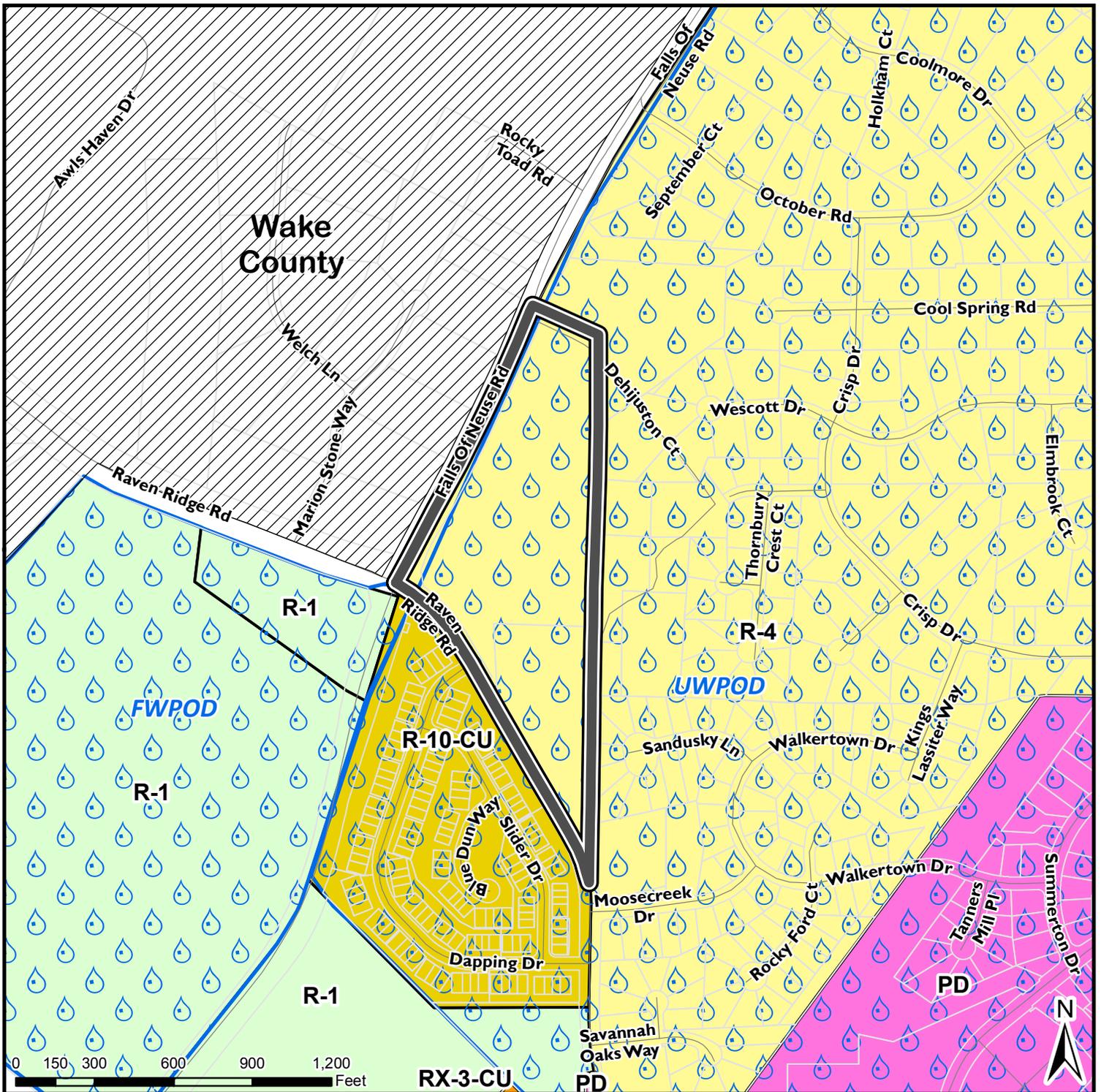


Existing Zoning Map

Z-15-16

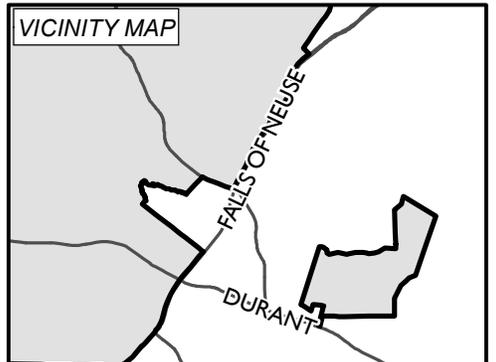


Submittal Date

5/26/2016

Request:

**17.3 acres from
R-4 w/ UWPOD
to CX-3-PL-CU w/ UWPOD**





Certified Recommendation

Raleigh Planning Commission

CR#

Case Information: Z-15-16 - Falls of Neuse/ Raven Ridge roads

<i>Location</i>	Falls of Neuse Road, east side, at its intersection with Raven Ridge Road Addresses: 10600 Falls of Neuse Road & 11258 Raven Ridge Road PINs: 1728096122 & 1728086494
<i>Request</i>	Rezone property from Residential-4 with Urban Watershed Protection Overlay District (R-4 w/ UWPOD) to Commercial Mixed Use-3 stories-Parking Limited-Conditional Use with Urban Watershed Protection Overlay District (CX-3-PL-CU w/ UWPOD)
<i>Area of Request</i>	17.3 acres
<i>Property Owner</i>	SPENCOMM, LLC Attn: Jeremiah Jackson 8601 Six Forks Road; Suite 400 Raleigh, NC 27615
<i>Applicant</i>	Thomas C. Worth, Jr. PO Box 1799 Raleigh, NC 27602
<i>Citizens Advisory Council (CAC)</i>	North: Michael O'Sullivan, Chairperson; (919) 302-7557, mjo78@nc.rr.com
<i>PC Recommendation Deadline</i>	October 31, 2016

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>	Office & Residential Mixed Use
<i>URBAN FORM</i>	Center: (n/a) Corridor: (n/a) Within ½-Mile Transit Buffer: No
<i>CONSISTENT Policies</i>	Policy T 4.15 – Enhanced Rider Amenities Policy EP 3.12 – Mitigating Stormwater Impacts Policy AP-FON 6 – Falls of Neuse Road Residential Access Policy AP-FON 7 – Falls of Neuse Road Frontage Lots
<i>INCONSISTENT Policies</i>	Policy LU 1.2 – Future Land Use Map and Zoning Consistency Policy LU 1.3 – Conditional Use District Consistency Policy LU 2.6 – Zoning and Infrastructure Impacts Policy LU 4.5 – Connectivity

	Policy LU 5.1 – Reinforcing the Urban Pattern Policy LU 5.2 – Managing Commercial Development Impacts Policy LU 5.4 – Density Transitions Policy LU 5.6 – Buffering Requirements Policy EP 8.1 – Light Pollution Policy EP 8.3 – Night-time Light Impacts Policy EP 8.4 – Noise and Light Impacts Policy HP 1.2 – Cultural and Historic Resource Preservation Policy UD 2.4 – Transitions in Building Intensity Policy UD 5.1 – Contextual Design Policy AP-FON 1 – Falls of Neuse Corridor Character Policy AP-FON 9 – Falls of Neuse Corridor Parking Lots Action AP-FON 3 – Dehijuston/ Raven Ridge Road Connection
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Summary of Proposed Conditions

<ol style="list-style-type: none"> 1. Solid waste service hours limited. 2. Light fixture type, lighting level at residential property lines, and pole height limited. 3. Minimum width of protective yard adjacent to single-family properties specified. 4. Certain uses prohibited. 5. Percentage of evergreen trees among supplemental plantings set. 6. Maximum square footage for single retail space and total for site retail sales specified. 7. Delivery hours limited; afterhours unloading permitted if vehicle refrigeration not running. 8. Street connection between Dehijuston Court and Falls of Neuse Road, and multi-purpose path along Falls of Neuse Road, to be provided. 9. Minimum frequency for collection of perishable solid waste set. 10. Commitment to roadway improvements described in Traffic Impact Analysis specified. 11. Transit easement and shelter offered. 12. Minimum and maximum number of dwelling units specified; establishes percent of workforce units and maximum rental rate. 13. Single-family residential lot frontage/ access prohibited on Falls of Neuse or Raven Ridge roads. 14. Additional design specifications specified for non-residential buildings along Raven Ridge Road. 15. Specify minimum percentage of HVAC units to be roof-mounted. 16. Roof-top pool or similar feature prohibited. 17. Limitations on peak stormwater runoff specified.
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Public Meetings

<i>Neighbor Meeting</i>	<i>CAC</i>	<i>Planning Commission</i>	<i>Committee of the Whole</i>	<i>City Council</i>	<i>Public Hearing</i>
5/24/16	6/21/16; 8/16/16 (pending)		8/2/16		

Attachments

1. Staff report
2. Staff comments on zoning conditions
3. Wake County Staff Comments



Zoning Staff Report – Z-15-16

Conditional Use District

Case Summary

Overview

The proposal seeks to rezone the site to permit more intensive development, with a mix of uses. The current Residential-4 zoning permits low-density residential development. Under the proposal, the site could become a retail center, with residential development also conditioned.

The site consists of two parcels, the larger of which, located at the intersection Falls of Neuse and Raven Ridge roads, is fully wooded, except for a narrow powerline cut at the north. The smaller parcel, which has frontage solely on Raven Ridge Road, contains a single-family residence and accessory buildings, but is also largely wooded.

Single-family residential lots edge the site to the east. To the north, a church campus circles the northeast corner, its cemetery immediately abutting the site. A parking area and a private street--Dehijuston Court--cross the northernmost section of the property, linking a series of residences to the east back to Falls of Neuse Road. Zoning of all lots to the east and north is Residential-4.

To the south, across Raven Ridge Road, is the Raven Pointe townhouse community. A small family cemetery is situated adjacent to the Falls of Neuse Road right-of-way, just south of the intersection. Zoning is Residential-10 Conditional Use. A 50-foot wide vegetative buffer is conditioned along Falls of Neuse Road.

Properties to the west, across Falls of Neuse Road, lie within the county's jurisdiction, and the Falls Lake watershed; County zoning limits density to one residence per 80,000 square feet. One-quarter mile west on Raven Ridge Road is the 157-acre Annie Louise Wilkerson, MD Nature Preserve Park, part of Raleigh's park system. Diagonally across the Falls of Neuse Road/ Raven Ridge Road intersection is the E.M. Johnson Water Treatment Plant; zoning there is Residential-1, with Falls Watershed Protection Overlay District. Those properties east of Falls of Neuse Road, including the subject site, are subject to the impervious surface limitations of the Urban Watershed Protection Overlay District.

Slope on the subject site is from west to east, with the site high point (northwest, near Falls of Neuse Road) some 40 feet higher than the low point, near the southeast. Drop-off is short but relatively steep from the Falls of Neuse Road/ Raven Ridge Road intersection. A 6,500 square foot pond collects runoff at the south-central part of the site, draining to a swale flowing into the neighborhood to the southeast. County mapping indicates that some runoff enters the site from the west, off Falls of Neuse Road.

The Comprehensive Plan foresees office and/ or residential development on the site. While the proposal is conditioned to include these uses, the requested zoning also could permit primarily retail development across the site. The request limits any single retail space to 50,000 square feet, with an overall site limit of 128,000 retail square feet. Free-standing eating establishments with drive-thrus would also be permitted. The Urban Form map does not show the site as being

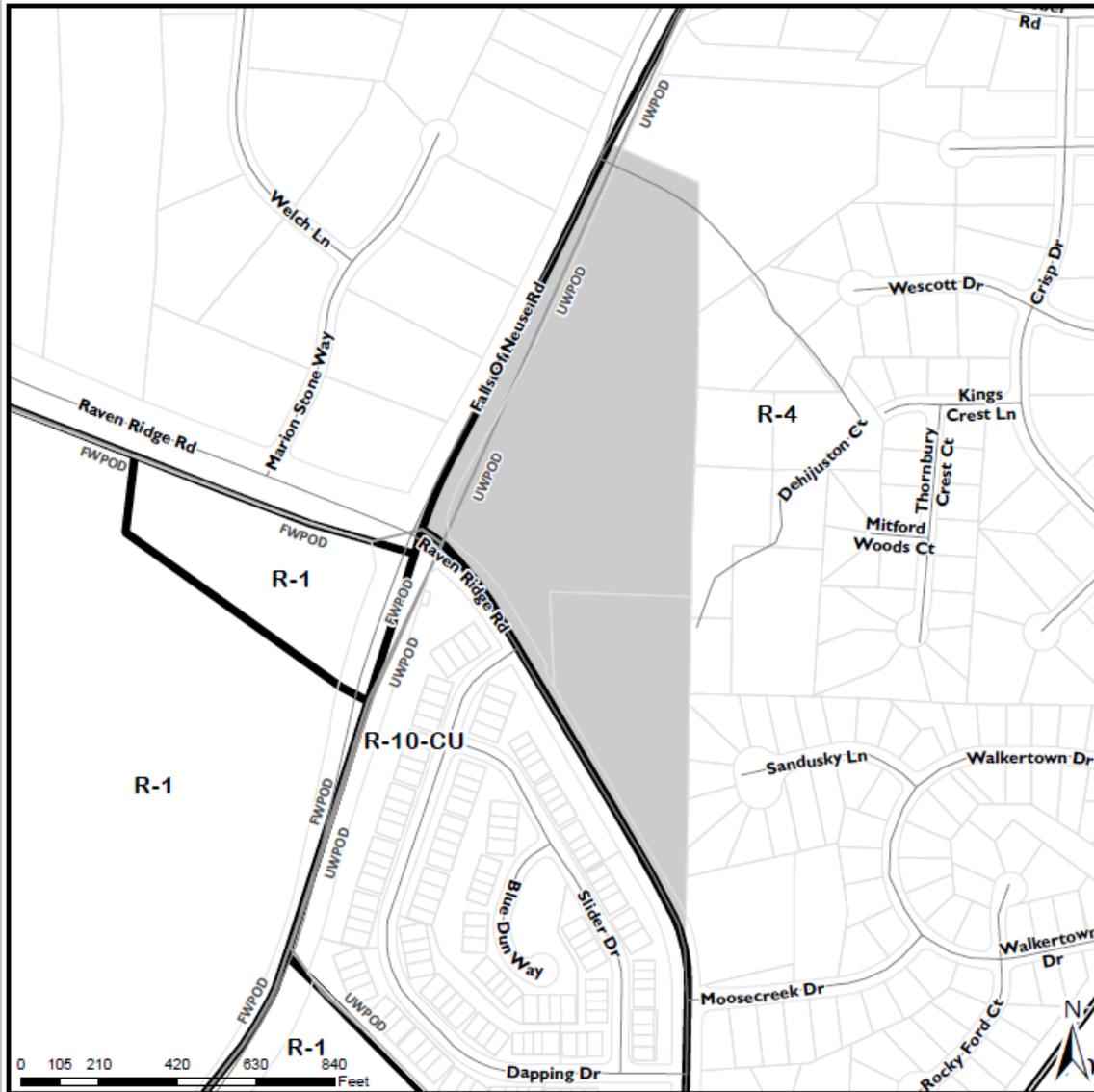
within or near a city Growth Center, or located on a designated development corridor, although bus service is available southbound on Raven Ridge Road.

Outstanding Issues

<p><i>Outstanding Issues</i></p>	<ol style="list-style-type: none"> 1. Staff comments on zoning conditions. 2. Transportation infrastructure insufficiency. 3. Sewer and fire flow matters may need to be addressed upon development. 4. Provision/ location of tree conservation areas. 5. Extent of historic cemetery (whether partially on subject site). 	<p><i>Suggested Mitigation</i></p>	<ol style="list-style-type: none"> 1. Address Staff comments. 2. Address transportation infrastructure insufficiency. 3. Address sewer and fire flow capacities at the site plan stage. 4. Address tree conservation issues. 5. Determine extent of historic cemetery; address if partially on subject site.
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Existing Zoning Map

Z-15-2016



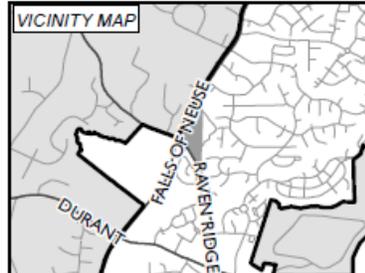
Submittal
Date

5/26/2016

Request:

17.3 acres from
R-4 w/UWPOD
to CX-3-PL-CU

VICINITY MAP



Map Date: 5/26/2016

1. Compatibility Analysis

1.1 Surrounding Area Land Use/ Zoning Summary

	Subject Property	North	South	East	West
Existing Zoning	Residential - 4	Residential -4	Residential - 10 Conditional Use	Residential -4	R-80W (Wake County); Residential-1
Additional Overlay	Urban Watershed Protection	Urban Watershed Protection	Urban Watershed Protection	Urban Watershed Protection	N/A; Falls Lake Watershed Protection
Future Land Use	Office & Residential Mixed Use	Office & Residential Mixed Use	Moderate Density Residential	Office & Residential Mixed Use	Public Facilities
Current Land Use	Vacant; Single-Unit Living	Church Campus, Cemetery	Townhouses; Cemetery	Single-Unit Living	Single-Unit Living
Urban Form (if applicable)	(n/a)	(n/a)	(n/a)	(n/a)	(n/a)

1.2 Current vs. Proposed Zoning Summary

	Existing Zoning	Proposed Zoning
Residential Density:	4 DUs/ acre (Max. 69 Dwellings)	9.25 DUs/ acre (Max. 160 Dwellings)
Setbacks:		Parking Limited frontage:
Front:	20'	50% of bldg. w/n 0' to 100'
Side:	10'	25% of bldg. w/n 0' to 100'
Rear:	30'	Per Transition Zones A & B: 50'
Retail Intensity Permitted:	(not permitted)	128,000
Office Intensity Permitted:	(not permitted)	167,738*

1.3 Estimated Development Intensities

	Existing Zoning	Proposed Zoning
Total Acreage	17.31	17.31
Zoning	R-4 w/ UWPOD	CX-3-PL-CU w/ UWPOD
Max. Gross Building SF	(n/a)	414,509*
Max. # of Residential Units	69	160
Max. Gross Office SF	(not permitted)	167,738*
Max. Gross Retail SF	(not permitted)	128,000
Potential F.A.R.	(n/ a)	0.55

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

**Per conditions.

The proposed rezoning is:

Compatible with the property and surrounding area.

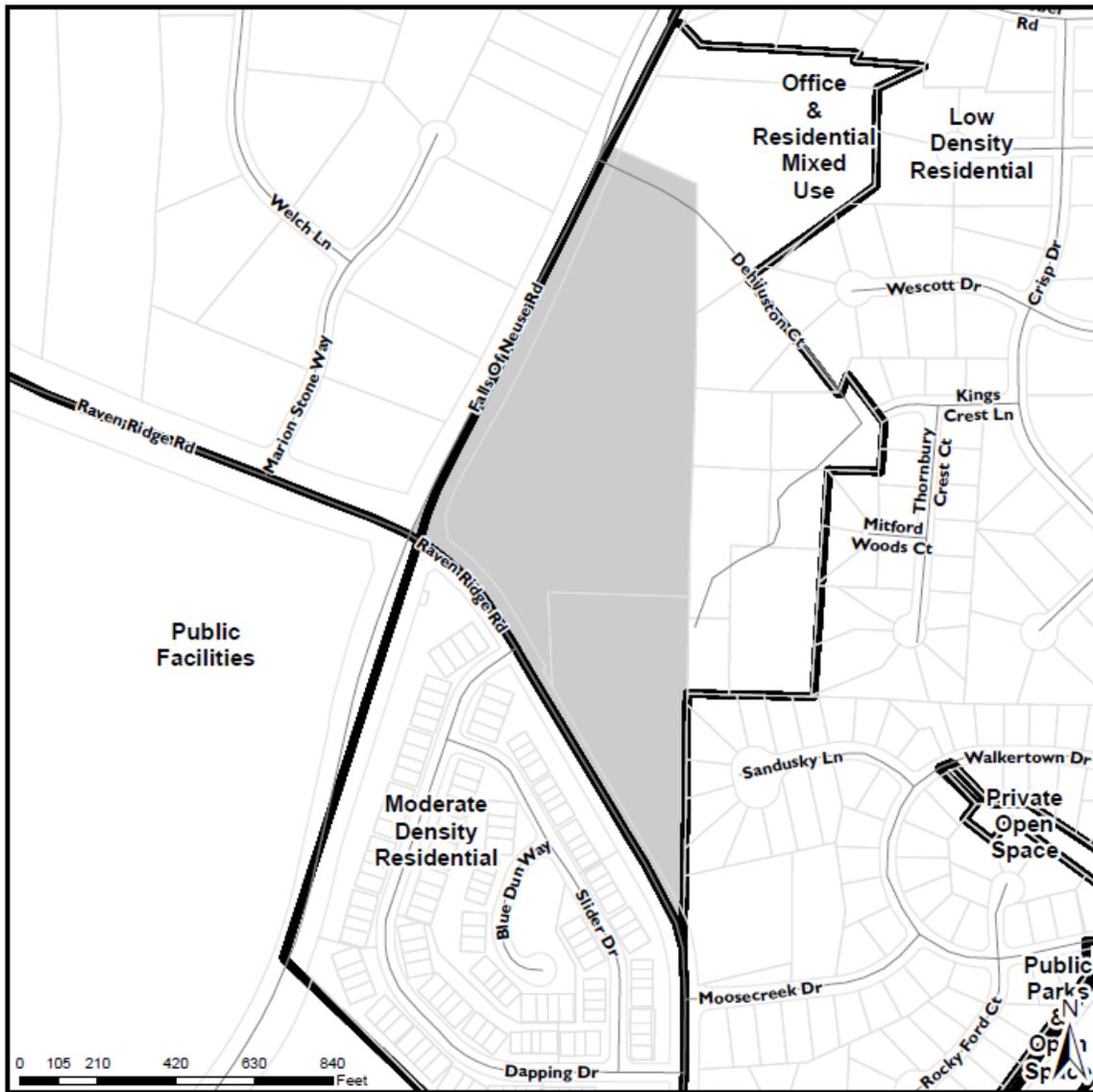
Incompatible.

Analysis of Incompatibility:

While residential development is conditioned under the proposal, retail build-out could dominate the site. The proposal is silent in regard to placement of the conditioned residences on site; stand-alone retail, with drive-thrus, could be positioned nearest the existing single-family residences to the east, and the church property and cemetery to the northeast. While building height is capped similarly to the adjacent zoning (at three stories), and roadway improvements are conditioned near the site, retail uses could dominate site build-out, with potential imposition of associated impacts on existing neighborhoods.

Future Land Use Map

Z-15-2016

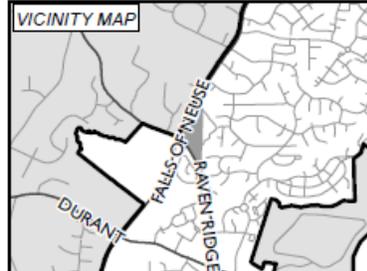


Submittal
Date

5/26/2016

Request:

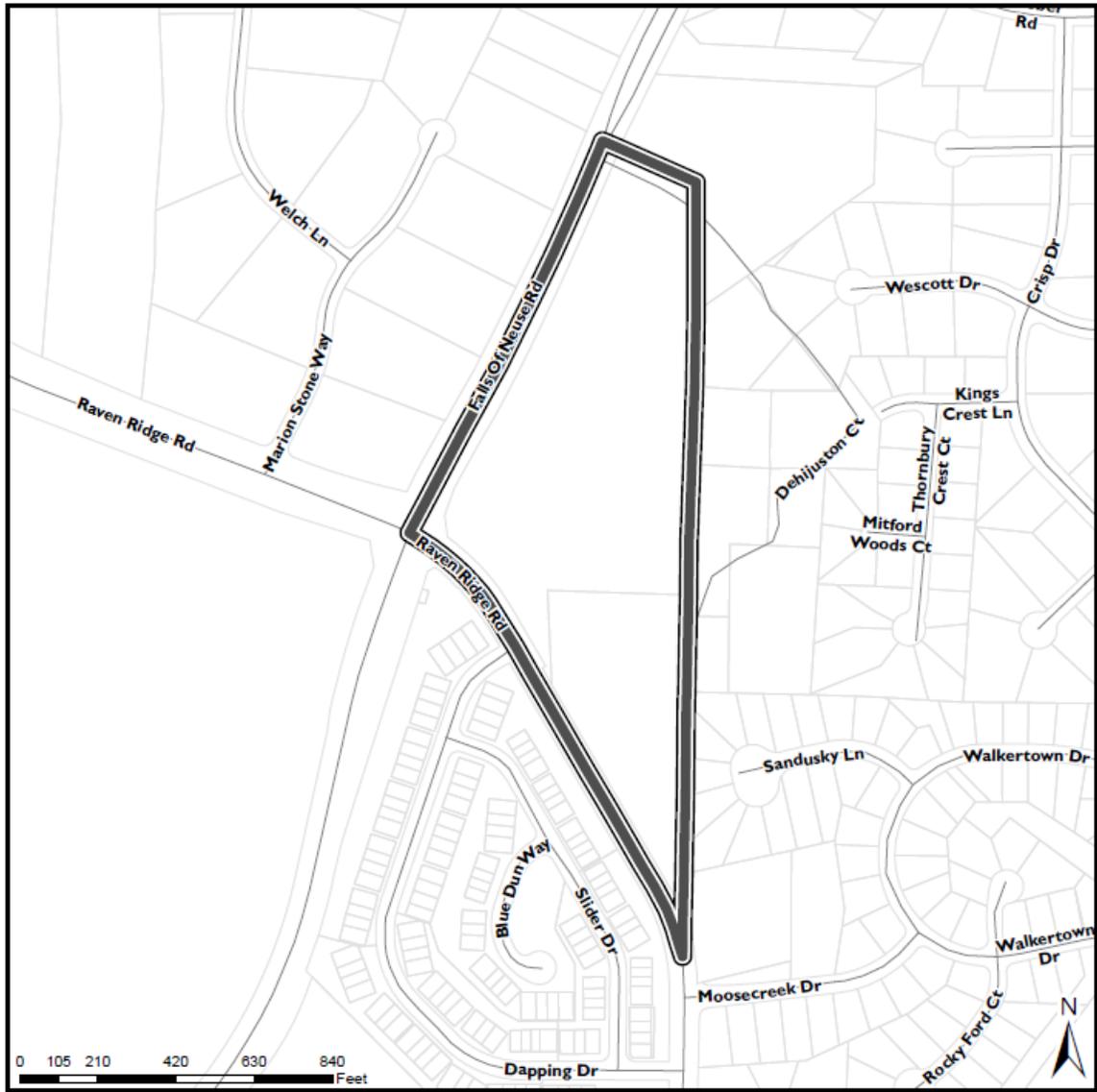
17.3 acres from
R-4 w/UWPOD
to CX-3-PL-CU



Map Date: 5/26/2016

Urban Form Map

Z-15-2016

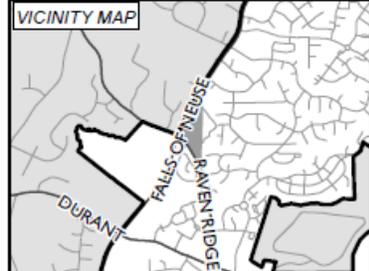


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Map Date: 5/26/2016

2. Comprehensive Plan Consistency Analysis

2.1 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?
- B. Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?
- 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?
- D. Will community facilities and streets be available at City standards to serve the use proposed for the property?

- A. The proposal is inconsistent with most pertinent policies of the Comprehensive Plan. In regard to Plan vision and themes, the inclusion of multi-unit housing may be considered consistent with the theme "Expanding Housing Choices," although similar residential options are close nearby (e.g., less than 1,300 feet south on Raven Ridge Road). The degree of retail development possible, though, appears inconsistent with themes "Managing Our Growth," and "Coordinating Land Use and Transportation."
- B. The Future Land Use Map designates the site for Office & Residential Mixed Use, in which free-standing retail is discouraged. The map foresees office and/ or multi-family development on site, with retail constituting only a minor, ancillary presence. As conditioned, the proposal would allow retail as the predominant site use.
- C. Two existing retail centers (Falls Pointe and Falls River) are located on Durant Road within one mile of the site, with a third under construction slightly more than one mile south (at the Litchford Road/ Falls of Neuse Road intersection). Each could serve the office and/ residential development supported by the Future Land Use Map designation. Limited retail could be provided as part of office or multi-living development on site, under a rezoning which would be supported by the Future Land Use designation (i.e., OX).
- D. Infrastructure planning also suggests more intensive development should remain to the south. The Future Land Use Map discourages retail centers except "at major intersections." The Raleigh Street Plan designates Falls of Neuse Road as Avenue 6-lane Divided, and Durant Road as Avenue 4-lane Divided. Raven Ridge Road, in contrast, is foreseen to remain a two-lane road (i.e., Avenue 2-lane Divided). City water and sewer are available. Conditioned measures regarding stormwater exceed City standards, addressing up to and including the 25-year storm event.

2.2 Future Land Use

Future Land Use designation: Office & Residential Mixed Use

The rezoning request is:

Consistent with the Future Land Use Map.

Inconsistent

Analysis of Inconsistency:

As proposed, retail sales could dominate site use. The Office and Residential Mixed Use category does envision limited retail operations, but only in an ancillary capacity. Dwellings are conditioned (minimum 72 units), but the proposal is silent on office construction. Up to 128,000 square feet of retail would be permitted, including freestanding buildings with drive-thrus. The OX zoning encouraged by the site's Future Land Use designation would prohibit free-standing retail or drive-thru facilities. Other site uses permitted in CX, but not in OX, include self-service storage and car wash facilities.

2.3 Urban Form

Urban Form designation:

Not applicable (no Urban Form designation)

The rezoning request is:

Consistent with the Urban Form Map.

Inconsistent

Analysis of Inconsistency:

(N/A)

2.4 Policy Guidance

The rezoning request is **inconsistent** 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.

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 Future Land Use designation supports office and/ or residential uses on the site, rather than the retail development possible under the rezoning request.

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.

The proposal conditions site development to implement street improvements described in the submitted Traffic Impact Analysis. Some improvements, however, may impact existing off-site development. Due to space restrictions arising from the presence of the Allen cemetery near the northbound lane of Falls of Neuse Road, south of the Raven Ridge intersection, the conditioned widening may conflict with re-establishing the existing, continuous multi-purpose path adjacent to the street; an alternative is not defined. While Raven Ridge Road would receive added turn lanes at the intersection, its cross-section would remain two lanes east of the site; at present, there are

no plans or a timetable for widening it to Durant Road. Anticipated right-in/ right-out site access on northbound Falls of Neuse Road could send site delivery trucks to U-turns further north, in order to head south, or onto Raven Ridge Road. Additionally, the conditioned dwelling unit and retail square footage caps exceed those of the Traffic Impact Analysis (e.g., TIA intensity projections include 127 dwelling units and a total of 111,499 square feet of retail; case conditions would permit up to 160 units and 128,000 square feet or retail). One or the other must be amended.

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 conditions a connection between Dehijuston Court and Falls of Neuse Road, but does not address the connection between the former and Raven Ridge Road recommended by the Comprehensive Plan (per Action AP-FON 3). While the proposal does not prohibit this street connection, it is not specifically addressed in the rezoning request or the TIA.

Policy LU 5.1 - Reinforcing the Urban Pattern

New development should be visually integrated with adjacent buildings, and more generally with the surrounding area. Quality design and site planning is required so that new development opportunities within the existing urban fabric of Raleigh are implemented without adverse impacts on local character and appearance.

Policy LU 5.2 - Managing Commercial Development Impacts

Manage new commercial development using zoning regulations and through the conditional use zoning and development review processes so that it does not result in unreasonable and unexpected traffic, parking, litter, shadow, view obstruction, odor, noise, and vibration impacts on surrounding residential areas.

Existing local character and appearance tends toward low-density residential development, with wooded buffers along major streets. The Falls of Neuse Corridor plan attests that “Frontage properties are developed with rural and low-density residential uses and include extensive roadside vegetation, creating a ‘green corridor.’” While the proposal includes conditions aimed at reducing some development impacts, the intensity of uses possible under the rezoning runs counter to plan vision. Multi-unit living is conditioned on site, but without confirmation of its location; retail operations, including drive-thrus, could be placed in closer proximity to adjacent, existing low-density development.

Policy LU 5.4 - Density Transitions

Low- to medium-density residential development and/or low-impact office uses should serve as transitional densities between lower-density neighborhoods and more intensive commercial and residential uses. Where two areas designated for significantly different development intensity about on the Future Land Use Map, the implementing zoning should ensure that the appropriate transition occurs on the site with the higher intensity.

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.

While the proposal would not preclude placement of moderate to medium density residential uses adjacent to the adjoining low-density neighborhoods, it also would not preclude placement of retail there. The conditioned Type B2 Protective Yard is a standard UDO option for vegetative buffering. By virtue of the requested Mixed Use zoning, site buildings would need to be a minimum of 50 feet back from the shared lot lines, but site parking lots—and accompanying lighting—could be positioned up to edge of the buffer. Additional provisions regarding transitions of use (e.g., location of site residential development relative to non-residential) and buffering (e.g., even per Type B2 Protective Yard standards: whether a wall or fence is to be installed, and its maximum height, berm as option, etc.) could increase compatibility of use and form.

Policy EP 8.1 - Light Pollution

Reduce light pollution and promote dark skies by limiting the brightness of exterior fixtures and shielding adjacent uses from light sources, provided safety is not compromised. Minimize flood lighting and maximize low level illumination. Promote the use of efficient, full cut-off lighting fixtures wherever practical. Full cut-off fixtures emit no light above the horizontal plane.

Policy EP 8.3 - Night-time Light Impacts

Uses that can turn off outdoor lighting during night hours are to be encouraged in areas with uses sensitive to night-time light impacts. Uses which require all-night illumination are to be discouraged in these areas, while ensuring that actual and perceived night-time safety is maintained.

Policy EP 8.4 - Noise and Light Impacts

Mitigate potential noise and light pollution impacts from new development on adjoining residential properties.

Policy EP 8.3 discourages all-night lighting near areas sensitive to lighting impacts. The subject site is located within 1,200 feet of the Annie Louise Wilkerson, MD Nature Preserve Park, where [programming](#) often includes public astronomy events. While full-cutoff lighting fixtures are conditioned, the maximum pole heights provided duplicate Code; such repetition is prohibited (UDO Sec. 10.2.4.E.2.g.) Poles are limited to 20 feet in height in the retail area at Litchford and Falls of Neuse Road (per [Z-2-15](#)), and 18 feet in height at the Falls Pointe Shopping Center at the intersection of Durant and Falls of Neuse roads (per [Z-112-98](#)). Those sites are adjacent to residential properties. The rezoning proposal, however, requires residential units directly on the site. Additional measures suggested by these policies (e.g., employing timers and/ or motion-activated controls) could provide further mitigation.

Rezoning would also permit drive-throughs, potentially with two-way outdoor speakers for communication. The submitted TIA specifically projects construction of a “pharmacy with drive-through” and “fast-food restaurant with drive-through.” Site design measures for reducing site-generated noise impacts (e.g., minimum distance of any drive-through from any dwelling unit, whether on- or off-site; requiring drive-thrus to be located on sides of buildings opposite residential development, etc.) could be conditioned.

Policy HP 1.2 - Cultural and Historic Resource Preservation

Identify, preserve, and protect cultural and historic resources including buildings, neighborhoods, designed and natural landscapes, cemeteries, streetscapes, view corridors, and archaeological resources.

The [1887 Shaffer map](#) of Wake County includes depiction of the church just north of the subject site, on Falls of Neuse Road. The cemetery associated with the present church contains marked headstones [dating back to 1909](#). Unmarked stones are also present, and are immediately adjacent to the subject site. In light of the regulatory requirements of NCGS Sec. 65-106

(Removal of Graves), verification should be provided that no unmarked interments are located on the subject site.

Policy UD 2.4 - Transitions in Building Intensity

Establish gradual transitions between largescale and small-scale development. The relationship can be 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.

Policy UD 5.1 - Contextual Design

Proposed development within established neighborhoods should create or enhance a distinctive character that relates well to the surrounding area.

The proposal provides a height cap of 3 stories, commensurate with that possible on adjoining residential properties. However, while the maximum square footage for a single tenant and a combined total for retail sales are conditioned, proximity of retail to existing residential development next to and near the site is not provided, nor is the location of conditioned on-site residential development. Given considerations of through-site street construction sanctioned by the Comprehensive Plan (Action AP-FON 3) and UDO block perimeter standards, opportunity exists for site multi-unit residential construction to provide a transition between such a north-south street and existing adjoining neighborhoods.

2.5 Area Plan Policy Guidance

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

Policy AP-FON 1 - Falls of Neuse Corridor Character

Protect the character of the corridor. Maintain the sense of place created by the extensive roadside vegetation, the Falls Lake dam, and Falls Community.

Policy AP-FON 9 - Falls of Neuse Corridor Parking Lots

Parking lots are encouraged to be located behind or beside buildings along the Falls of Neuse corridor.

The requested Parking Limited frontage conflicts with the Area Plan policy of maintaining the 'green corridor' character of Falls of Neuse Road. Parking Limited would permit both Falls of Neuse and Raven Ridge roads to be fronted by double bays of parking. The proposed Parking Limited frontage would supersede designation of Tree Conservation Areas along the adjacent streets. Rather than a 50-foot average width vegetated Protective Yard, two-bay parking lots and accompanying drive aisle could line both Falls of Neuse and Raven Ridge roads, directly in front of site buildings.

Action AP-FON 3 - Dehijuston/Raven Ridge Road Connection

Area 1: A new-location public street should connect Dehijuston Court with Raven Ridge Road. There is an existing stream crossing shortly before the end of Dehijuston Court.

A street connection is conditioned across the northern edge of the site, maintaining the connection between Dehijuston Court and Falls of Neuse Road. However, the proposal does not address construction of a public street between Dehijuston Court and Raven Ridge Road.

3. Public Benefit and Reasonableness Analysis

3.1 Public Benefits of the Proposed Rezoning

- Provision of goods and services in closer proximity to existing neighborhoods.
- Provision of roadway and sidewalk improvements on Falls of Neuse and Raven Ridge roads
- Provision of new roadway and sidewalk facilities and connectivity.
- Provision of additional housing options.
- Minimizing new driveway cuts along Falls of Neuse Road through exclusion of new single-unit living development on the site.

3.2 Detriments of the Proposed Rezoning

- Inconsistency with the Comprehensive Plan.
- Incompatibility with existing surrounding development.
- Potential traffic impacts.
- Potential light and noise impacts.
- Uncertainty as to potential impacts on adjacent cemetery.

4. Impact Analysis

4.1 Transportation

The Z-15-2016 site is located in the northeast quadrant of Falls of Neuse Road and Raven Ridge Road. Both Falls of Neuse Road (SR 2000) and Raven Ridge Road (SR 2002) are maintained by the NCDOT. This segment of Raven Ridge Road currently has a two-lane, ribbon-paved cross section without curbs or sidewalks. Falls of Neuse Road is classified as a major street in the UDO Street Plan Map (Avenue, 4-Lane, Divided). Raven Ridge Road is a mixed-use street (Avenue, 2-Lane, Divided).

There are no City of Raleigh CIP projects or state STIP projects planned for either street in the vicinity of the Z-15-2016 site. Offers of cross access to adjacent parcels shall be made in accordance with the Raleigh UDO section 8.3.5.D. An existing private access easement from Falls of Neuse Road, via Dehijuston Court, to five parcels located between the site and Wood Spring subdivision will be maintained. There are no public street stubs abutting the eastern boundary of the Z-15-2016 parcels.

Site access will be provided via Strickland Road and Raven Ridge Road. Access points on Falls of Neuse Road include a right-in, right-out driveway approximately 400 feet north of the intersection with Raven Ridge Road and a signalized southbound left-over at the current intersection of Falls of Neuse Road and Dehijuston Court. The access on Raven Ridge Road will be a full movement driveway approximately 1,100 feet east of its intersection with Falls of Neuse Road.

In accordance with UDO section 8.3.2, the maximum block perimeter for R-4 zoning (average lot size > 40,000 sf) is 8,000 feet. The block perimeter for Z-15-2016, as defined by public rights-of-way for Falls of Neuse Road, October Road, Crisp Drive, Kings Lassiter Way, Walkertown Drive, Moosecreek Drive and Raven Ridge Road is 8,260 feet.

The existing land use is a single-family dwelling which generates virtually no traffic. Approval of case Z-15-2016 would increase average peak hour trip volumes by 529 veh/hr in the AM peak and by 619 veh/hr in the PM peak; daily trip volume will increase by more than 10,000 veh/day. A traffic impact analysis report for Z-15-2016 has been reviewed by City staff. Recommended improvements include a new traffic signal at Falls of Neuse Road and

Dehijuston Court, an additional travel lane northbound along Falls of Neuse Road, an additional travel lane westbound along Raven Ridge Road and retiming/rephasing of the study area's traffic signals. The report further recommends installing a sidewalk along the site's frontage on Raven Ridge Road.

Update: July 20, 2016

A traffic impact analysis (TIA) report for Z-15-2016 (dated April 29, 2016) has been reviewed by City staff. However, a revised set of zoning conditions was submitted to staff on July 8, 2016. These revised conditions would increase average peak hour trip volumes by 210 veh/hr in the AM peak and 134 veh/hr in the PM peak compared to the April 29th traffic study report. An update to the TIA is required for case Z-15-2016.

Impact Identified: Infrastructure sufficiency.

4.2 Transit

GoRaleigh Route 25L currently serves Falls of the Neuse Road northbound between Durant Road and Raven Ridge Road and then turns on Raven Ridge serving it in the southeast bound direction. The closest stop is located on northbound Falls of Neuse Road prior to Raven Ridge Road. This is an unimproved stop alongside the multi-use path. There are curb cuts at Falls of Neuse/Raven Rock. Both the City of Raleigh Short Range Transit Plan and the Wake County Transit Plan anticipate future bi-directional service along Falls of Neuse Road but not on Raven Ridge.

Impact Identified: None. Developing this property will increase demand for transit but the offer of a transit easement and shelter will mitigate this.

4.3 Hydrology

<i>Floodplain</i>	No FEMA Floodplain present
<i>Drainage Basin</i>	Neuse-Richland Creek
<i>Stormwater Management</i>	Subject to stormwater regulations under Article 9 of UDO.
<i>Overlay District</i>	Urban Watershed Protection Overlay District

Impact Identified: Possible Neuse River Buffer on site.

4.4 Public Utilities

	<i>Maximum Demand (current use)</i>	<i>Maximum Demand (current zoning)</i>	<i>Maximum Demand (proposed zoning)</i>
<i>Water</i>	250 gpd	44,000 gpd	100,000 gpd
<i>Waste Water</i>	250 gpd	44,000 gpd	100,000 gpd

The proposed rezoning would add approximately 100,000 gpd to the wastewater collection and water distribution systems of the City. There are existing water mains adjacent to the proposed rezoning area. Offsite City of Raleigh Sanitary Sewer Easement acquisition will be required across the east property line for connection to the City's sanitary sewer system.

Impact Identified: At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy.

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.

4.5 Parks and Recreation

Site is not adjacent to or within an existing or proposed greenway trail, corridor, or connector. Nearest trail access is Abbotts Creek Trail, 0.5 miles. Access would be facilitated with the installation of sidewalk/multi-use path along Raven Ridge.

Recreation services are provided by Annie Louise Wilkerson MD Nature Preserve Park, 0.3 miles away. Access would be facilitated with the installation of sidewalk/multi-use path along Raven Ridge to the park entrance.

Impact Identified: None.

4.6 Urban Forestry

The site currently is almost completely wooded and could readily meet the 10% tree conservation requirements and the UWPOD 40% wooded area requirements outlined in UDO Article 9.1. Tree Conservation. Instead, the proposed CX-3-PL rezoning and attached conditions conflict with the requirements of UDO Article 9.1. because of resultant narrow build-to's and the applicant's proposed B2 protective yard. The rezoning eliminates required potential tree conservation areas around most of the property's perimeter, including all of the primary tree conservation area along Falls of Neuse Road and most of the potential secondary tree conservation area around the remainder of the property perimeter.

Impacts Identified:

- The proposed rezoning will eliminate the 50'-wide primary tree conservation area (required by UDO 9.1.4.A.8.) along Falls of Neuse Road and potential secondary tree conservation area (required by UDO 9.1.4.B.1.a.) along Raven Ridge Road by allowing a 10'-wide build-to along both roadways. The proposed Parking Limited frontage has a build-to of 0' which further precludes the required primary tree conservation area along Falls of Neuse Road.
- Unless the secondary tree conservation area required by UDO 9.1.4.B.a. is determined to be a higher standard, Condition 2 would eliminate potential secondary tree conservation along most of the eastern boundary because a B2 protective yard is proposed adjacent to any property having a single family dwelling.
- Whether there will be enough undeveloped property on which to preserve or plant 40% of the property in wooded areas as required by UDO 9.1.9.

4.7 Designated Historic Resources

The site is not located within or adjacent to a National Register Historic District and/or Raleigh Historic Overlay District or include or adjacent to any National Register individually-listed properties and/or Raleigh Historic Landmarks. However, the church property immediately north of the site corresponds with the location of a church shown on the 1887 Shaffer map of Wake County. The associated cemetery contains marked stones dating from 1912; but also includes unmarked stones which may be older. The latter are closest to the subject site.

Impact Identified: It is recommended that the historical extent of the cemetery, in relation to the parcel boundary shared with the subject site, be confirmed.

4.8 Community Development

This site is not located within a redevelopment plan area.

Impact Identified: None.

4.9 Impacts Summary

1. Transportation infrastructure insufficiency.
2. Sewer and fire flow matters may need to be addressed upon development.
3. Provision/ location of tree conservation areas.
4. Extent of historic cemetery (whether partially on subject site).

4.10 Mitigation of Impacts

1. Address transportation infrastructure insufficiency
2. Address sewer and fire flow capacities at the site plan stage.
3. Address tree conservation issues.
4. Determine extent of historic cemetery; address if partially on subject site.

5. Conclusions

The proposal requests an intensity of site development beyond that foreseen by the Comprehensive Plan. The Future Land Use Map designates the site for office and/ or multi-unit residential uses, but with retail envisioned only as an ancillary use, within mixed-use buildings. The proposal would permit free-standing retail operations, including a grocery store, and eating establishments and pharmacy facilities with drive-throughs. While case conditions provide some mitigation (e.g., intersection improvements, transit shelter), other issues remain, from potential impacts on tree conservation areas, to discrepancies between conditioned retail and dwelling unit caps and Traffic Impact Analysis figures.

Staff Comments: Z-15-16 Conditions *(as amended July 8, 2016)*

Overall

As proposed, the rezoning would effectively eradicate otherwise-required tree conservation areas on the property:

- Primary TCA along Falls of Neuse Road and Raven Ridge Road is eliminated by the PL frontage.
- Secondary TCA is eliminated on most of the property by the proposed type B2 protective yard adjacent to any property with a single family dwelling.

Please clarify where and how the required Tree Conservation Areas are to be provided.

Condition 2

The third sentence repeats UDO provisions; delete (per Sec. 10.2.4.E.2.g).

Condition 3

Repeats UDO provisions; delete (per Sec. 10.2.4.E.2.g).

Condition 4

After "Animal Care, add "-indoor" (outdoor is not permitted in CX);

Rather than "Electric Sub-Station," you may wish to state "Minor Utilities"

Delete "Micro-Brewery" (not permitted in CX).

Replace the undefined term "Indoor Skate Park" with the defined term "Skating Rink."

Replace the undefined terms "Adult Enterprise" and "Adult Entertainment" with the defined term "Adult Establishment."

Condition 5

The requirement of a minimum of 85 percent evergreen trees is only valid for Protective Yards not required by the UDO. UDO-required Protective Yards must contain 50% evergreen trees (see Sec. 7.2.7.C.4.a). Therefore, limit Condition 5 to "protective yards not otherwise required by the UDO."

Condition 6

Retail is conditioned to a maximum of 128,000 square feet. However, the submitted TIA projects only 111,500 sf. Please reconcile.

Either replace the 128,000 maximum gross floor area for retail sales with an FAR of 0.15 or add a condition that requires the establishment of a gross floor area allocation covenant for the 128,000 gross floor area square feet of retail sales. Include language that: "The covenant shall first be approved by the City Attorney and then recorded in the Wake County Registry. The covenant shall prohibit any amendments or termination without the prior written consent of the City Attorney. The allocation covenant must be recorded within 60 days following the effective date of this rezoning or prior to the sale of any rezoned property, whichever event shall first occur."

Condition 7

After the words "previously parked delivery vehicle," insert the following: "otherwise in conformity with this zoning condition."

Condition 8

Please delete the phrase "or private;" new private streets are not allowed by the UDO.

Dehijuston Court intersects Falls of Neuse; please revise.

Be advised that the street or equivalent street connection will need to meet the minimum right-of-way width and streetscape requirements of the respective street type (potentially Commercial/Industrial, or Neighborhood Street) as specified in UDO Sec. 8.4.4., as well as provide opportunity for future street connection(s) to the east (e.g., toward the stub-out of Kings Crest Lane). Connections to the east could be accommodated by stub from the street required in Comprehensive Plan *Action AP-FON 3--Dehijuston/ Raven Ridge Road Connection*, which

states: "Area 1: A new-location public street should connect Dehijuston Court with Raven Ridge Road. There is an existing stream crossing shortly before the end of Dehijuston Court." The portion of Dehijuston Court crossing the site will also need to be brought up to City standards.

Consider 10' greenway/ multipurpose trail (rather than 8'). Per Capital Area Greenway Planning & Design Guide, p. 58:

- *Eight feet is the absolute minimum width allowed for a shared use greenway trail and is only recommended for low volume Neighborhood Trails. AASHTO requirements for trails receiving federal funding is 10' minimum.*
- *Ten feet is recommended in most situations and is adequate for moderate to heavy use on Greenway Collector Trails, Greenway Connectors, and Neighborhood Greenway Trails.*

Condition 9

It is unclear how the City would enforce this condition; better left as private covenant.

Condition 10

Delete the phrase "or a completion bond provided by the developer."

Condition 11

Rewrite the first sentence read: "Prior to issuance of either a final site review permit or the first building permit, if the City so requests the owner shall install prior to the issuance of the first certificate of occupancy on the rezoned land a transit shelter with a minimum dimension of no less than 4 feet by 8 feet." In the second sentence, remove the requirement for mutually agreed upon location. Add a final sentence describing the timing of granting and recording the transit easement: "The transit easement shall be deeded to the City and recorded in the Wake County Registry prior to recordation of a subdivision plat or issuance of a building permit for new development."

Condition 12

Dwelling units are conditioned to a maximum of 160. However, the submitted TIA projects only 127 units. Please reconcile.

Either replace the dwelling unit maximum with a maximum density figure, or add a condition that requires the establishment of a dwelling unit allocation covenant for the dwelling units. The content of the dwelling unit allocation covenant should reflect the language suggested for Condition 6, above.

Delete the last two sentences. UDO section 10.2.4 E. 2.e prohibits zoning conditions which specify "character of occupant."

Condition 13

Delete the condition. Parking Limited Frontage (PL) does not allow detached or attached buildings.

Condition 14

Format so that the letters of the outline align with the respective provisions.

The condition only addresses Raven Ridge Road. Is the intention to permit roof-top dining elsewhere? If not, please amend.

Please substitute "other outdoor amenity area" for "similar outdoor gathering space."

Condition 16

Delete and combine with 14 a. (e.g., "No roof-top dining, pool, or other outdoor amenity area...").

Condition 17

In the first line, after the word "for," insert the following language: "the two-year, ten-year, and."

Wake County Staff Comments – Z-15-16

- There does not appear to be any significant potential for adverse impact of development of these parcels upon the water supply watershed as they drain away (i.e., eastward) from the watershed.
- An appropriate level traffic study should be conducted as part of the development process for this site given the level of traffic already on this road and the amount of traffic that could be generated by uses on this 17-acre+ site. Any and all recommendations of the traffic study and/or NCDOT should be incorporated into the site plans to ensure that traffic conditions are not adversely affected by new development.
- Appropriate levels of attention should be given to controlling excessive lighting and noise, and ensuring that sufficient buffering and screening are provided to minimize the impact of new development upon existing properties.

Rezoning Application



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

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan Existing Zoning Classification R-4; Urban Watershed Protection Overlay District (UWPOD) Proposed Zoning Classification Base District: CX Height: 3 Frontage: PL Overlay: UWPOD			OFFICE USE ONLY Transaction #
If the property has been previously rezoned, provide the rezoning case number: n/a			
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:			
Zoning Pre-Submittal: 452053			

GENERAL INFORMATION			
Property Address 10600 Falls of Neuse Road & 11258 Raven Ridge Road			Date October 14, 2016
Property PIN 1728-09-6122 & 1728-08-6494		Deed Reference (book/page) DB15674/Page128	
Nearest Intersection Raven Ridge and Falls of Neuse Roads			Property Size (acres) +/- 17.3 AC
Property Owner/Address SPENCOMM, LLC Attn: Jeremiah Jackson 8601 Six Forks Road; Suite 400 Raleigh, North Carolina 27615	Phone 919-438-2005		Fax 919-457-1826
	Email jeremiah@jacksonlawnc.com		
Project Contact Person/Address Thomas C. Worth	Phone 919-831-1125		Fax 919-831-1205
	Email curmudgtcw@earthlink.net		
Owner/Agent Signature	Email jeremiah@jacksonlawnc.com		

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

Conditional Use District Zoning Conditions

Zoning Case Number **Z-15-16**

OFFICE USE ONLY

Date Submitted **October 14, 2016**

Transaction #

Existing Zoning

Proposed Zoning

NARRATIVE OF ZONING CONDITIONS OFFERED (CX-3-PL-UWPOD-CUD)

1. Trash enclosures shall be masonry construction with a brick façade and will have closing gates/doors per the UDO.

2. All outdoor pole-mounted lighting fixtures shall be full cut-off design and LED. Light Level at the perimeter property line adjacent to a residential use property shall be no more than four-tenths (4/10's) of a foot candle. No less than 60% of the outdoor pole-mounted lighting fixtures on the total subject property shall be controlled by a timer between the hours of 11pm and 6am. Parking lot poles shall be limited such that their height shall not exceed twenty-six (26) feet in height unless a more restrictive height is noted within the UDO for specific areas of the site.

3. The following uses shall be prohibited: Boardinghouse; Dormitory; Fraternity; Sorority; Outdoor Sports or Entertainment Facility of all types; Animal Care-indoor; Vehicle Sales/Rental; Vehicle Repair; Vehicular Fuel Sales, but not to exclude Electric Vehicle Charging Station(s); Telecommunication Towers of all types; Bar; Night Club; Tavern; Lounge; Skating Rink; Adult Establishment-; Self-Storage; Car Wash; Pawn Shops; any establishment selling firearms.

4. No more than one retail tenant space on the property shall be larger than twenty thousand (20,000) square feet. The single retail space that is greater than twenty thousand (20,000) square feet shall not be greater than fifty thousand square feet (50,000 SF) gross floor area. Loading facilities serving the aforementioned retail space (that is twenty thousand (20,000) s.f. to fifty thousand (50,000) s.f.) shall exist on the northern portion of that building facing Mount Pleasant Baptist Church. This aforementioned retail space (that is twenty thousand (20,000) s.f. to fifty thousand (50,000) square feet) shall also be located on the northern portion of Property no closer than 500 feet from the Raven Ridge Road right-of-way and shall be located no closer than 60' from any adjacent single family property. Total retail square footage on the site shall not exceed one-hundred and fifteen thousand (115,000) square feet and the totals and uses shall not supersede any conditions noted, particularly in regards to traffic and transportation. Any retail tenant uses that occupy from zero (0) square feet up to twenty thousand (20,000) square feet shall not be located closer than 150' of any adjacent single family property. All dedicated loading and dock facility structures shall be located no closer than 150' from any adjacent single family property. Adjacent single family properties noted are as follows: Deedbook (DB) 009790, Page (Pg) 00922; DB 012317, Pg 2073; DB 011403, Pg 01733; DB 016469, Pg 02408; DB 009194, Pg 02603; DB 016355, Pg 00879; DB 008621, Pg 02044; DB 013890, Pg 00190; PIN 1728089882; and PIN 1728089520. At the time of first site plan or subdivision submittal, there shall be an allocation table with a coinciding written covenant submitted for the gross floor area of retail sales proposed. Prior to site plan or subdivision approval, the covenant shall first be approved by the City Attorney and then recorded in the Wake County Registry. The covenant shall prohibit any amendments or termination without the prior written consent of the City Attorney.

5. A public street connection shall be provided between Dehijuston Court and Falls of Neuse Road. The portion of Dehijuston Court crossing the subject property will meet minimum right-of-way width and streetscape requirements as specified in the UDO.

6. A ten foot (10') wide multi-purpose trail shall be provided parallel to Falls of Neuse Road along the project site frontage yet within the public right-of-way. This trail is intended to replace the existing 8' width asphalt path that currently runs parallel to Falls of Neuse and will be impacted with public roadway enhancements. This path will serve as the required sidewalk along the Falls of Neuse frontage. The existing 8' wide multi-use path paralleling the frontage along Falls of Neuse Road of the Raven Pointe Townhome Community that will be displaced by the proposed public roadway enhancements will also be replaced within the dedicated future Falls of Neuse right-of-way or on the adjacent private property within a dedicated city sidewalk easement and with an applicable tree removal permit per plat recorded with City (DB 002000, Pg 01811) as provided in Ordinance (1997) 132 ZC 413 with an equal or greater width multi-use path ensuring connectivity along this corridor.

7. Prior to issuance of the first certificate of occupancy for new development on the subject properties, the improvements as described in the development's Traffic Impact Analysis shall be built by the site developers, subject to review and approval by letter from the North Carolina Department of Transportation notifying that the development has been built to NCDOT Standards. The improvements are enclosed herein as Exhibit A – Traffic Improvements.

8. Prior to issuance of the first certificate of occupancy for any new development on the subject properties, if the City in writing so requests, the owner shall install a transit shelter with a minimum dimension of no less than 4 feet by 8 feet on Property. The shelter shall be located in a location approved by the City of Raleigh. In addition to the shelter, a paved access area "landing strip", in a location approved by the City of Raleigh shall be provided between the back of curb and the public sidewalk to facilitate passenger loading. The shelter shall be located in a transit easement dedicated to the City of Raleigh that is no greater than ten feet (10') by fifteen feet (15') in dimension, with the transit easement location approved by the City of Raleigh. A minimum of 6 short term bike racks shall be placed within 50' of this proposed transit shelter. A transit easement accessing this shelter shall be deeded to the City and recorded in the Wake County Registry prior to recordation of a subdivision plat or issuance of a building permit for new development, whichever event first occurs. The total development shall provide at least double the UDO requirements for bicycle parking. The developer shall also provide a surface mounted bicycle air pumping station and surface mounted tool/bicycle tire rack mount station; these elements are to be shown on the site plan and shall be installed prior to the issuance of the certificate of occupancy for the aforementioned large retail tenant (that is between twenty thousand (20,000) s.f. and fifty thousand (50,000) s.f.).

9. No less than seventy-two (72) dwelling units shall be built and approved on the subject property and no more than two hundred forty (240) dwelling units shall be built and approved on the subject property. No less than twenty percent (20%) of the total dwelling units on the subject property (with a minimum of 30 dwelling units and a maximum of 48 dwelling units) shall be dedicated for housing for households having incomes at or below 80% of the area median income (AMI) adjusted by household size for the Raleigh MSA and with rents and tenant paid utilities not exceeding 115% of the Fair Market Rent as determined by HUD annually. This housing commitment linked to 80% of the AMI shall be deed restricted and enforced via specific protocols set forth for monitoring by City of Raleigh's Housing and Neighborhoods Department. If the City is not able to monitor or evaluate the effectiveness of this condition, then a third party provider shall be selected by the City of Raleigh's Housing and Neighborhoods Department and designated to land owner in order to ensure enforcement and monitoring.

10. Final site design shall provide a minimum of a thirty five foot (35') average depth landscape buffer between any immediately adjacent single family property and any retail or commercial space on the subject property. Final site design shall provide a minimum of a fifty foot landscape buffer between any immediately adjacent single family property and any residential space on the subject property. The above noted landscape buffers shall be planted as noted:

A minimum of 1 shade tree per two hundred seventy five (275) square feet (s.f.) of buffer at three inches (3") caliper (at DBH) or greater – planted or existing size. A minimum of 1 understory tree per 500 s.f. of buffer at one and a half inches (1.5") caliper or greater planted or three inches (3") caliper (at DBH) existing size. A minimum of 1 evergreen shrub per sixty (60) s.f. of buffer at three feet (3') height or greater during planting (with minimum expected grow-in height to be five feet (5')). No less than seventy-five percent (75%) of the proposed supplemental trees shall be an evergreen species. Supplemental plantings shall not be composed

of a single tree or shrub, and shall be arranged as informal groups or clusters. Tree species shall be selected to provide screening benefit, and include but not limited to Red Cedar, Magnolia, Cryptomeria, and plants with similar characteristics. Adjacent single family properties noted are as follows: Deedbook (DB) 009790, Page (Pg) 00922; DB 012317, Pg 2073; DB 011403, Pg 01733; DB 016469, Pg 02408; DB 009194, Pg 02603; DB 016355, Pg 00879; DB 008621, Pg 02044; DB 013890, Pg 00190; PIN 1728089882; and PIN 1728089520

It is possible that the landscape buffers noted above shall instead be protected as dedicated Secondary Tree Conservation Areas (TCA) on the subject property. Any dedicated Secondary Tree Conservation Areas shall conform to UDO Section 9.1. No supplemental planting shall be allowed within any Tree Conservation Areas.

11. Any buildings containing a commercial/retail/office use and located within 100' of the Raven Ridge Road future right-of-way shall provide a building facade that exceeds 35% transparency for the ground floor facing Raven Ridge Road.

12. No buildings located within 100' of the Raven Ridge Road future right-of-way shall contain a residential dwelling unit.

13. No less than ninety-five percent (95%) of HVAC units shall be roof-top units.

14. No dining area associated with a retail eating establishment shall be permitted on the roof-top of any structure.

15. Stormwater management for the subject property shall provide detention for the two-year, ten-year, and the twenty-five year storm event for net increase to impervious area. Offsite stormwater run-off entering the site shall not be included under this provision.

16. The subject parcel shall provide a Street Protective Yard along the Falls of Neuse Road right-of-way and on the subject property. This Street Protective Yard shall have an average depth of thirty feet (30'), utilizing a minimum depth of ten feet (10') and a maximum depth of one hundred twenty feet (120'). This Street Protective Yard average shall exclude distances along the frontage where public streets, driveways, and utility crossings occur. In any areas where a parking lot, a loading dock, or the structure of the aforementioned retail tenant between twenty thousand (20,000) square feet and fifty thousand (50,000) square feet is located within 100' of the future Falls of Neuse Right of Way, there shall be a vegetated buffer a minimum of 30 feet in depth from the Falls of Neuse Right of Way. The subject parcel shall provide a Street Protective Yard along the Raven Ridge Road right-of-way and on the subject property. This Street Protective Yard shall have an average depth of twenty feet (20') with a minimum depth of five feet (5') and a maximum depth of forty feet (40'). This Street Protective Yard average shall exclude distances along the frontage where public streets, driveways, and utility crossings occur. A Street Protective Yard identified in this condition shall have at minimum 1 shade tree per two hundred seventy five (275) square feet (s.f.) of buffer at three inches (3") caliper (at DBH) or greater – planted or existing size. A street protective yard identified within this condition shall have at minimum 1 understory tree per five hundred (500) s.f. of buffer at one and a half inches (1.5") caliper (at DBH) or greater planted or three inches (3") caliper (at DBH) existing size. A Street Protective Yard identified within this condition shall have at minimum 1 evergreen shrub per sixty (60) s.f. of buffer at three feet (3') height or greater at time of planting (with minimum expected grow-in height to be five feet (5')). No less than fifty percent (50%) of the proposed supplemental trees shall be an evergreen species. Supplemental plantings shall not be composed of a single tree or shrub species, and shall be arranged as informal groups or clusters. Tree species shall be selected to provide screening benefit, and include but not limited to Red Cedar, Magnolia, Cryptomeria, and plants with similar characteristics.

17. Eating establishments which utilize grills or fryers to prepare food on-site and have drive-thru facilities to sell that food are prohibited. Eating establishments with drive-thru facilities which sell non-alcoholic beverages, ice cream, pastries, baked goods, and sandwiches are permitted provided that the user does not violate the first sentence in this condition provided such drive-thru facilities are not larger than two thousand five hundred (2,500) square feet and are located no less than 400 feet away from the southern right-of-way

future boundary on Raven Ridge Road or 200 feet away from the eastern property line of the subject parcel (as referenced in Deedbook 015674, Pg 00128 and DB 015674, Pg 00128) This zoning condition does not apply to the use of a drive thru for non-food uses such as pharmacy, dry cleaner, bank, ATM, etc;

18. No graves shall be removed, relocated or disturbed in any way by this development, except in accordance with North Carolina General Statute Chapter 65-Cemeteries. Reasonable measures shall be taken to ensure the subject property is surveyed to locate any graves that appear on the subject property.

19. Final site design shall include a new trip allocation budget, signed and sealed by a North Carolina professional engineer, and capped so that average daily traffic volume shall not exceed 10,500 primary trips as defined in the ITE Trip Generation Handbook (Version 9). AM Peak and PM Peak hour trips shall not exceed those that are set forth within the approved TIA.

20. Developer will construct 6' wide sidewalk within the future right of way of Raven Ridge Road (if space allows and City approves same) to City standards connecting subject parcels and existing public sidewalk ending at the intersection of Moosecreek and Raven Ridge Road. Construction shall occur prior to a Certificate of Occupancy is gained on any of the project site buildings.

21. There shall be a minimum of six thousand (6,000) s.f. of office use (as identified in UDO Section 6.4.4) on the subject property. There shall be a maximum of thirty thousand (30,000) s.f. of office use (as identified in UDO Section 6.4.4) on the subject property.

22. Where there are any buildings placed on the subject property within 100' of the future right-of-way for Falls of Neuse Road and Raven Ridge Road, no vehicle parking areas shall occur between the paralleling building façade and the future right-of-way.

23. The final site design shall ensure that 12% of the subject property (after all public rights-of-way have been removed from subject property totals for public streets and transportation enhancements) will be protected as dedicated Tree Conservation Area. Project commits that at minimum 12,000 s.f. of Tree Conservation Area will be placed within 100' of the future Falls of Neuse right-of-way in dimensions and requirements per UDO Section 9.1.

REZONING APPLICATION ADDENDUM

Comprehensive Plan Analysis

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.

OFFICE USE ONLY

Transaction #

Rezoning Case #

STATEMENT OF CONSISTENCY

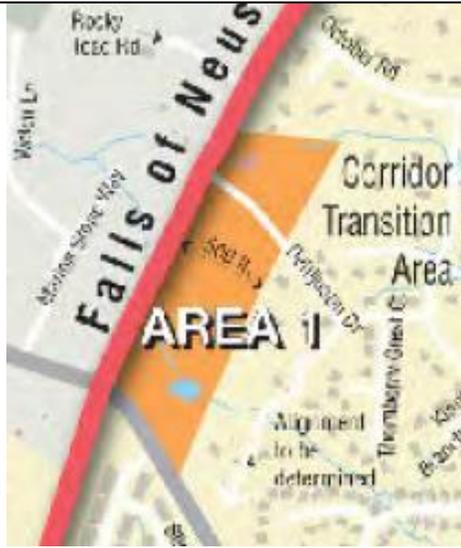
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.

1. The Future Land Use Map (FLUM) designates this property as “Office and Residential Mixed Use”, and the proposed CX zoning is not consistent with that suggestion – which is implied by staff as future OX zoning.. However, the proposed office and residential uses proposed by the zoning are consistent with the FLUM designation – and at much lower densities than would be allowed if OX zoning were placed exclusively on the property. Our project puts forth minimum and maximums for residential dwelling units, retail uses, and office uses. The project has all three mixes blended on the property. With the larger amount of retail uses proposed than office uses, the project team sees a substantial public benefit to meeting the retail demand in this location. Conditions brought forth in this Application lessen retail intensities through exact placement of structure of the aforementioned retail tenant between twenty thousand (20,000) square feet and fifty thousand (50,000) square feet and loading facilities, reducing the New Trip Budget proposed in the Traffic Impact Analysis and using aforementioned New Trip Budget to govern Site Plan and now more aggressively buffering retail from residential neighbors.

2. The proposed zoning will be consistent the following applicable policies found of the Falls of Neuse Area Plan; Policy AP FON 6 (Single Family Lot Frontage); Policy AP FON 7 (Combining Parcels for Cohesive Development); and Policy AP FON 8 (Accommodate Bicycle and Pedestrian Travel). With revised conditions submitted on this application (that mandate an average of 30’ of landscaped or protected buffer paralleling Falls of Neuse Road, the project is now also consistent with Policy AP FON-1 (Falls of Neuse Character). THERE IS NO REFERENCE TO ANY MINIMUM WIDTH OR DEPTH OF A BUFFER ALONG FALLS OF NEUSE ROAD WITHIN THE SMALL AREA PLAN POLICY ITEM AP-FON 1. Please note that there are nine Policies within the Falls of Neuse Area Plan. Policies AP FON 2, 3, 4, and 5 are not applicable to this site. Also, with revised conditions, all parking areas within 100’ of Falls of Neuse right of way will be screened by vegetation – meeting the intent of Policy AP FON 9 (Falls of Neuse Parking Areas) – but blended with PL frontage and AP FON 1 (Falls of Neuse Character). Also, note now that a condition has been applied that states that no parking is allowed between a building façade that is located within 100’ of either Falls of Neuse or Raven Ridge Road right-of-ways. The project has also now committed to 12,000 s.f. of Tree Conservation Area along Falls of Neuse Road.

3. The proposed rezoning is consistent with Action AP-FON 1 that recommends an eight foot (8’) wide path along Falls of Neuse Road be provided (project is proposing a ten foot (10’) wide path along project frontage per City recommendations). Action Item 2 and Action Item 4 are location-specific and not applicable to the subject property. In regards to Action AP-FON 3 that recommends a public street connection between Dehijuston Court with Raven Ridge Road, we have conditioned a public street from Dehijuston to Falls of Neuse Road, per staff guidance and per direct community guidance from the immediately adjacent single family residents and Mount Pleasant Baptist Church. Please note that condition of linking Dehijuston to Falls of Neuse does not preclude our project from providing a public road between the eastern property boundary and Raven Ridge Road. It is our belief that the final road layout is a site plan issue and will be reviewed appropriately by City staff at that time. Our proposed public street would provide direct public street access to Dehijuston Court (for reference – Dehijuston Court is a private street) and possibly ensure compliance with the City’s block perimeter expectations per the UDO, yet it is understood that additional review of site plan would occur at subdivision or site plan submittal stage.

4. The proposed rezoning is consistent with the property’s designation as “Corridor Transition Area 1” in the Falls of Neuse Area Plan. Please see attached graphic from Falls of Neuse Area Plan.



5. In reviewing the 2030 Comprehensive Plan, and comparing them with our proposed conditions, we are consistent with the following policies:

Policy LU 2.1 – Placemaking – project is creating a mixed use community that is visually attractive and inclusive of all
 Policy LU 2.2 – Compact Development – project is compact, is efficient it is provision of public services, improves the performance of transportation networks, and preserves open space

Policy LU 2.5 – Healthy Communities – project provides enhanced bicycle and pedestrian circulation, access, and safety near several areas of employment (within one mile of Wake Med North and several WCPSS schools)

Policy LU 2.6 – Zoning and Infrastructure Impacts – project balances much higher possible FLUM uses with community needs and infrastructure (OX4 could result in much higher impacts)

Policy LU 4.2 – Transportation in Support of Walkable Neighborhoods – project transportation facilities are in character with surrounding community context and supports walkability with surrounding neighborhoods.

Policy LU 4.3 – Directing Transportation Investments – project targets a transit focused improvement within this mixed use community that reduces the reliance on single occupancy vehicles.

Policy LU 4.4 – Reducing Vehicle Miles Traveled – project provides mixed uses and a range of services within a short distance of residences thus reducing the Vehicle Miles Travelled by single-occupancy vehicles.

Policy LU 4.5 – Connectivity – project provides pedestrian and vehicular connectivity between our site and others surrounding thus providing alternative means of access along corridors.

Policy LU 5.1 – Reinforcing the Urban Pattern – project is to be visually integrated with the surrounding area. Local character, context, design, and pattern is suburban in nature. Quality design and site planning is occurring to ensure no adverse impacts on the local character and appearance.

Policy LU 5.2 – Managing Commercial Development Impacts – project is managing commercial development through zoning regulations, conditional use zoning, and development review process to mitigate traffic, parking, litter, noise, etc.

Policy LU 5.4 – Density Transitions – properties to east are designated at office/residential mixed use in FLUM. On project site, we have introduced restrictions on where retail units will go, along with vegetated buffers for all proposed uses on property.

Policy LU 5.6 – Buffering Requirements – project is providing larger than required physical vegetated buffers on many of the perimeters of the site, particularly when adjacent to the adjacent single-family residences. Building heights and/or locations have been managed via conditions as well to ensure positive transitions between property and adjacent parcels.

Policy LU 6.1 – Composition of Mixed Use Centers – project is envisioned as mixed use center and is planned to have well-planned public spaces that bring people together and provide opportunities for active living and interaction

Policy LU 6.3 – project promotes multimodal transportation connections to employment areas.

Policy LU 6.4 – Bus Stop Dedication – project will ensure dedication of transit stop, shelter, and route internal to project site

Policy LU 7.1 – Encouraging Nodal Development - project is a mixed use development along a major corridor at a significant community intersection where pedestrian access, vehicular level of service, and transit mobility will all be enhanced.

Policy LU 7.5 – High Impact Commercial Uses – project specifically restricts the noted high-impact commercial uses, including but not limited to fast food restaurants, late night alcoholic beverage establishments, and convenience stores.

Policy LU 7.6 – Pedestrian Friendly Development – project is pedestrian friendly.

Policy LU 8.1 – Housing Variety – project will provide additional variety of housing opportunities for this section of Raleigh.

Policy LU 8.3 – Conserving, Enhancing, and Revitalizing Neighborhoods – project recognizes the importance of balancing the need to increase the housing supply and expanding neighborhood commerce with protecting the neighborhood character.

Policy LU 10.1 – Mixed Use Retail – project provides retail within a mixed-use community

Policy LU 10.6 – Retail Nodes – project provides retail uses within a mixed-use community along a major corridor.

Policy T1.3 – Multi-Modal Transportation Design – project offers residents safe and attractive mobility choices – with enhanced opportunities for transit (internal transit easement and stop), bicycle (2x required bike parking) and pedestrian (10' multi-modal path along Falls of Neuse, sidewalk along Raven Ridge, and connecting walk to Moose Creek Dr).

Policy T1.4 – Increasing Mobility Choice – project provides mobility choices for work trips either as a transit route, bicycle route, or pedestrian route with connections to Wake Med North, other surrounding employment centers, and residential communities.

Policy T1.6 – Transportation Impacts – project provides condition that ensures transportation improvements will occur prior to Certificate of Occupancy is gained for buildings on site.

Policy T2.1 – Integration of Travel Modes – project provides multiple modes of transportation improvements

Policy T2.2 – Defining Future Rights of Way – project provides right of way dedication along parcel frontage for all improvements to occur and to ensure proper infrastructure is in place for project

Policy T2.8 – Access Management Strategies – project has worked directly with City and NCDOT to ensure efficient access is provided based on functional characteristics, roadway users, and surrounding character of Falls of Neuse and Raven Ridge Rds. Of three access points proposed by project, there are two existing driveway locations.

Policy T2.9 – Curb Cuts – see Policy 2.8

Policy T 2.10 – Level of Service – project will improve LOS against the 2018 No-Build LOS (PM Peak drops from and F to a C while AM Peak drops from a D to a C).

Policy T3.2 – Accommodating Multiple Users – project provides appropriate right of way for all users

Policy T4.1 – Promoting Transit – project provides on-site transit easement, stop, and bike parking

Policy T4.8 – Bus Waiting Areas – project provides a shelter, bench, and amenities such as waste and bike parking

Policy T4.9 – Sidewalk Improvements Near Transit – project will provide all new sidewalks internal to site and paralleling site, thus ensuring accessible route enhancements within 1/3 of a mile to proposed transit stop

Policy T 4.15 – Enhanced Rider Amenities – project is providing on-site shelter, seating, and amenities.

Policy T5.1 – Enhancing Bike/Pedestrian Circulation – project is improving pedestrian and bicycling circulation along both Falls of Neuse and Raven Ridge corridors

Policy T5.2 – Incorporation Bicycle and Pedestrian Improvements – project exceeds the UDO requirements for bicycle facilities (2x the bike parking) and is enhancing the bicycle and pedestrian network in the area.

Policy T5.4 – Pedestrian and Bicycle Network Connectivity – project is enhancing the bicycle and pedestrian network in the area and is connecting several surrounding neighborhoods.

Policy T5.5 – Sidewalk Requirements – project is providing sidewalks along entire parcel frontage of Falls of Neuse and Raven Ridge Roads, as well as both sides of proposed public street connection to Dehijuston within the project site.

Policy T5.9 – Pedestrian networks – project will provide internal pedestrian network connecting the mixed use community (also mandated by the UDO).

Policy T5.10 – Building Orientation – project will provide accessible routes from front doors of buildings to a public street (also mandated by the UDO).

Policy T6.6 – Parking Connectivity – project promotes multiple destinations connected by pedestrian trips within the mixed use area

Policy T8.1 – Truck Routes – project provides truck routing to Falls of Neuse (in and out) which is a designated local truck route, with direct access from north at US Route 1 (a designated thru truck route) or south from I540 (a designated thru truck route)

Policy EP 3.10 – Groundwater Protection –project provides a conditions to protect adjacent land owners on well system)

Policy EP 3.12 – Mitigating Stormwater Impacts – project provides condition to exceed required treatment and detention requirements by treating and detaining the 25-year storm event.

Policy EP 3.13 – Erosion BMPs – by law, the project will ensure regulatory controls are in place during construction to ensure sediment and erosion control

Policy EP 8.1 – Light Pollution – project provides condition that restricts the height of the light poles, ensure pole lights to be LED, and ensures that they are Full Cut-Off.

Policy EP 8.2 – Light Screening – project provides conditions that ensure Full Cut-Off fixtures, vegetated buffers, and footcandle limits.

Policy EP 8.3 – Night time Light Impacts – project provides condition stating the use of timer on pole lights to limit unnecessary lighting

Policy EP 8.4 – Noise and Light Impacts – project provides conditions to restrict lighting and noises

Policy EP 8.9 – LED Lighting – project provides condition that ensures LED lighting on pole lights

Policy H 1.1 – Mixed-Income Neighborhoods – project promotes mixed-income neighborhood through condition

Policy H 1.2 – Geographic dispersal of Affordable Units – project promotes workforce housing units in an area of the City not currently served – and within a mile of several WCPSS and Wake Med North as large employment centers

Policy H 1.8 – Zoning for Housing – project provides condition to ensure moderated cost of housing

Policy H2.13 – Transit Accessibility – project does not provide ‘affordable’ housing, but workforce housing with good (on-site) access to transit services

Policy PR 3.1 – Greenway Trail Expansion – project provides a 10’ wide multi-use path along frontage of parcel to replace the existing 8’ wide path that will be displaced with transportation improvements made to Falls of Neuse Road

Policy PU 1.1 – Linking Growth and Infrastructure – project is in an area of the City that is adequately served by utility infrastructure.

Policy PU 2.4 – Water and Sanitary Sewer Installation – project will comply with City’s policies and UDO to ensure this

Policy PU 2.5 – Water and Sanitary Sewer Access – project will provide water and sewer service to all parcels of our project.

Policy UD 2.1 – Building Orientation – project provides condition that addresses buildings to Raven Ridge Road. Other public spaces will be created within the community, yet not via conditions.

Policy UD 2.2 – Multi-modal Design – project provides conditions that ensure accommodations for bicyclists, pedestrians, and public transit

Policy UD 2.3 – Activating the Street – project provides conditions that ensure activation of external and internal streets

Policy UD 4.1 – Public Gathering Spaces – project will provide internal public gathering spaces as part of the fabric of this mixed use community.

Policy UD 4.4 – Management of Sidewalk Space – project will provide sidewalks along landscaped streetscapes in many places that are currently unsafe for pedestrians.

Policy UD 4.5 – Improving the Street Environment – project provides a condition that will that promotes ground level retail and avoiding windowless facades

Policy UD 4.8 – Private Sector Public Space Improvements – project will provide publicly accessible public space in conjunction with the mixed use development.

Policy UD 5.3 – Improving Neighborhood Connectivity – project conditions connectivity to Raven Ridge HOA at Moose Creek via new sidewalk. Project will provide for connectivity to Raven Pointe community to south via pedestrian improvements along Raven Ridge and at intersection of Raven Ridge and Falls of Neuse.

PUBLIC BENEFITS

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

1. The proposed Raven Ridge community will incorporate a variety of land uses, including retail, office, and residential. Mixed use development is generally accepted as an effective means to reduce vehicular trips and enhance walkability scores.
2. The proposed Raven Ridge community will provide much-needed retail and office use at the northern end of the Falls of Neuse Road corridor in a location designated as “Corridor Transition #1”.
3. The proposed Raven Ridge community will bring much-needed and substantial roadway and sidewalk improvements to Falls of Neuse Road and Raven Ridge Road, along with enhanced multi-modal opportunities for this section of Raleigh. Please reference the submitted Traffic Impact Analysis showing the Level of Service (“LOS”) grades improvements for the intersection of Raven Ridge Road and Falls of Neuse Road during both the AM and PM Peak hours.
4. The proposed Raven Ridge community will provide additional housing options for this area of North Raleigh. In addition to the diversity of product type, the new community will provide workforce housing which the Raleigh City Council has identified as a needed component for our city.
5. The proposed Raven Ridge community will provide stormwater improvements to serve as a benefit to the entire community.

Z-15-16



Phone: (919) 845-5155 Fax: (919) 845-5156 Address: 700-131 Exposition Place, Raleigh, NC 27615

May 11, 2016

Re: SPENCER PROPERTY (11258 Raven Ridge Rd. & 10600 Falls of Neuse Rd.)

Neighboring Property Owners:

You are invited to attend a Neighbor Notice Meeting on May 24, 2016, where we will present a proposal to rezone property located at the intersection of Raven Ridge and Falls of Neuse Roads. The meeting will be held at the Mount Pleasant Baptist Church from 6:00 PM to 7:30 PM. The church is located at 10720 Falls of Neuse Road.

The purpose of this meeting is to discuss a potential rezoning of the properties located at 11258 Raven Ridge Road & 10600 Falls of Neuse Road. The subject properties are currently zoned Residential Four with Urban Watershed Protection Overlay District (R-4/UWPOD) and is proposed to be rezoned to Commercial Mixed Use, 3-Story with Urban Watershed Protection Overlay District, and Conditional Use District (CX/3/UWPOD/CUD).

This meeting is a component of the rezoning process and is a general information meeting to inform and update adjacent neighbors of the property being considered for rezoning. In accord with City of Raleigh requirements we are notifying the property owners within one-hundred feet (100') of the area requested for rezoning. Please see the attached map on the back of this letter that illustrates the location of the two subject parcels associated with the rezoning request.

If you have any questions, please do not hesitate to contact me as follows:

Email: nickbrown@ndbcommercial.com
Phone: 919-845-5155; extension 21

We look forward to seeing you at the meeting.

Best Regards,

Nick Brown

1728075979
WILKERSON, PATRICIA B
• 11184 SLIDER DR
RALEIGH NC 27614-6404

1728076838
ECHEVARRIA, LEILA G
• 11164 SLIDER DR
RALEIGH NC 27614-6404

1728076904
SWANN, KERRY
• 11180 SLIDER DR
RALEIGH NC 27614-6404

1728077646
MAYES, GAYE
• 11126 SLIDER DR
RALEIGH NC 27614-6404

1728077723
AUGUST, SANDRA L
• 11142 SLIDER DR
RALEIGH NC 27614-6404

1728083332
NORTON, NITA SAUNDERS
• 10502 DAPPING DR
RALEIGH NC 27614-6402

1728084168
PARKER-KECK, SANDRA
• 11220 SLIDER DR
RALEIGH NC 27614-6406

1728084216
HAYWOOD, DENISE S
• 11226 SLIDER DR
RALEIGH NC 27614-6406

1728085019
BROWN, JO
• 1200 TOWN MOUNTAIN RD
ASHEVILLE NC 28804-2932

1728086494 & 1728096122
SPENCOMM LLC
• 8601 SIX FORKS RD STE 400
RALEIGH NC 27615-2965

1728075987
WIGGS, ROBERT A WIGGS, BRIDGET P
• 11182 SLIDER DR
RALEIGH NC 27614-6404

1728076856
THOMPSON, JEFFREY H THOMPSON, KIM M
• 11162 SLIDER DR
RALEIGH NC 27614-6404

1728076920
MCINTYRE, TAMARA
• 11166 SLIDER DR
RALEIGH NC 27614-6404

1728077658 & 1728080277
RAVEN POINTE HOMEOWNERS ASSOC INC
• 3949 BROWNING PL
RALEIGH NC 27609-6536

1728079939
BANKO, STEPHEN J BANKO, ELLEN O
• 1408 SANDUSKY LN
RALEIGH NC 27614-7513

1728083345
LEE, JADINE WONG
• 8508 HARKERS CT
RALEIGH NC 27615-2580

1728084184
HINTON, SIDNEY
• 11206 SLIDER DR
RALEIGH NC 27614-6406

1728084234
TOPA, TETYANA
• 11224 SLIDER DR
RALEIGH NC 27614-6406

1728085036
RESTUCHA, AMALIA
• 2417 CARRUTHERS CT
RALEIGH NC 27615-5683

1728089017
BOYETTE, DOUGLAS DEWITT
• BOYETTE, DONNA LEMMONS
1404 SANDUSKY LN
RALEIGH NC 27614-7513

1728076798
NJENGA, GEORGE NJENGA, OLALAH
• 11146 SLIDER DR
RALEIGH NC 27614-6404

1728076863
FREY, CYNTHIA ANN
• 11160 SLIDER DR
RALEIGH NC 27614-6404

1728077643
KEELER, MARK D
PICKETT, MARGARET ANNE
• 11124 SLIDER DR
RALEIGH NC 27614-6404

1728077706
KOROGI, MARY K
• 11144 SLIDER DR
RALEIGH NC 27614-6404

1728082594
JORDAN, E DWIGHT JORDAN, MARILYN C
• 10527 DAPPING DR
RALEIGH NC 27614-6403

1728083359
MCINTYRE, ROBERT E MCINTYRE, DIANE J
• 10506 DAPPING DR
RALEIGH NC 27614-6402

1728084192
CHUNG, VINCENT CHUNG, A CECILE
• 11204 SLIDER DR
RALEIGH NC 27614-6406

1728084241
PERRY, M SANDRA
• 11222 SLIDER DR
RALEIGH NC 27614-6406

1728085052
CARTER, TYRA D
• 11186 SLIDER DR
RALEIGH NC 27614-6404

1728089127
HYMAN, SUSAN JANE TRUSTEE
• 1400 SANDUSKY LN
RALEIGH NC 27614-7513

1728089216
GORDON, FRED A GORDON, MELISSA B
1401 SANDUSKY LN
RALEIGH NC 27614-7514

1728089353
JOHNSTON, DEBORAH R
1405 SANDUSKY LN
RALEIGH NC 27614-7514

1728089520
JUSTICE, MICHAEL E JUSTICE, DWIGHT E
12201 PENROSE TRL
RALEIGH NC 27614-6805

1728089882
JUSTICE, BLONNIE MAE
JUSTICE, MATTIE ENNIS
10620 DEHIJUSTON CT
RALEIGH NC 27614-8765

1728170709
SEDGWICK, DAVID MERRILL TRUSTEE
DAVID MERRILL SEDGWICK REVOCABLE TRUST
1415 MOOSECREEK DR
RALEIGH NC 27614-7779

1728180030
HAWKSWORTH, DAVID T
1412 SANDUSKY LN
RALEIGH NC 27614-7513

1728082562
WEIGOLD, JAMES WEIGOLD, LAURA
10525 DAPPING DR
RALEIGH NC 27614-6403

1718885193
RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

1728097899
MOUNT PLEASANT BAPTIST CHURCH
10720 FALLS OF NEUSE RD
RALEIGH NC 27614-9302

1728099170
WILLS, PRISCILLA LEATHERS, THELMA
10632 DEHIJUSTON CT
RALEIGH NC 27614-8765

1728099394
CAUDLE, GEORGE G CAUDLE, VICKIE P
10708 DEHIJUSTON CT
RALEIGH NC 27614-8766

1728090038
LINEBERGER, TODD E LINEBERGER, NANCY
1937 WILD DUNES DR
RALEIGH NC 27604-5862

1728091239
MACARTHUR, SHAWN
MACARTHUR, ANGELINA
10612 MARION STONE WAY
RALEIGH NC 27614-9891

1728092418
COHOE, WAYNE COHOE, DARLENE
10620 MARION STONE WAY
RALEIGH NC 27614-9891

1728093627
CADY CONSTRUCTION COMPANY INC
847 WAKE FOREST BUSINESS PARK
STE 101
WAKE FOREST NC 27587-6576

1728094847
POWERS, GARY D II POWERS, REBECCA A
10632 MARION STONE WAY
RALEIGH NC 27614-9891

1729004047 & 1729005124
WOODLIEF, JOYCE D
WOODLIEF, DOUGLAS E
5117 PURNELL RD
WAKE FOREST NC 27587-7537

1728083229
WEINHOLD, RONALD
WEINHOLD, ELIZABETH
10500 DAPPING DR
RALEIGH NC 27614-6402

1728082530
CAMPBELL, PHILLIP
10523 DAPPING DR
RALEIGH NC 27614-6403

1728081665
ALLEN, WILLIAM GASTON TRUSTEE
720 CURRITUCK DR
RALEIGH NC 27609-6320

1728077631
STOY, KELLEY ANNE
11122 SLIDER DR
RALEIGH NC 27614-6404

1728082418
FREEMAN, JAMES
10521 DAPPING DR
RALEIGH NC 27614-6403

1728077547
CORREA, ISABEL
11120 SLIDER DR
RALEIGH NC 27614-6404

1728170663
RAVENS RIDGE HOMEOWNERS ASSOC INC
DIANA HOWARD
908 WALKERTOWN DR
RALEIGH NC 27614-7179

1728180598
TURPIN, ANDREA G TURPIN, JEFFREY D
7104 COVE LAKE DR
WAKE FOREST NC 27587-1740

DAVID BROWN
DIRECTOR OF PLANNING
WITHERSRAVENEL
131 1/2 S. WILMINGTON STREET
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BYNUM WALTER, AICP
SENIOR PLANNER
LONG RANGE PLANNING DIVISION
RALEIGH DEPARTMENT OF CITY PLANNING
ONE EXCHANGE PLAZA, SUITE 300
RALEIGH NC, 27601

THOMAS C. WORTH, JR.
127 W. HARGETT STREET, SUITE 500
RALEIGH, NC 27601

DANIEL BAND, PLANNER
LONG RANGE PLANNING DIVISION
RALEIGH DEPARTMENT OF CITY PLANNING
ONE EXCHANGE PLAZA, SUITE 300
RALEIGH NC, 27601

11258 Ravens Ridge + 10600 Falls of Neuse

Owner	Mail Address 1	Mail Address 2
✓ WILKERSON, PATRICIA B	11184 SLIDER DR	RALEIGH NC 27614-6404
✓ WIGGS, ROBERT A WIGGS, BRIDGET P	11182 SLIDER DR	RALEIGH NC 27614-6404
✓ NJENGA, GEORGE NJENGA, OLALAH	11146 SLIDER DR	RALEIGH NC 27614-6404
✓ ECHEVARRIA, LEILA G	11164 SLIDER DR	RALEIGH NC 27614-6404
✓ THOMPSON, JEFFREY H THOMPSON, KIM M	11162 SLIDER DR	RALEIGH NC 27614-6404
✓ FREY, CYNTHIA ANN	11160 SLIDER DR	RALEIGH NC 27614-6404
✓ SWANN, KERRY	11180 SLIDER DR	RALEIGH NC 27614-6404
✓ MCINTYRE, TAMARA	11166 SLIDER DR	RALEIGH NC 27614-6404
✓ RAVEN POINTE HOMEOWNERS ASSOC INC	3949 BROWNING PL	RALEIGH NC 27609-6536
✓ KOROGI, MARY K	11144 SLIDER DR	RALEIGH NC 27614-6404
✓ AUGUST, SANDRA L	11142 SLIDER DR	RALEIGH NC 27614-6404
✓ BANKO, STEPHEN J BANKO, ELLEN O	1408 SANDUSKY LN	RALEIGH NC 27614-7513
✓ RAVEN POINTE HOMEOWNERS ASSOC INC	3949 BROWNING PL	RALEIGH NC 27609-6536
✓ ALLEN, WILLIAM GASTON TRUSTEE	720 CURRITUCK DR	RALEIGH NC 27609-6320
✓ CAMPBELL, PHILLIP	10523 DAPPING DR	RALEIGH NC 27614-6403
✓ WEIGOLD, JAMES WEIGOLD, LAURA	10525 DAPPING DR	RALEIGH NC 27614-6403
✓ JORDAN, E DWIGHT JORDAN, MARILYN C	10527 DAPPING DR	RALEIGH NC 27614-6403
✓ NORTON, NITA SAUNDERS	10502 DAPPING DR	RALEIGH NC 27614-6402
✓ LEE, JADINE WONG	8508 HARKERS CT	RALEIGH NC 27615-2580
✓ MCINTYRE, ROBERT E MCINTYRE, DIANE J	10506 DAPPING DR	RALEIGH NC 27614-6402
✓ PARKER-KECK, SANDRA	11220 SLIDER DR	RALEIGH NC 27614-6406
✓ HINTON, SIDNEY	11206 SLIDER DR	RALEIGH NC 27614-6406
✓ CHUNG, VINCENT CHUNG, A CECILE	11204 SLIDER DR	RALEIGH NC 27614-6406
✓ HAYWOOD, DENISE S	11226 SLIDER DR	RALEIGH NC 27614-6406
✓ TOPA, TETYANA	11224 SLIDER DR	RALEIGH NC 27614-6406
✓ PERRY, M SANDRA	11222 SLIDER DR	RALEIGH NC 27614-6406
✓ BROWN, JO	1200 TOWN MOUNTAIN RD	ASHEVILLE NC 28804-2932
✓ RESTUCHA, AMALIA	2417 CARRUTHERS CT	RALEIGH NC 27615-5683
✓ CARTER, TYRA D	11186 SLIDER DR	RALEIGH NC 27614-6404
✓ SPENCOMM LLC	8601 SIX FORKS RD STE 400	RALEIGH NC 27615-2965
✓ BOYETTE, DOUGLAS DEWITT BOYETTE, DONNA LEMMONS	1404 SANDUSKY LN	RALEIGH NC 27614-7513
✓ HYMAN, SUSAN JANE TRUSTEE	1400 SANDUSKY LN	RALEIGH NC 27614-7513
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✓ POWERS, GARY D II POWERS, REBECCA A	10632 MARION STONE WAY	RALEIGH NC 27614-9891
✓ SPENCOMM LLC	8601 SIX FORKS RD STE 400	RALEIGH NC 27615-2965
✓ MOUNT PLEASANT BAPTIST CHURCH	10720 FALLS OF NEUSE RD	RALEIGH NC 27614-9302
✓ WILLS, PRISCILLA LEATHERS, THELMA	10632 DEHIJUSTON CT	RALEIGH NC 27614-8765
✓ CAUDLE, GEORGE G CAUDLE, VICKIE P	10708 DEHIJUSTON CT	RALEIGH NC 27614-8766
✓ SEDGWICK, DAVID MERRILL TRUSTEE DAVID MERRILL SEDGV	1415 MOOSECREEK DR	RALEIGH NC 27614-7779
✓ WOODLIEF, JOYCE D WOODLIEF, DOUGLAS E	5117 PURNELL RD	WAKE FOREST NC 27587-7537



Phone: (919) 845-5155 Fax: (919) 845-5156 Address: 700-131 Exposition Place, Raleigh, NC 27615

May 25, 2016

Mr. Doug Hill, Planner
Department of City Planning
City of Raleigh
P.O. Box 590
Raleigh, North Carolina 27602

**RE: Raven Ridge and Falls of Neuse Roads
COR Transaction # 452053**

This letter serves as a summary of a Neighbor Notice Meeting for the above-referenced project located at the intersection of Raven Ridge and Falls of Neuse Roads in the northwest quadrant. The meeting was held at Mount Pleasant Baptist Church; May 24, 2016 at 6:00 PM. The meeting was well attended, we estimate approximately sixty-five (65) people were in attendance over the course of the two hour meeting. Dan Brown and Nick with D&N Development opened the meeting a little after 6:00 PM to allow folks to find seats and get settled. Nick Brown introduced his consultant team, and Graham Smith with DHM Design led the presentation of the requested zoning and the discussion after the presentation. The following questions/concerns were discussed in the Q&A session:

1. Concerns with the delivery of the Traffic Impact Analysis and the increase in the number of trips associated with the proposal
2. The need and/or desire for a grocery store in the area
3. Preference for residential use on the property, but opposition to "workforce" housing
4. Concern for preserving the character of the historic church next door to the subject property
5. Providing adequate privacy for the adjacent neighbors
6. Address truck idle period in the conditions
7. Stormwater quality and rate of runoff
8. What type of stormwater facility to be provided
9. Groundwater contamination of nearby wells is y-Product of Impervious Surfaces
10. Loss of trees
11. Loss of wildlife habitat
12. Request that the Developer contact The Audubon Society

13. Traffic Concerns

- a. Volume of Anticipated New Traffic Impacting nearby neighborhoods
 - b. Left turn in and out of the subject property from Falls of Neuse Road at Dehijuston Court
 - c. Will Raven Ridge Road stacking impede traffic leaving/entering Moosecreek Court
 - d. Will the revisions to Raven Ridge Road limit access to the townhome driveway
14. The proposed retail land use is not consistent with the Future Land Use Map
15. Height of the apartment buildings
16. Proximity of the buildings, specifically apartment buildings to neighboring parcels
17. Concern with Workforce Housing, specifically if there is "Section 8" aspect
18. No need for another grocery store in the area
19. No need for apartments, office, or any type of retail at this location

The presentation was concluded about 8:00 PM, the consultant team answered individual questions for about another 15 minutes.



Attendance Sheet

Project: Raven Ridge and Falls of Neuse Roads

Date: 05/24/2016

Subject: Neighbor Notice Meeting

Time: 6:00 PM

Location: Mount Pleasant Baptist Church

Name	Organization	Email	Phone
Elizabeth Fowlkes		lizecat at yahoo.com	
Bill & D&B Johnston		BillJ1212@gmail.com	
Sue Priner		sopriner@ncsu.com	
Joan McGuinness		mcseven7@yahoo.com	
Vesta M. Miller	Mt Pleasant Bpt Church	evmiller2@centurylink.net	
Helen Spain		hspain2002@hotmail.com	
Mark Spain		spainmar@gmail.com	
George Farthy		george.farth.7@gmail.com	
Jyra Carter		TYRACARTER@aol.com	
Tim Niles		timniles9@gmail.com	
Susan Burton		Susan.burton@comcast.net	
Philip Davenport		plav@me.com	
Bob Fry		BobFryconsultant@AOL.com	
Pauline Gubbins	River Oaks	pgubbins1@AOL.com	
Vicki Crewshaw	Bedford		
Cindy Davenport	River Oaks II	cdav657@me.com	
Sue Ellen Banko	Ravens Ridge	sebanko@bellsouth.net	

Attendance Sheet

Project: Raven Ridge and Falls of Neuse Roads

Date: 05/24/2016

Subject: Neighbor Notice Meeting

Time: 6:00 PM

Location: Mount Pleasant Baptist Church

Name	Organization	Email	Phone
MIKE RHODES	RESIDENT	bhurella@nc.rr.com	
REBECCA BURELL RHODES	"		
Linda Jo Halcomb	"	Raven Ridge/ljhalcomb2179@gmail.com	
SHARON DAVIS	"	sdavis27614@hotmail.com	919-847-7523
Jim BARNES	"	James.BARNES@nc.rr.com	919-845-4500
Mike O'Sullivan	"	mjo78@nc.rr.com	
Linda & Rufus D'Archer	"		
Gene Sweeney	"	GSENECAL@NC.RR.COM	
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