ON THE NORTH SIDE OF MACON POND ROAD WEST OF ITS INTERSECTION WITH
BLUE RIDGE ROAD, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS
ON FEBRUARY 12, 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 Monday, February 12, at 6:00 p.m. The property considered for this potential rezoning is approximately 27.22 acres, located on the north side of Macon Pond Road west of its intersection with Blue Ridge Road, in the City of Raleigh, having Wake County Parcel Identification Number 0785-63-7844. This meeting was held at the North Carolina Heart & Vascular Hospital, which is located at 4420 Lake Boone Trail in Raleigh. 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



Mack Paul | Partner
421 Fayetteville Street, Suite 530
Raleigh, NC 27601
919-590-0377
mpaul@morningstarlawgroup.com
www.morningstarlawgroup.com

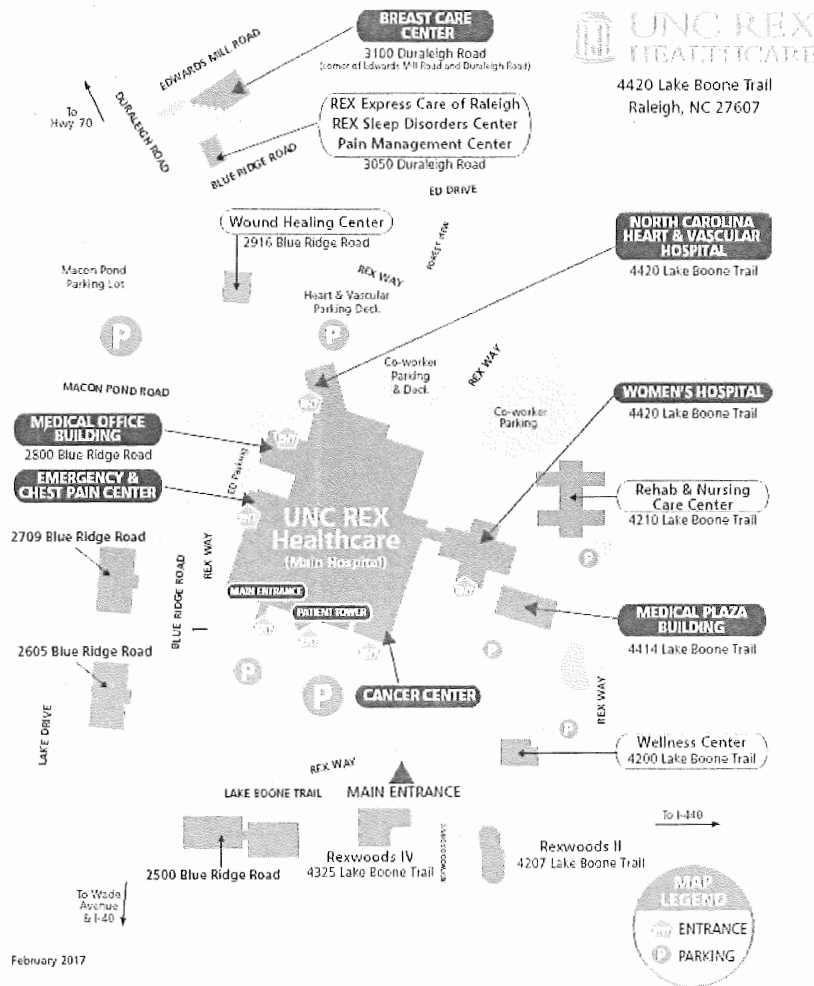
To: Neighboring Property Owner
From: Mack Paul
Date: February 1, 2018
Re: Notice of meeting to discuss potential rezoning of a parcel located in the northeast quadrant of the intersection of Macon Pond Road and Edwards Mill Road, containing approximately 27.22 acres, with address of 2923 Edwards Mill Road, and having Wake County Parcel Identification Number 0785-63-7844 (the "Property").

We are counsel for Rex Hospital, Inc. ("Rex"), which is the owner of the above-captioned Property. Currently, the Property is split-zoned with a combination of Office Mixed Use with a seven story height limitation with a Parking Limited frontage and conditions (OX-7-PL-CU) and Office Mixed Use with a three story height limitation and an Urban Limited frontage (OX-3-UL). Rex is considering rezoning the Property to alter the zoning conditions and unify the zoning on the Property to OX-7-UL-CU. The purpose of the rezoning is to facilitate the development of medical office space.

You are cordially invited to attend a meeting to discuss the potential rezoning. We have scheduled a meeting with surrounding property owners on Monday, February 12, from 6:00 p.m. to 7:00 p.m. This meeting will be held in the auditorium at the Center of Innovation on the first floor of the North Carolina Heart & Vascular Hospital located at 4420 Lake Boone Trail in Raleigh. A map of the hospital and driving directions are printed on the back side of this notice.

The City of Raleigh requires a neighborhood meeting involving the owners of property within 500 feet of the site prior to filing a rezoning application. 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 919.590.0377 or mpaul@morningstarlawgroup.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.



Driving Directions to North Carolina Heart & Vascular Hospital

Rex Hospital main campus is located at the corner of Blue Ridge Road and Lake Boone Trail. Our address is 4420 Lake Boone Trail. The new North Carolina Heart & Vascular Hospital is located on our main campus.

From I-440 Beltline

- Take the Lake Boone Trail exit
- Turn right at the end of the ramp
- You can pass the main entrance on Lake Boone and go to the stoplight and take a right onto Blue Ridge Road. You go to the next stoplight and take a right into the emergency entrance and the Heart Hospital will be straight ahead

From Durham, Chapel Hill and points west

- From I-40 east to Raleigh, take Exit 289 onto Wade Avenue
- Take the Blue Ridge Road exit from Wade Avenue, and turn left off the ramp
- After passing through the intersection of Lake Boone and Blue Ridge, take the next right into the emergency entrance off of Blue Ridge and the hospital is straight ahead

There is ample parking in the deck adjacent to the hospital and we also offer valet parking.

EXHIBIT B

LIST OF PROPERTY OWNERS TO WHOM NOTICES WERE SENT

BELL, VARA JOHNSON
3947 STAGS LEAP CIR
RALEIGH NC 27612-2308

BRM PARTNERS II LLC
C/O BLUE RIDGE REALTY
2501 BLUE RIDGE RD STE 280
RALEIGH NC 27607-6367

BURTON, ELIZABETH A
2108 KIPAWA ST
RALEIGH NC 27607-3135

CC RALEIGH MOB LLC
C/O CENTEX CONCORD
535 MARRIOTT DR STE 625
NASHVILLE TN 37214-5072

CLAYTON, RICHARD T CLAYTON,
JOY B
2307 FAIRVIEW RD
RALEIGH NC 27608-2242

CNL RETIREMENT PC1 NC LP
PO BOX 847
CARLSBAD CA 92018-0847

COMPTON, ANNIE LAURIE
3925 STAGS LEAP CIR
RALEIGH NC 27612-2308

CWS EDWARDS SAF LLC EDWARDS MILL RE
I LLC
GARY CARMELL AND MARY ELLEN BARLOW
14 CORPORATE PLAZA DR STE 210
NEWPORT BEACH CA 92660-7928

DEBRA, JUDSON N JR DEBRA,
GLENNIS B
3921 STAGS LEAP CIR
RALEIGH NC 27612-2308

DUKE ENERGY PROGRESS INC
TAX DEPT - DEC41B
550 S TRYON ST
CHARLOTTE NC 28202-4200

DURALEIGH COMMERCE I LLC
DURALEIGH COMMERCE II LLC
3101 CORNWALL RD
DURHAM NC 27707-5101

GRIFFIN, IRENE S
3945 STAGS LEAP CIR
RALEIGH NC 27612-2308

GROUP I VENTURES
EDWARDS MILL LLC
3001 EDWARDS MILL RD # 200
RALEIGH NC 27612-5243

GUSTAFSON, NEIL C GUSTAFSON,
SHARON
PO BOX 17843
RALEIGH NC 27619-7843

HARRELL, CHARLIE M III
3943 STAGS LEAP CIR
RALEIGH NC 27612-2308

HARRELL, GEORGE R HARRELL,
CHRISTINE W
3933 STAGS LEAP CIR
RALEIGH NC 27612-2308

HARRISON, W LLOYD
4309 MACON POND RD
RALEIGH NC 27607-6331

HARRISON, WILLIAM L HARRISON,
JANE C
4225 MACON POND RD
RALEIGH NC 27607-6320

HARRISON, WILLIAM LLOYD
4225 MACON POND RD
RALEIGH NC 27607-6320

HTA RALEIGH LLC
16435 N SCOTTSDALE RD STE 320
SCOTTSDALE AZ 85254-1694

HTA-BLUE RIDGE, LLC
16435 N SCOTTSDALE RD STE 320
SCOTTSDALE AZ 85254-1694

HTA-RALEIGH MEDICAL CENTER II
LLC
16435 N SCOTTSDALE RD STE 320
SCOTTSDALE AZ 85254-1694

JOHNSON, ROBERT E
3937 STAGS LEAP CIR
RALEIGH NC 27612-2308

JONES, MANLEY DALTON
4105 DURHAM RD
RALEIGH NC 27614-8130

JONES, SHERWOOD H JONES,
PHYLLIS L
94 E DEER RUN
APEX NC 27523-8402

JONES, SHERWOOD HARRISON
JONES, MANLEY DALTON
94 E DEER RUN
APEX NC 27523-8402

MACON POND INVESTMENTS LLC
2501 BLUE RIDGE RD STE 280
RALEIGH NC 27607-6367

MCAON POND INVESTORS LLC
4217 GLEN LAUREL DR
RALEIGH NC 27612-3717

MCMILLIAN, MICHAEL S
3923 STAGS LEAP CIR
RALEIGH NC 27612-2308

MURPHY, SONIA
3935 STAGS LEAP CIR
RALEIGH NC 27612-2308

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

NORTH CAROLINA STATE OF
BOX 7230 NCSU/REAL ESTATE
OFFICE
RALEIGH NC 27695-0001

NORTH CAROLINA STATE OF
C/O DEPT OF ADMINISTRATION
116 W JONES ST
RALEIGH NC 27603-1300

REX HOSPITAL INC
4420 LAKE BOONE TRL
RALEIGH NC 27607-7505

UNIVERSITY OF NORTH CAROLINA
HEALTH CARE SYSTEM
211 FRIDAY CENTER DR
HEDRICK BUILDING STE 2028
CHAPEL HILL NC 27517-9499

VINEYARD AT BENTLEY RIDGE
OWNERS ASSN INC THE
CAS INC
207 W MILLBROOK RD STE 110
RALEIGH NC 27609-4490

WAKE COUNTY
ATTORNEYS OFFICE
PO BOX 550
RALEIGH NC 27602-0550

MUCIE H + GUY M WATKINS
165 LUDWELL CT
ALPHARETTA GA 30022-6083

MUCIE H WATKINS + BESSIE W
DEW
4712 JOSEPH MICHAEL CT
RALEIGH NC 27606-9646

WEINBRENNER, GEORGE J
WEINBRENNER, JUDY C
3931 STAGS LEAP CIR
RALEIGH NC 27612-2308

EXHIBIT C

SUMMARY OF DISCUSSION ITEMS

On Monday, February 12, 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. Will there be retail?
 - a. There may be some auxiliary retail, but primarily, the plan is for medical offices. The amount of retail already is limited through the UDO. Ultimately, this may end up being something like a small café in a building.
2. Will there be a light at Lake Boone?
 - a. We cannot control whether one is required there, but are not opposed. Whether one gets installed will depend on a warrant analysis from NCDOT. If a light is warranted, one will be installed.
3. Has there been a traffic study?
 - a. Not yet, but one may be required depending on staff's review.
4. Are you aware of the Blue Ridge Corridor Plan?
 - a. Yes, and we believe the rezoning is consistent with the guidance provided in that plan.
5. What do you envision for height?
 - a. We are asking for up to 12 stories, which is consistent with the zoning of the existing Rex campus across the street.
6. Why is there no frontage included with your rezoning?
 - a. Frontages, as designed in the UDO, apply to all streets within the rezoning area. This is problematic because there will be internal streets added throughout this acreage, and we cannot be sure that the standard UDO frontages will work for what Rex has envisioned. Instead, we are offering zoning conditions which mimic UDO frontage requirements, but only along the external streets: Edwards Mill, Blue Ridge, and Macon Pond. That way, the buildings can be designed without complications stemming from trying to comply with frontage requirements along internal streets.

EXHIBIT D

NEIGHBORHOOD MEETING ATTENDEES

Name	Email Address
Mark Lefebvre	mlefebvre@mindspring.com
Joe Meir	jmeir@br-realty.com