

CITY OF RALEIGH

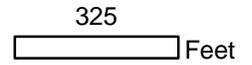
Existing Zoning Map

Z-3-11

**R-6 CUD
to
R-20 CUD**

3.78 acres

Public Hearing
April 19, 2011
(July 18, 2011)





Certified Recommendation

Raleigh Planning Commission

CR# 11418

Case Information Z-3-11

<i>Location</i>	Lead Mine Road, west side, south of its intersection with Sawmill Road
<i>Size</i>	3.78 acres
<i>Request</i>	Rezone property from Residential-6 Conditional Use District to Residential-20 Conditional Use District

Comprehensive Plan Consistency

Consistent

Inconsistent

Consistent

<i>Future Land Use Designation</i>	<input type="checkbox"/>	Low Density Residential
<i>Applicable Policy Statements</i>	<input type="checkbox"/>	Policy LU 4.5 - Connectivity
	<input checked="" type="checkbox"/>	Policy LU 5.6 - Buffering Requirements
	<input checked="" type="checkbox"/>	Policy LU 8.5 - Conservation of Single-Family Neighborhoods
	<input type="checkbox"/>	Policy LU 8.9 - Open Space in New Development
	<input checked="" type="checkbox"/>	Policy T 2.9 - Curb Cuts
	<input checked="" type="checkbox"/>	Policy EP 3.12 - Mitigating Stormwater Impacts
	<input checked="" type="checkbox"/>	Policy CS 5.7 - Elder Care Facilities
	<input type="checkbox"/>	Policy UD 2.4 - Transitions in Building Intensity

Summary of Conditions

<i>Submitted Conditions</i>	<ol style="list-style-type: none"> Limit uses to Congregate Care, Congregate Living Structure, or Life Care Community (max. 120 units); or any uses permitted in R-6 zoning. Provide minimum setbacks as per Exhibit A: East – 25’ minimum beginning at the NE corner of the property running south along the street frontage 120’, 60’ minimum along the remaining frontage (approximately 280’); North – 25’ minimum; West – 65’ minimum; South – 80’ minimum beginning from the SE corner of the property running west along the south property line 110’, 50’ minimum for the next 60’ along the south property line, 70’ minimum for the remainder of the property line a minimum setback of 70 feet. Tree conservation area to be the same as previously approved (S28-07). Limit building height to 36’. All pitched roofs to be 5:12 maximum. Provide that any trash/ recycling area be set back 100’ min. from any adjacent parcel; area to enclosed and screened. Provide that lighting fixtures be of cutoff design & directed away from off-site residences. Provide a 20 feet Type C transitional protective yard along the south lot line. Limit site access to one driveway from Lead Mine Road. Provide that post-development stormwater runoff not exceed 2-, 10-, 25-, 50- and 100-year storm rates, and during construction not
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	<p>exceed the with runoff on the west not to exceed 2-, 10-, and 25-year storm rates; development not to cause Greystone Lake to rise above 100-year flood level.</p> <p>9. Provide 20'x15 transit easement on Lead Mine Road.</p> <p>10. Prohibit vinyl siding.</p> <p>11. Provide that, at minimum, exterior building materials consist of 40% painted HardiPlank, 15% brick accents, and 10% doors and windows.</p>
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Issues and Impacts

<i>Outstanding Issues</i>	<ol style="list-style-type: none"> 1. Inconsistent with Future Land Use Map. 2. Future connectivity. 3. Definition of Type C Transitional Protective yard (TPY) plantings, in view of pending Code changes. 4. TPY width on west. 	<i>Suggested Conditions</i>	<ol style="list-style-type: none"> 1. Provide offers of cross-access. 2. Qualify number/ type of Type C TPY plantings (per current Code). 3. Specify minimum TPY width on the west.
<i>Impacts Identified</i>	(None.)	<i>Proposed Mitigation</i>	(None.)

Public Meetings

<i>Neighborhood Meeting</i>	<i>Public Hearing</i>	<i>Committee</i>	<i>Planning Commission</i>
11/30/10	4/19/11	--	5/24/11 – Deferred 6/14/11 – Approved

Valid Statutory Protest Petition

Attachments

1. Staff Report
2. Existing Zoning/ Location Map
3. Future Land Use Map
4. Subdivision Plan S-28-07 (related to proposed tree conservation)

Planning Commission Recommendation

<i>Recommendation</i>	The Planning Commission finds that the proposed rezoning, notwithstanding the Future Land Use Map, is consistent with the Comprehensive Plan, and recommends based on the findings and reasons stated herein that the request be approved in accordance with zoning conditions dated June 3, 2011.
<i>Findings & Reasons</i>	<ol style="list-style-type: none"> 1) The request provides a public benefit in that needed senior housing would be provided, extensive building setbacks would be established, and more aggressive stormwater protection would be required. 2) The request is compatible with surrounding land uses and development patterns. The conditions provided would help mitigate potential impacts of the rezoning to adjacent properties.

	(3) The request is reasonable and in the public interest. Potential adverse impacts have been mitigated and appropriate transitions established through appropriate conditions.
<i>Motion and Vote</i>	Motion: Mattox Second: Fleming In Favor: Bartholomew, Butler, Fleming, Haq, Mattox, Smith, and Sterling Lewis Opposed: Anderson

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.

_____	_____	_____	06/14/11
Planning Director	Date	Planning Commission Chairperson	Date

Staff Coordinator: Doug Hill doug.hill@raleighnc.gov



Zoning Staff Report – Case Z-3-11

Conditional Use District

Request

<i>Location</i>	Lead Mine Road, west side, south of its intersection with Sawmill Road
<i>Request</i>	Rezone property from Residential-6 Conditional Use District to Residential-20 Conditional Use District
<i>Area of Request</i>	3.78 acres
<i>Property Owner</i>	James W. Woody, John K. Woody III
<i>PC Recommendation Deadline</i>	July 18, 2011

Subject Property

	<i>Current</i>	<i>Proposed</i>
<i>Zoning</i>	Residential-6 CUD	Residential-20 CUD
<i>Additional Overlay</i>	(none)	(none)
<i>Land Use</i>	Vacant	Congregate Care, Congregate Living Structure, or Life Care Community; R-6 uses
<i>Residential Density</i>	Maximum of 20 units (per CUD zoning case Z-61-06)	Maximum of 120 congregare care structure dwelling units, or 22 single-family units

Surrounding Area

	<i>North</i>	<i>South</i>	<i>East</i>	<i>West</i>
<i>Zoning</i>	O&I-1 CUD	R-6	R-6 CUD	R-4
<i>Future Land Use</i>	Low Density Residential	Low Density Residential	Low Density Residential	Low Density Residential
<i>Current Land Use</i>	Residential Institution (Church Campus)	Low Density Residential	Low Density Residential (Condominiums)	Low Density Residential

Comprehensive Plan Guidance

<i>Future Land Use</i>	Low Density Residential (1 to 6 dwelling units/ acre)
<i>Area Plan</i>	n/a
<i>Applicable Policies</i>	Policy LU 4.5 - Connectivity Policy LU 5.6 - Buffering Requirements Policy LU 8.5 - Conservation of Single-Family Neighborhoods Policy LU 8.9 - Open Space in New Development Policy T 2.9 - Curb Cuts Policy EP 3.12 - Mitigating Stormwater Impacts Policy CS 5.7 - Elder Care Facilities Policy UD 2.4 - Transitions in Building Intensity

Contact Information

<i>Staff</i>	Doug Hill, Doug.Hill@raleighnc.gov
<i>Applicant</i>	Mark Lowen (Lenity Group LLC), markl@lenitygroup.com
<i>Citizens Advisory Council</i>	North; William Owen, will.s.owen@gmail.com

Case Overview

The proposal seeks to rezone a single-family residential property to low- to moderate-density uses. The existing zoning on the property is R-6 CUD. The submitted conditions would only permit uses allowed under R-6 zoning, plus congregate care, congregate living or life care housing.

The Future Land Use Map designates the property for Low-Density Residential use with a density of up to 6 dwellings per acre. The proposed zoning conditions would allow up to 120 congregate care structure dwelling units on the site, which under Code would translate to 60 equivalent dwelling units, or 15 equivalent units per acre. Conditions limit building height; however, at such density, future site building(s) could have footprint(s) and mass considerably greater than those of adjacent properties. Detailing how such mass might be made more consistent with the surrounding built forms (e.g., though maximum wall plane lengths) would increase assurance of design compatibility.

The proposal provides for a 25-foot minimum building setback from northern and eastern property lines, but adds a significantly greater setback along most of the east lot line (60 feet). Structures on contiguous lots on the west side of Sawmill Road display as-built setbacks of 70 feet and wider. Rear setbacks of the adjacent church complex to the north and condo buildings across the road, from their respective adjoining single-family parcels, range from 140 to 50 feet. A 65-foot setback is conditioned along the western property line. Along most of the south lot line, buildings would be set back 70 to 80 feet but would be allowed 50 feet from the line within a 60-foot section.

Exhibit C & D Analysis

Staff examines consistency with the Comprehensive Plan, compatibility with the surrounding area, public benefits and detriments of the proposal, and summarizes any associated impacts of the proposal.

- 1. Consistency of the proposed rezoning with the Comprehensive Plan and any applicable City-adopted plan(s)**

1.1 Future Land Use

This proposal is inconsistent with the Future Land Use Map, which designates the site for Low Density Residential development (1 to 6 units per acre). As conditioned, up to 120 congregate care dwelling units could be constructed. City Code Sec. 10-2102 (g) provides that congregate care units be calculated “equivalent to one-half (1/2) of a dwelling unit;” the effective maximum density on site would thus be 15 units per acre. Under the Comprehensive Plan, this figure falls within the range of Medium Density Residential development (14 to 28 units per acre).

1.2 Policy Guidance

The following policy guidance is applicable with this request:

Policy LU 1.3 - Conditional Use District Consistency

All conditions proposed as part of a conditional use district (CUD) should be consistent with the Comprehensive Plan.

The consistency of the proposed conditions with the Comprehensive Plan is mixed; details are provided below.

Policy LU 4.5 - Connectivity

New development and redevelopment should provide pedestrian and vehicular connectivity between individual development sites to provide alternative means of access along corridors.

The proposal does not address this policy. Plans call for the adjacent section of Lead Mine Road to become a four-lane Major Thoroughfare. While frontage lots on either side of the subject site were built out some time ago, Policy LU 4.5 suggests an offer of cross-access would be appropriate under this rezoning. The proposal is specifically conditioned to prohibit street access from the site to Rolling Dale Court, a cul-de-sac in the Wedges at Greystone, the adjoining single-family neighborhood. The proposal anticipates future site residents will be “active in church, community and local volunteer opportunities.” Conditioning connectivity could encourage this involvement.

Policy LU 5.6 - Buffering Requirements

New development adjacent to areas of lower intensity should provide effective physical buffers to avoid adverse effects. Buffers may include larger setbacks, landscaped or forested strips, transition zones, fencing, screening, height and/or density step downs, and other architectural and site planning measures that avoid potential conflicts.

All setbacks exceed City minimums for the proposed zoning district and uses. Tree conservation areas (TCAs) are conditioned to correspond to “tree protection buffer” areas designated on the existing subdivision plan for the site (S-28-07), an image of which is attached below. It is recommended that for ease of reference the plan be attached to the rezoning proposal.

A Type “C” Transitional Protective Yard is conditioned along the south lot line. Given the potential changes to Code language under the pending Unified Development Ordinance, it is recommended that the exact planting specifications contained in the current Code be added to the language of the condition.

Policy LU 8.5 - Conservation of Single-Family Neighborhoods

Protect and conserve the City's single-family neighborhoods and ensure that their zoning reflects their established low density character. Carefully manage the development of vacant land and the alteration of existing structures in and adjacent to single-family neighborhoods to protect low density character, preserve open space, and maintain neighborhood scale.

Policy UD 2.4—Transitions in Building Intensity

Establish gradual transitions between large-scale and small-scale development. The relationship between taller, more visually prominent buildings and lower, smaller buildings (such as single family or row houses) can be made more pleasing when the transition is gradual rather than abrupt. The relationship can be further improved by designing larger buildings to reduce their apparent size and recessing the upper floors of the building to relate to the lower scale of the adjacent properties planned for lower density.

Conditions as provided are partially consistent with these policies. The primary means of providing transitions from the buildable area of the site to adjacent single-family residential properties are the conditioned 50 to 80 foot building setbacks. In respect to character and scale, the proposal limits roof pitch to 5:12 and building height to 36 feet. Whether the latter figure will apply to a pitched or parapet roof, however, is not noted (if pitched, as provided by Code Sec. 10-2076, the wider the building footprint, the taller the total building height could be). Conditions prohibit vinyl siding and provide minimum percentages of other exterior building materials; the percentages offered, though, account for only 65% of the building exterior.

Policy LU 8.9 - Open Space in New Development

New residential development should be developed with common and useable open space that preserves the natural landscape and the highest quality ecological resources on the site.

Open space is partially addressed in the proposal. The setback area on the west is conditioned to include tree conservation areas, but no information is provided regarding useable common space.

Policy T 2.9 – Curb Cuts

The development of curb cuts along public streets—particularly on thoroughfares and arterials—should be minimized to reduce vehicular conflicts, increase pedestrian safety, and improve roadway capacity.

The proposal is consistent with this policy. The case is conditioned to permit only one access driveway on Lead Mine Road, a Major Thoroughfare.

Policy EP 3.12—Mitigating Stormwater Impacts

Potential stormwater impacts from new development on adjoining properties should mimic pre-development conditions and control the rate of runoff so as to avoid erosion of stream banks, inundation of natural waterways and to allow the recharging of groundwater. The intent is to avoid environmental and economic damage to the adjacent properties and City infrastructure.

The proposal is consistent with this provision, being conditioned to prevent post-development storm water runoff from exceeding the pre-development runoff rates for the 2-, 10-, 25-, 50- and 100-year storm events; with runoff during construction not to exceed the 2-, 10-, and 25-year storm event rates to the west. The proposal is also conditioned to cause no rise beyond the 100-year elevation of nearby Greystone Lake; staff has noted, however, that enforceability of the latter provision is problematic (i.e., determining the subject site's single contribution to lake rise when nearly ¼ of the Mine Run watershed—roughly 1,500 acres—drains to the lake). Because the subject site is less than .003% of the total contributing drainage area to Greystone Lake, it would be extremely difficult to account for the development within floodplain modeling.

Policy CS 5.7—Elder Care Facilities

Plan and provide for elder care facilities adequate to meet the needs of Raleigh's aging population.

The proposal is consistent with this guidance. While this policy provides direction to the City and not the applicant, this proposal would help implement the policy language. As noted in Section H.5 of the Comprehensive Plan, while the City “does not provide health and human services directly,” its policies “seek to facilitate the provision of these vital services.”

1.3 Area Plan Guidance

No area plan has been prepared for the site area.

2. Compatibility of the proposed rezoning with the property and surrounding area

The subject property was formerly the site of a single-family residence, zoned R-4. A 2006 rezoning (Z-61-06) and subsequent subdivision plan currently permit the property to be developed with up to 20 townhouse units. Several provisions of the 2006 rezoning (parts of conditions D., F., and I.) have been carried over in the current proposal (in conditions G. and H.). An existing condition banning dumpsters has been modified to permit a “trash & recycling area” that will be enclosed, screened, and set back at least 100 feet from any adjacent parcel. Under the proposal, current conditions restricting parking and residential institutions would be removed.

The surrounding properties contain a variety of residential and residentially-focused buildings. Properties to the west and south consist of one- and two-story single family dwellings on individual wooded lots. The Greystone Baptist Church campus borders the property on the north, while three 3-story condominium buildings are situated to the east across Lead Mine Road. The site is 800 feet south of the Stonehenge Shopping Center, which includes a City recreation center. Case conditions limit building height.

The request is to rezone the property to R-20. If approved, this would be the only instance of R-20 zoning for approximately one mile in any direction. While the church property on the north is zoned O&I-1, the conditions of its zoning (Z-38-86) limit the site's use to “a church and all related activities normally associated with operation of a community church facility,” a use consistent with the Low Density Residential designation of that property under the Future Land Use Map.

3. Public benefits of the proposed rezoning

The applicant affirms senior housing as a growing demographic need. Staff concurs. Other retirement communities are located in north Raleigh, but none within a mile of the subject site. The fundamental increase in site density being proposed could potentially be counterbalanced by the low trip generation expected under the conditioned uses. The proposed uses would result in a lesser or only marginally greater demand for school resources than would be possible under the existing zoning.

4. Detriments of the proposed rezoning

The fit of site development possible under the proposal is partially defined, but as conditioned, the proposal could permit a large-footprint, relatively monolithic structure. The primary mitigation measures provided are the conditioned setbacks and building height restriction.

Conditions provide a 65-foot building setback from the residential lots to the west. While Tree Conservation is conditioned in that area, no minimum transitional protective yard width is noted. It is anticipated that a section of the setback area will be cleared for installation of the site stormwater device. The closest existing residence to the shared lot line there is 80 feet.

5. The impact on public services, facilities, infrastructure, fire and safety, parks and recreation, etc.

5.1 Transportation

<u>Primary Street(s)</u>	<u>Classification</u>	<u>Current Volume (ADT)</u>		<u>2035 Forecasted Volume (ADT)</u>	
Lead Mine Road	Major Thoroughfare	15,000		15,540	
Street Conditions					
<u>Lead Mine Road</u>	<u>Lanes</u>	<u>Curb and Gutter</u>	<u>Right-of-Way</u>	<u>Sidewalks</u>	<u>Bicycle Accommodations</u>
Existing	2	shoulder section	75'	(none)	(none)
City Standard	4	Back-to-back curb and gutter section	90'	Minimum 5' sidewalks on both sides	4' Striped bicycle lanes on both sides
Meets City Standard?	NO	NO	NO	NO	NO
Expected Traffic Generation [vph]	<u>Current Zoning</u>	<u>Proposed Zoning</u>	<u>Difference</u>		
AM PEAK	4	11	+ 7		
PM PEAK	7	20	+ 13		
Suggested Conditions/ Impact Mitigation:	Traffic Study Determination: Staff has reviewed a trip generation report for this case and determined that a Traffic Impact Analysis study is not recommended.				
Additional Information:	Neither NCDOT nor the City of Raleigh have any roadway construction				

	projects scheduled in the vicinity of this case.
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Impact Identified: The proposed rezoning is not expected to affect the City's traffic or transportation system adversely.

5.2 Transit

The conditioned site uses could increase transit usage on Lead Mine Road. A 15' x 20' transit easement is to be provided.

Impact Identified: Given the conditioned easement, the proposed zoning is not expected to impact the City transit system adversely.

5.3 Hydrology

<i>Floodplain</i>	None
<i>Drainage Basin</i>	Mine Creek
<i>Stormwater Management</i>	Subject to Part 10, Chapter 9
<i>Overlay District</i>	None

Site is subject to Part 10, Chapter 9, Stormwater regulations for quantity and quality.

Impact Identified: The proposed rezoning is not expected to affect City stormwater adversely.

5.4 Public Utilities

	<i>Maximum Demand (current)</i>	<i>Maximum Demand (proposed)</i>
<i>Water</i>	13,230 gpd	39,690 gpd
<i>Waste Water</i>	13,230 gpd	39,690 gpd

There is an existing sixteen (16") water main within the Lead Mine Road right-of-way. Sanitary sewer is currently not available to the property; therefore the property owner will be required to extend the sanitary sewer system and obtain any required associated easements to the property at the owner's costs.

Impact Identified: The proposed rezoning add approximately 26,460 gpd to the sanitary wastewater collection or water distribution systems of the City's utilities. Public lines are expected to accommodate this increase.

5.5 Parks and Recreation

The subject property is not adjacent to any greenway corridors. The subject property is located at the edge of a neighborhood park search area. Recreation service is provided by Greystone Recreation Center.

Impact Identified: This rezoning case will not increase the level of recreation service requirements for either park land or park facilities.

5.6 Urban Forestry

It should be noted that the Tree Conservation Area referenced in Condition B. was reviewed--not approved--as part of S-28-07. However, although all comments on that plan were not addressed, the comments can be addressed when the future site plan is reviewed for permitting, and should not affect the site's ability to meet the Tree Conservation Ordinance under the proposed rezoning. It is recommended, though,

that the last paragraph in Condition B. be corrected to state: “Additionally the site shall adhere to the tree conservation area labeled on the subdivision plans as ‘Tree Protection Buffer’ as reviewed by staff for subdivision plan S-28-07 and as may be required to be modified by Raleigh City Code 10-2082.14.”

Impact Identified: No special impacts to the City’s urban forestry resources are expected due to the proposed rezoning.

5.7 Wake County Public Schools

Under the existing CUD zoning, a maximum of 20 dwelling units can be constructed on the site. The proposed zoning would permit housing at R-6 densities (i.e., 22 units maximum), or housing for older adults. The two additional single family units would result in only a slight potential increase in the number of school age children at base schools:

School name	Current Enrollment	Current Capacity	Future Enrollment	Future Capacity
Lynn Road	472	74.3%	479	75.4%
Carroll	714	83.9%	716	84.1%
Sanderson	1,876	98.8%	1,878	98.9%

Impact Identified: The requested rezoning, as conditioned, would result in fewer or only slightly more school age site residents than would be possible under the existing zoning.

5.8 Designated Historic Resources

No designated Raleigh Historic Landmarks or properties listed on the National Register of Historic Places are located within 1,000 feet of the site. Two older family cemeteries are located just south of the site on Lead Mine Road: the Lynn cemetery (early 20th century) at 290 feet away and the Terry cemetery (early-late 20th century), 1,360 feet away.

Impact Identified: No impacts to the City’s historic resources are expected from this proposal.

5.9 Impacts Summary

None identified.

5.10 Mitigation of Impacts

None required.

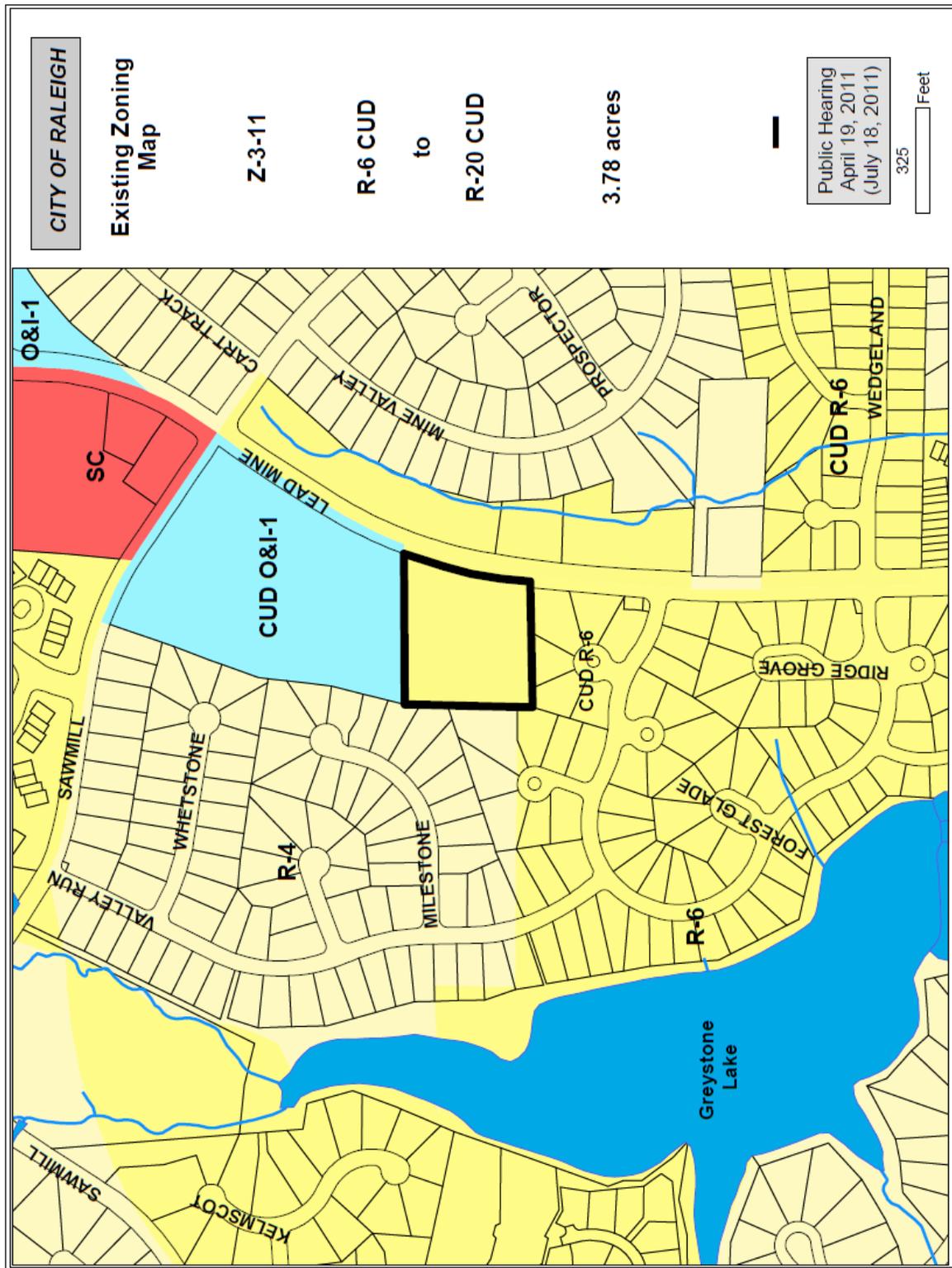
6. Appearance Commission

The proposal is not subject to Appearance Commission review.

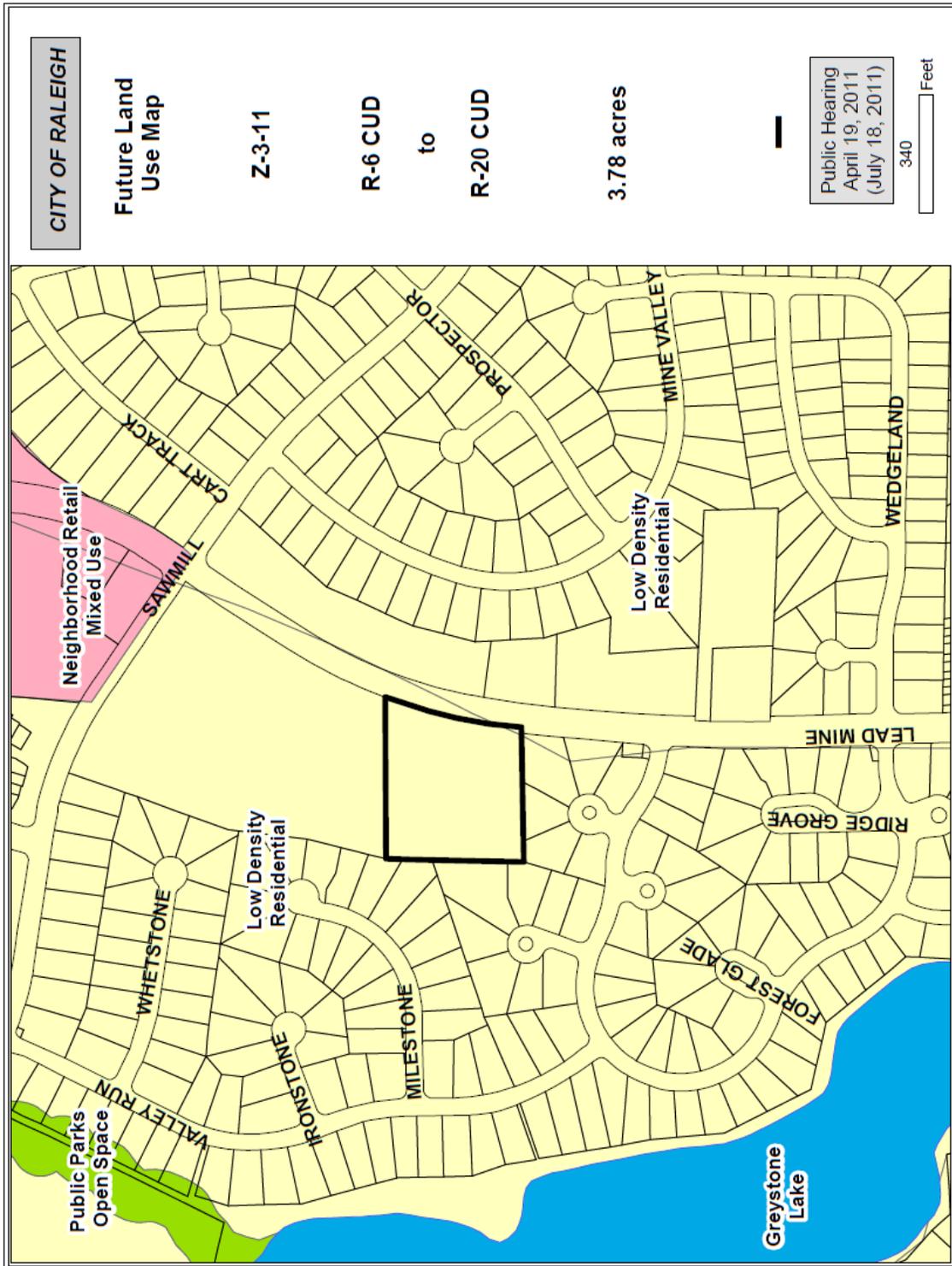
7. Conclusions

The proposal is inconsistent with the Future Land Use Map, which calls for residential development of lower density on the parcel. The proposal is also inconsistent or partially inconsistent with several policies contained within the Comprehensive Plan. However, no significant infrastructure, school enrollment, or traffic impacts are expected from rezoning. Provision should be made for cross-access along Lead Mine Road.

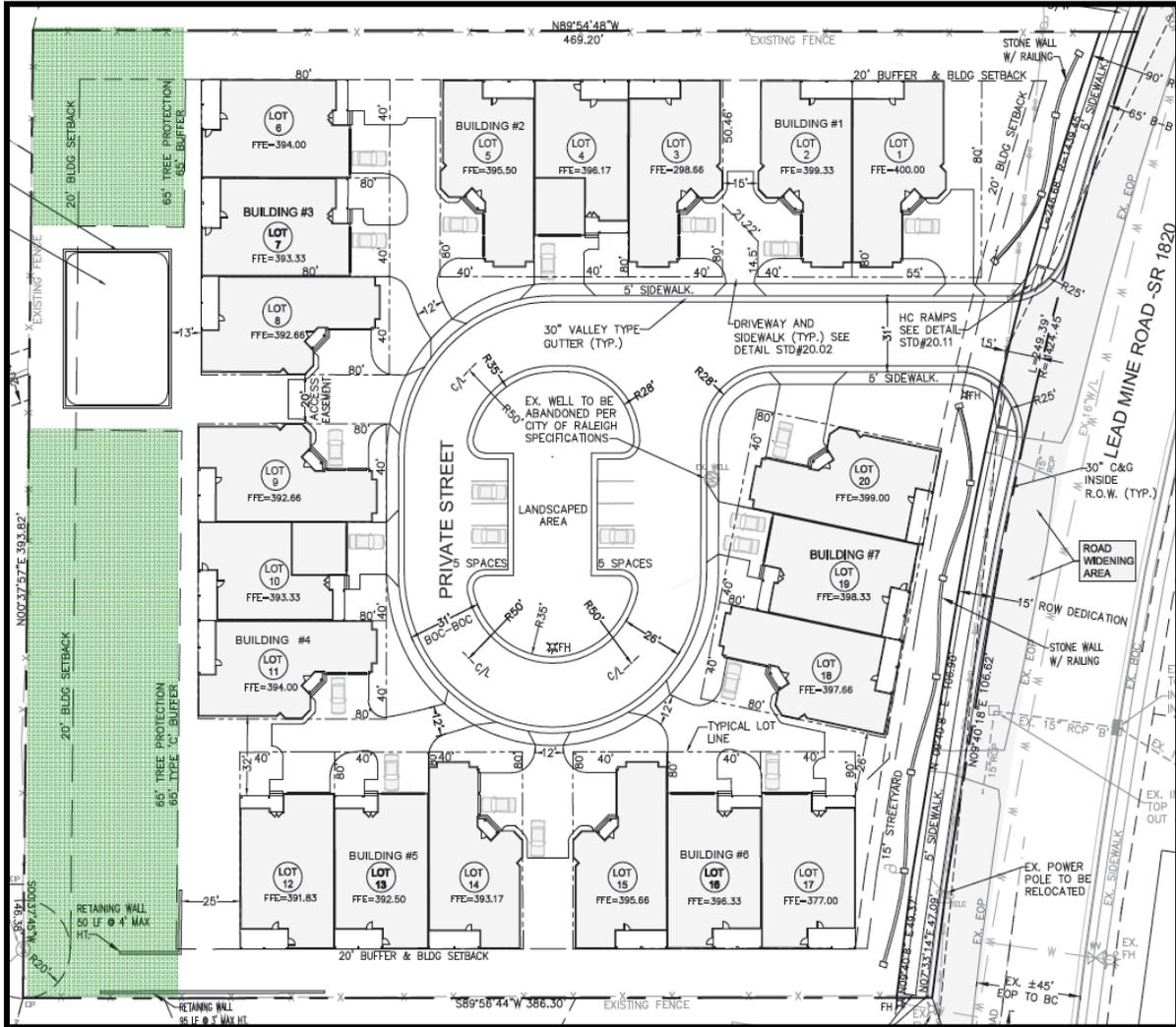
Existing Zoning/ Location Map



Future Land Use Map



Subdivision Plan (S-28-07), previously approved for the site.
 Under Condition B. of Z-3-11, the spaces indicated as "Tree Protection Buffer" (shaded below) are to include Tree Conservation Areas.





Z-3-11
12-17-11
pd. 1064.00 by CK#1748

Petition to Amend the Official Zoning Map

Before the City Council of the City of Raleigh, North Carolina

The petitioner seeks to show the following:

1. That, for the purposes of promoting health, morals, or the general welfare, the zoning classification of the property described herein must be changed.
2. That the following circumstance(s) exist(s):
 - City Council has erred in establishing the current zoning classification of the property by disregarding one or a combination of the fundamental principles of zoning as set forth in the enabling legislation, North Carolina General Statutes Section 160A-381 and 160A-383.
 - Circumstances have so changed since the property was last zoned that its current zoning classification could not properly be applied to it now were it being zoned for the first time.
 - The property has not heretofore been subject to the zoning regulations of the City of Raleigh.
3. That the requested zoning change is or will be consistent with the Raleigh Comprehensive Plan.
4. That the fundamental purposes of zoning as set forth in the N.C. enabling legislation would be best served by changing the zoning classification of the property. Among the fundamental purposes of zoning are:
 - a. to lessen congestion in the streets;
 - b. to provide adequate light and air;
 - c. to prevent the overcrowding of land;
 - d. to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements;
 - e. to regulate in accordance with a comprehensive plan;
 - f. to avoid spot zoning; and
 - g. to regulate with reasonable consideration to the character of the district, the suitability of the land for particular uses, the conservation of the value of buildings within the district and the encouragement of the most appropriate use of the land throughout the City.

THEREFORE, petitioner requests that the Official Zoning map be amended to change the zoning classification of the property as proposed in this submittal, and for such other action as may be deemed appropriate. All property owners must sign below for conditional use requests.

ALL CONDITIONAL PAGES MUST BE SIGNED BY ALL PROPERTY OWNERS

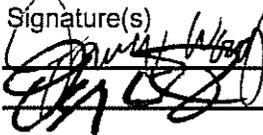
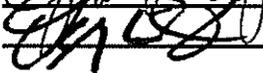
Signature(s)	Print Name	Date
	James W. Woody	11/30/10
	John K. Woody	11/30/10

EXHIBIT B. Request for Zoning Change

Please use this form only – form may be photocopied. Please type or print. See instructions in *Filing Addendum*

Contact Information	Name(s)	Address	Telephone/Email
Petitioner(s) Harvest Development LLC	Lenity Group LLC Mark Lowen / Dan Roach	471 High St SE Suite #10 Salem OR 97301	(503) 399-1090 markl@lenitygroup.com dan@lenitygroup.com

(for conditional use requests, petitioners must own petitioned property)

Property Owner(s)	James W. Woody John K. Woody III	8341 Bandford Way, Suite #7 Raleigh NC 27615	
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Contact Person(s)	Mark Lowen Dan Roach @ Lenity Group LLC	471 High St SE Suite #10 Salem OR 97301	markl@lenitgroup.ocm (503) 507-2518 dan@lenitygroup.com (503) 871-5908
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Property information

Property ID: 1707061236

Nearest Major Road: Lead Mine Rd and Saw Mill Rd

Area of Subject Property: 3.78 Acres

Current Zoning: Residential 6 Conditional Use

Requested Zoning: Office & Institutional - I Conditional Use

EXHIBIT B. Request for Zoning Change

Please use this form only – form may be photocopied. Please type or print. See instructions in *Filing Addendum*

The following are all of the persons, firms, property owners, associations, corporations, entities or governments owning property adjacent to and within one hundred feet (excluding right-of-way) of the property sought to be rezoned. Please include Wake County PINs with names, addresses and zip codes. Indicate if property is owned by a condominium property owners association. Please complete ownership information in the boxes below. If you need additional space, please copy this form.

Name	Street Address	City/State/Zip	Wake Co. PIN
Brown, Stephen E & Denise C	7544 Milestone Ct	Raleigh NC 27615-5810	0797968634
Herndon, Mary	7540 Milestone Ct	Raleigh NC 27615-5810	0797968763
Parish, Amy & William	7536 Milestone Ct	Raleigh NC 27615-5810	0797968634
Sun, Ann & Kishore, Leonard	7532 Milestone Ct	Raleigh NC 27615-5810	0797968507
Pollard, Scott & Glenda	7528 Milestone Ct	Raleigh NC 27615-5810	0797967489
Pendharkar, Suhas Sunial	7524 Milestone Ct	Raleigh NC 27615-5810	0797967461
Cantrell, Linda S	PO Box 6401	Hilton Head NC 29938-6401	0797966396
Barnes, Linda K	7413 Rolling Dale Ct	Raleigh NC 27615-5811	0797966128
Horsley, Carole L.	7412 Rolling Dale Ct	Raleigh NC 27615-5811	0797967177
Milincik, Jonathan T & Cathy Z	7408 Rolling Dale Ct	Raleigh NC 27615-5811	0797967076
Orsini, Patricia	7404 Rolling Dale Ct	Raleigh NC 27615-5811	0797967936
Small, Clifford J & Rosario C.	7400 Rolling Dale Ct	Raleigh NC 27615-5811	0797967819
Lynch, Phillip R.	7401 Wedgestone Ct	Raleigh NC 27615-5826	0797958876
Ausley, Donald E.	7405 Wedgestone Ct	Raleigh NC 27615-5826	0797958997
Miller, Thomas S	7409 Wedgestone Ct	Raleigh NC 27615-5826	1707060021
Johnson, Robert P.	7408 Wedgestone Ct	Raleigh NC 27615-5826	1707051929

EXHIBIT B. Request for Zoning Change

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Martin, Cancide J. & Jane , Jerry	7404 Wedgestone Ct	Raleigh NC 27615- 5826	1707051847
Elayadi, M. Nasser & Wanda K	7400 Wedgestone Ct	Raleigh NC 27615- 5826	1707050797
Greystone Baptist Church, Inc	7509 Lead Mine Rd	Raleigh NC 27615- 5826	1707062825
The Battery Condominium	7021 Valley Drive	Raleigh NC 27612- 6930	1707065545-00
Parker, Susan C	7530 LEAD MINE RD APT 100	RALEIGH NC 27615- 4897	1707065545-01
HARDS, DENISE D KARMASEK, GWYLDA	7530 LEAD MINE RD APT 102	RALEIGH NC 27615- 4897	1707065545-02
SOMERVILLE, JAMES L	7530 LEAD MINE RD APT 104	RALEIGH NC 27615- 4897	1707065545-03
DUTTON, DWIGHT R	7530 LEAD MINE RD APT 106	RALEIGH NC 27615- 4897	1707065545-04
PERRY, MAX L SR & MONAEI L	7530 LEAD MINE RD APT 200	RALEIGH NC 27615- 4897	1707065545-05
OAKLEY, KRISTEN M	7530 LEAD MINE RD APT 202	RALEIGH NC 27615- 4897	1707065545-06
FRIEDLANDER, CAROL J	7530 LEAD MINE RD APT 204	RALEIGH NC 27615- 4897	1707065545-07
GILMORE, LISA KAY	7530 LEAD MINE RD APT 206	RALEIGH NC 27615- 4897	1707065545-08
MOORE, KIMBERLY A	7530 LEAD MINE RD APT 300	RALEIGH NC 27615- 4897	1707065545-09
KELLEY, CHRISTOPHER T	7530 LEAD MINE RD APT 302	RALEIGH NC 27615- 4897	1707065545-10
CAROZZI, ALBERT TRUSTEE	7530 LEAD MINE RD APT 304	RALEIGH NC 27615- 4897	1707065545-11
FEDERAL HOME LOAN MTG CORP	1000 TECHNOLOGY DR	O FALLON MO 63368- 2239	1707065545-12
The Battery Condominium	140 Ammons Drive	Raleigh NC 27615- 6501	1707064006-00
RENNER, PATRICIA ANN	7520 LEAD MINE RD APT 100	RALEIGH NC 27615- 4896	1707064006-01
WOODHOUSE, JOYCE	7520 LEAD MINE RD	RALEIGH NC 27615-	1707064006-02

EXHIBIT B. Request for Zoning Change

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L	APT 102	4896	
FROEHLICH, MARGO H	7520 LEAD MINE RD APT 104	RALEIGH NC 27615- 4896	1707064006-03
MCLAURIN, ANDREW S	7520 LEAD MINE RD APT 106	RALEIGH NC 27615- 4896	1707064006-04
HENSON, PHRONISIE	7520 LEAD MINE RD APT 200	RALEIGH NC 27615- 4896	1707064006-05
KIFFE, IRENE D & JOHN A	7520 LEAD MINE RD APT 202	RALEIGH NC 27615- 4896	1707064006-06
HAMMOND, LILIAN PRUITT	7520 LEAD MINE RD APT 204	RALEIGH NC 27615- 4896	1707064006-07
SAVCHAK, ELISHA CAROL	7520 LEAD MINE RD APT 206	RALEIGH NC 27615- 4896	1707064006-08
BLATECKY, ALAN R & GENE PHYLLIS	PO BOX 90849	RALEIGH NC 27675- 0849	1707064006-09
GARY, JAMES FRANCIS	7520 LEAD MINE RD APT 302	RALEIGH NC 27615- 4896	1707064006-10
SAVCHAK, ELISHA CAROL	7520 LEAD MINE RD APT 304	RALEIGH NC 27615- 4896	1707064006-11
MOONEYHAM, JASON S	7520 LEAD MINE RD APT 306	RALEIGH NC 27615- 4896	1707064006-12
The Battery Condominium	3115 Heritage Trade Dr Suite 101	Wake Forest NC 27587-4251	1707053777-00
ELLIS, JOSEPH G	7510 LEAD MINE RD APT 100	RALEIGH NC 27615- 4895	1707053777-01
PICKETT, JAMES DANIEL & DIANNE H	7510 LEAD MINE RD APT 102	RALEIGH NC 27615- 4895	1707053777-02
JACKSON, THOMAS A & VIRGINIA LEE	7510 LEAD MINE RD APT 104	RALEIGH NC 27615- 4895	1707053777-03
YOUNG, JANICE A	7510 LEAD MINE RD APT 106	RALEIGH NC 27615- 4895	1707053777-04
LILES, ELAINE BRUCE	7510 LEAD MINE RD APT 200	RALEIGH NC 27615- 4895	1707053777-05
HURT, NANCY B	7510 LEAD MINE RD APT 202	RALEIGH NC 27615- 4895	1707053777-06
PIERCE, PATTY ONEAL	7510 LEAD MINE RD APT 204	RALEIGH NC 27615- 4895	1707053777-07
SWAAR, PAT	7510 LEAD MINE RD APT 206	RALEIGH NC 27615- 4895	1707053777-08
TYNDELL, BRANDON	7510 LEAD MINE RD	RALEIGH NC 27615-	1707053777-09

EXHIBIT B. Request for Zoning Change

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	APT 300	4895	
HESSION, HELEN MAUREEN	7510 LEAD MINE RD APT 302	RALEIGH NC 27615- 4895	1707053777-10
PRIESTER, AMOS U III & PEGGY C	7510 LEAD MINE RD APT 304	RALEIGH NC 27615- 4895	1707053777-11
BOLTON, CAROLYN COAKLEY	7510 LEAD MINE RD APT 306	RALEIGH NC 27615- 4895	1707053777-12
Ann Weathersbee North CAC – Chair	8020 Litchford Rd	Raleigh NC 27615	
Richard Sterns North CAC – ViceChai	6812 Perkins Drive	Raleigh NC 27612	
City or Raleigh - Sheila Lynch / Community Specialist	City of Raleigh – SC Dept. PO Box 590	Raleigh NC 27602	
WOODY, JAMES W WOODY, JOHN K III	8341 BANDFORD WAY STE 7	RALEIGH NC 27615- 2099	1707061236

EXHIBIT C. Request for Zoning Change (Amended ~~3/14/11~~ 6/8/11)

Please use this form only - form may be photocopied. Please type or print. See instructions in *Filing Addendum*

- 1. Conditional Use Zone Requested: R-20 CUD
- 2. Narrative of conditions being requested:

A. Use on the subject property shall be limited to congregate care, congregate living structure or life care community with accessory uses. No more than 118 congregate care or congregate living structure dwelling units and 2 manager dwelling units (total of 120 units) are permitted as described in Raleigh City Code section 10-2102(g). ("For purposes of residential density calculations, dwelling units or rooming units in a congregate care living structure shall be equivalent to one-half (1/2) of a dwelling, and shall be calculated in accordance with 10-2073 Subsection (i)d: 'Dwelling units or rooming units contained in a congregate care structure shall be equivalent to one-half (1/2) a dwelling unit, for instance, 1 Residential-10 District, ten (10) dwelling units are permitted on a net acre of land, in a congregate care structure or congregate living structure, twenty (20) dwelling units would be permitted on a net acres of land"). Also those uses permitted under an R-6 Zoning shall also be permitted.

B. Upon development the minimum building setbacks shall be as follows and illustrated in exhibit A.
 East - (Fronting Lead Mine Road) 25 ft minimum setback beginning at the Northeast corner of the property south along the street frontage 120 ft, 60 foot minimum setback along the remaining frontage approximately 280 ft.
 North - 25 foot minimum
 West - 65 foot minimum
 South - 80 foot minimum, beginning from the southeast corner of the property running west along the south property line for 110 feet then for the next 60 feet along the south property line the setback shall be a minimum of 50 feet, then for the remainder of the property line a minimum setback of 70 feet.

Additionally the site shall adhere to the tree conservation area as approved by the subdivision plan for the property, S-28-07 and as may be required to be modified by Raleigh City Code 10-2082.14 (c)(d)(e).

C. Buildings shall be limited to a height not to exceed 36 feet as measured per Raleigh City Code of Ordinances 10-2076. (b) methods of calculation of building or structure height. "Where a structure or the walls of a building do not abut a street right of way, then the height of shall be measured from the average natural ground elevation adjoining the building at the time of request for the City plot plan, site plan, building permit, or zoning permit approval, whichever is earlier and not to the ground elevation after construction. The average ground elevation shall be determined by the following formula:

$AVE. = (H+L)/2+L$

AVE. = Average natural ground elevation
 H = Highest ground elevation adjoining the structure or building walls
 L = Lowest ground elevation adjoining the structure or building walls

Where a structure or the walls of a building abut a street right of way, then the height of a building is measured from the average curb level of the adjoining street, or if no curb exists, the average level of the center of the center crown of the street. In the case of pitched roofs, the height is measured to the average height level of the roof. In the case of flat roofs, the height is measured to the highest point of the roof beams. Where no roof beams exist or where there are structures wholly or partially above the roof which are not excepted by subsection 10-2076(c) from the height limits the height shall be measured to the highest point of the building."

All pitched roofs will not exceed a ratio of 5:12.

I acknowledge that these restrictions and conditions are offered voluntarily and with knowledge of the guidelines stated in the *Filing Addendum*. If additional space is needed, this form may be copied. Each page must be signed by all property owners.

ALL CONDITIONAL PAGES MUST BE SIGNED BY ALL PROPERTY OWNERS

Signature(s) 	Print Name John K. Woody JR James W. Woody	Date 6/13/11 6/13/11
-----------------------------------------------------------------------------------------------------	--------------------------------------------------	----------------------------

EXHIBIT C. Request for Zoning Change (Amended ~~3/14/11~~ 6/9/11)

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D. The facility trash and recycling area shall be located a minimum of 100 feet from any adjacent parcel. The trash and recycling area shall be enclosed on all sides and screened from direct view of said residential structures.

E. All outdoor lighting fixtures shall be cut-off design and directed away from adjacent residential properties.

F. There shall be a 20 ft type c transitional protective yard buffer along the SOUTH property line.

G. There shall be only one (1) driveway or street access to the property and that access shall be only for Lead Mine Road. There shall be no driveway or street access from this property onto Rolling Dale Court.

H. Storm water discharge from this property shall not exceed the pre development runoff rate as calculated for the 2 year, 10 year, 25 year, and 50 year, and 100 year storms. During construction, the storm water runoff shall not exceed the pre development rate of runoff for the 2 yr, 10 yr, and 25 yr storms to the west. This development shall cause no rise in the 100 year flood elevation of Greystone Lake.

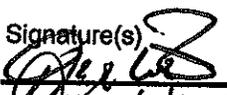
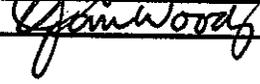
I. Upon development there shall be a 20ft by 15ft transit easement offered to the City of Raleigh along Leadmine Road.

J. Upon development there shall be no vinyl siding used on the exterior of this building.

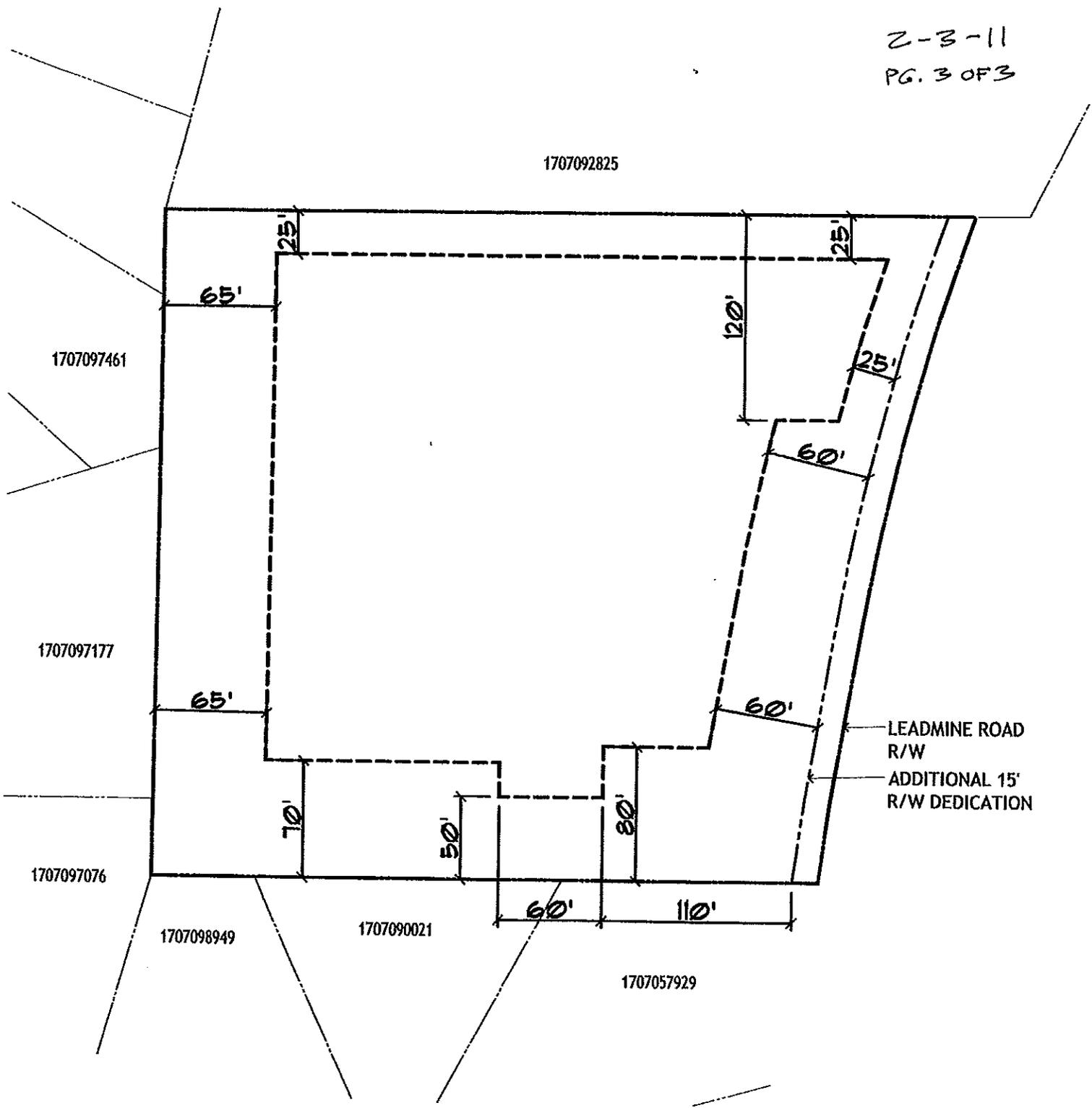
- K. Upon Development the building exterior will be finished with:
1. A minimum of 40% Painted "Hardi Plank" siding (or similar product)
 2. A minimum of 15% brick accents
 3. A minimum of 10% doors and windows

I acknowledge that these restrictions and conditions are offered voluntarily and with knowledge of the guidelines stated in the *Filing Addendum*. If additional space is needed, this form may be copied. Each page must be signed by all property owners.

ALL CONDITIONAL PAGES MUST BE SIGNED BY ALL PROPERTY OWNERS

Signature(s)	Print Name	Date
	John W. Woody, Esq	6/13/11
	James W. Woody	6/13/11

1707092825



MIN. BUILDING SETBACK
EXHIBIT A - CONDITION B
2-3-2011 ~~MAY 23, 2011~~ 6/3/11

N

NTS

SIGNED BY
OWNERS

[Signature]
JOHN WOODY

05/23/2011

[Signature]
JIM WOODY

05/23/2011

EXHIBIT D. Petitioner's Statement on Behalf of Zoning Change

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This section is reserved for the applicant to state factual information in support of the rezoning request.

Required items of discussion:

The Planning Department is instructed not to accept any application for amending the official zoning map without a statement prepared by the applicant analyzing the reasonableness of the rezoning request. This statement *shall* address the consistency of the proposed rezoning with the Comprehensive Plan and any other applicable City-adopted plan(s), the compatibility of the proposed rezoning with the *property* and surrounding area, and the benefits and detriments of the proposed rezoning for the landowner, the immediate neighbors and the surrounding community.

Recommended items of discussion (where applicable):

1. An error by the City Council in establishing the current zoning classification of the property.
2. How circumstances (land use and future development plans) have so changed since the property was last zoned that its current zoning classification could not properly be applied to it now were it being zoned for the first time.
3. The public need for additional land to be zoned to the classification requested.
4. The impact on public services, facilities, infrastructure, fire and safety, parks and recreation, topography, access to light and air, etc.

PETITIONER'S STATEMENT:

I. Consistency of the proposed map amendment with the Comprehensive Plan (www.raleighnc.gov).

A. Please state the recommended land use(s) for this property as shown on the Future Land Use Map and discuss the constancy of the proposed land uses:

The current recommended use is Low Density Residential. The proposed use of Congregate Care for this site creates a similar or lesser impact than the currently approved use for the site (Z 61-06). Demands on traffic, utilities, open space and infrastructure are less than similar uses.

B. Please state whether the subject property is located within any Area Plan or other City Council-adopted plans and policies and discuss the policies applicable to future development within the plan(s) area.

This site is not subject to any Area Plans or City Council-Adopted Plans.

C. Is the proposed map amendment consistent or inconsistent with the Comprehensive Plan and other City Council-adopted plans and policies? All references to Comprehensive Plan policies should include both the policy number (e.g. LU 4.5) and short title (e.g. "Connectivity").

The proposed map amendment supports the 2030 Comprehensive plan in the following areas: 1) Expanding Housing Choices (Senior Housing) as an objective of the 2030 Comp Plan in 2.3 Vision and Themes. 2) Encourages Infill as a 2030 Comp Plan objective in 2.4 Framing Map also supporting Policy LU 3.2 "development of vacant properties should occur first within the city limits". 3) Supports "Placemaking" as described in LU 2.1 "create places, streets, and spaces that in aggregate meet the needs of people in all stages of life" 4) Supports Buffering Requirements LU 5.6, proposed site design provides substantial buffers from single family uses. 5) T2.13 Increasing Vehicle Occupancy. This development

EXHIBIT D. Petitioner's Statement on Behalf of Zoning Change

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provides regular shuttle service for all residents greatly reducing the traffic and parking impact on this site.6) Aging in Place Action H 4.3, on average 80% of the seniors living in our Congregate Care facilities originate from within 8-10 miles of the facility. Allowing seniors to remain in their home community and their families while providing them “accessibility, visitability and the ability to access goods, services and amenities without a car”. I. Compatibility of the proposed map amendment with the property and the surrounding area. The congregate care use will complement the adjacent church to the north while providing a non-intrusive buffer between Lead Mine Road (a traffic thoroughfare) and the residential uses to the south and west. The similar mass and height of “The Battery” condominiums on the opposite east side of Lead Mine Road will blend and balance both sides of the street.

A. Description of land uses within the surrounding area (residential housing types, parks, institutional uses, commercial uses, large parking lots, thoroughfares and collector streets, transit facilities):

The property proposed for rezoning is bordered by Greystone Baptist Church (CDU I & O-1) to the North. Single Family Residential (R-1 to the West and R-6 to the South and a 3 building Condominium Development (R-6 Zone) across Lead Mine Road the East.

B. Description of existing Zoning patterns (zoning districts including overlay districts) and existing built environment (densities, building heights, setbacks, tree cover, buffer yards): Current zoning is R-6 CUD (Z 61-06). The current setbacks, tree cover and buffer standards meet the R-6 Standards. Z 61-06 places maximum density at 20 units and restricts the height to 39 feet,

Explanation of how the proposed zoning map amendment is compatible with the suitability of the property for particular uses and the character of the surrounding area:

C. This use will provide a transitional development between the single family residential development to the South and West and the more intense uses by the Greystone Baptist Church to the North and the higher density residential use of “The Battery” (Condominiums) and the traffic activity from Lead Mine Road. Its location along Lead Mine Road will provide a buffer, screening the R1 sites from Lead Mine Road.

III. Benefits and detriments of the proposed map amendment.

A. For the landowner(s):

Provides the developer with a site to construct and operate a Congregate Care/ Senior Housing facility in an area with excellent access, to the needed services (i.e.: shopping medical care, churches and community activates).

B. For the immediate neighbors:

The development of this site as a 118 Congregate Care Retirement facility will provide an attractive, stable improvement completing the last unimproved site in the immediate vicinity. The combination of the carefully planned building and surrounding landscaped

EXHIBIT D. Petitioner's Statement on Behalf of Zoning Change

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ground. The low impact use that provides less traffic and infrastructure demand. And the reputation of the developer “Hawthorne Development” in how they manage and maintain their facilities provides a “good neighbor” for the homes and church immediately surrounding the site.

C. For the surrounding community:

The reason that Hawthorne Development is pursuing the development of this site as a Congregate Care / Retirement Facility is the soaring demand for senior housing for in Raleigh, North Carolina and Nationally. Hawthorne facilities typically attract 80% (+/-) of their residents from within 8 miles of the facility. By developing this site at this location it provides an excellent option for local senior to stay in the community they call “home:.

IV. Does the rezoning of this property provide a significant benefit which is not available to the surrounding properties? Explain:

As outlined in item III – C above by rezoning this site to accommodate Senior Housing under the proposed use of Congregate Care / Retirement Facility assists in meeting the high and growing demand for senior housing in the North Raleigh community.

Explain why the characteristics of the subject property support the proposed map amendment as reasonable and in the public interest. This type of senior housing meets a vital segment of the senior housing market. “Active Senior” are attracted to this level of senior housing services while staying engaged in the local community. Typically they remain active in church, community and local volunteer opportunities.

V. Recommended items of discussion (where applicable).

- a. **An error by the City Council in establishing the current zoning classification of the property.** N/A
- b. **How circumstances (land use and future development plans) have so changed since the property was last zoned that its current zoning classification could not properly be applied to it now were it being zoned for the first time.**
The increasing demand for senior housing creates a need to reconsider and update zoning and uses in order to provide more senior housing options in locations in and near residential communities providing local housing options for the growing senior population.
- c. **The public need for additional land to be zoned to the classification requested.**

See item “b” above

EXHIBIT D. Petitioner's Statement on Behalf of Zoning Change

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d. The impact on public services, facilities, infrastructure, fire and safety, parks and recreation, topography, access to light and air, etc.

This type of use creates a lesser demand on utilities, infrastructure, roads and other services. Since the residents do not drive or drive comparatively little compared with other residential uses decreasing the traffic impact substantially. Each residential suite in the facility does not contain a kitchen (all meals are prepared and served within the central core of the facility lessening demand on water, waste water, power and gas consumption. The exterior design provides an open "park like" setting for the residents. This landscaped setting creates a secondary benefit to the surrounding neighborhood and community.

e. How the rezoning advances the fundamental purposes of zoning as set forth in the N.C. enabling legislation.

Based on the North Carolina General Statutes 160A-381. Allowing the use of Congregate Care, Congregate Living Structure or Life Care Community supports the intent under (a)"promoting health, safety...general welfare of the community". Such a use provides local seniors and their families with a positive and secure senior housing option close to home.

VI. Other arguments on behalf of the map amendment requested.

The addition of a congregate care facility provides several benefits to the local neighborhood and surrounding community. It will provide a positive infill solution for this remaining site. Create a quality improvement that buffers the residential uses from the high traffic effects of Lead Mine Road. Providing a low impact improvement to the area with less traffic, utility, noise and infrastructure while supplying a highly needed housing option for the senior community.



December 1, 2010

Doug Hill – Planner II
City of Raleigh
One Exchange Plaza
Raleigh NC 27602-0590

Re: Raleigh Retirement Residence / Neighborhood Meeting

Dear Doug,

On Tuesday, November 30, 2010 at 7:00 PM a public meeting was held to discuss the proposed development of the Raleigh Retirement Residence (7501 Lead mine Rd). 62 invitations were sent to all surrounding property owners in a radius in excess of 150' of the subject property along with neighborhood associations, 24 attended the meeting. A copy of the meeting sign up sheet is attached.

The following individuals took part in the presentation and discussion about the proposed retirement residence project on behalf of the developer Harvest Management

Michael Fuller – Lenity Group / Architect & Site Designer

Wes Smith – Griffin and Associates Real Estate

Mark Lowen – Lenity Group / Land Use Manager

The current owners of the site James W. woody and John K. Woody were also in attendance. A general presentation of the proposed use, site design and information about the services provided by the retirement residence facility was presented to those in attendance.

The following questions and concerns were discussed at the meeting:

Strom Water Drainage- Several Neighbors expressed concerns about the current storm water conditions on their properties. It is their belief that upstream development was not adequately engineered and this has resulted in storm water drainage issues for them. This leads them to believe that this development would make their storm water situations worse. Others questioned the use of an onsite detention pond for storm water control, potentially creating a standing water problem that may result in an increased mosquito population

The civil engineer has agreed to meet with the concerned neighbors as the design and approval process for the storm water plan progresses for the retirement residence site.

Parking – Owners from “The Battery” condominiums on Lead Mine Road are concerned that the retirement residence facility.

Buffers – Neighbors expressed concern about buffers between:

- Lead Mine Road in order to prevent “head light wash” from the retirement facility parking area crossing Lead Mine Road onto The Battery Condominium development.
- Landscape, Fencing and Walls between the adjacent residential sites to limit sound and as “protection for their property values”.

Property Values - Several neighbors expressed concern about how a retirement residence would affect their individual real property values.

It was agreed that further communication and an addition neighborhood meeting or discussing the project at the North CAC meeting in January or February of 2011 would be beneficial for all concerned parties.

Respectfully Submitted,



Mark D. Lowen

Lenity Group LLC

(503)480-8652 – Desk

(503) 507-2518 – Cell

markl@lenitygroup.com December 1, 2010

PLEASE SIGN IN

Raleigh Retirement Residence - Neighborhood Meeting

Meeting Location / Greystone Baptist Church

November 30, 2010 @ 7:00 PM

NAME	ADDRESS	CONTACT INFO
------	---------	--------------

1. Maris Strickland2. Sue Harmon3. Gene Blatecky PO Box 90849 Raleigh NC 276754. ROB JOHNSON 7408 WEDGESTONE CT5. CAROL FRIEDLAENDER 7530 LEAD MINE RD #2046. Monaci Perry 7530 #204 Lead Mine Rd.7. Richard Stearns 6812 Perkins Dr.8. Daniel W. Smith 6908 Fernhill Lane9. JOE COREY 6727 Side Province Ct10. DON AUSLEY 7405 WEDGESTONE CT 27615

* property behind proposed building site

11. CAROLE HORSLEY 7412 ROLLING DALE CT - 919-5280ADD 12. Paul Wolverton 1817 Spiny Ridge Ct. 27612 877-651113. Pat Pijne 7510-204 Lead Mine Rd Raleigh 2761514. Jerry Jackson, 7510 Lead Mine Rd. Raleigh, #104 2761515. Jamie Long 7401 ROLLING DALE CT. RALEIGH, NC 2761516. CLIFF & ROSARIO SMALL 7400 ROLLING DALE CT. 870-855317. Daniel L. Saylor 1008 Ravenscar Rd 844-5252

