

CITY OF RALEIGH

**Existing Zoning
Map**

Z-1-11

**O&I-1 CUD (4.87 ac)
&
CM (4.25 ac)**

to

**O&I-1 CUD (6.15 ac)
&
CM (2.97 ac)**

9.12 ac

**Public Hearing
January 18, 2011
(April 18, 2011)**

290

Feet



Certified Recommendation

Raleigh Planning Commission

CR# 11406

Case Information Z-1-11

<i>Location</i>	Southeast corner of Avent Ferry Road and Gorman Street
<i>Size</i>	9.12 acres
<i>Request</i>	Rezone a portion of the property (1.28 acres) from Conservation Management to Office and Institutional-1 CUD.

Comprehensive Plan Consistency

☐ Consistent

☒ Inconsistent

Consistent

<i>Future Land Use Designation</i>	<input type="checkbox"/>	The area to be rezoned is designated for Public Parks and Open Space on the Future Land Use Map. The proposed rezoning is inconsistent with this recommendation.
<i>Applicable Policy Statements</i>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	LU 1.3 Conditional Use District Consistency LU 2.5 Healthy Communities LU 4.5 Connectivity LU 5.6 Buffering Requirements LU 8.12 Infill Compatibility LU 8.14 Student-Oriented Housing EP 2.5 Protection of Water Features EP 3.12 Mitigating Stormwater Impacts EP 4.2 Floodplain Conservation UD 3.8 Screening of Unightly Uses

Summary of Conditions

<i>Submitted Conditions</i>	1. Residential development limited to 30 dwellings. 2. Building height limited to no more than 40' above mean grade. 3. Use of property limited to residential including a property management leasing office. 4. Refuse containers to be screened from public rights-of-way
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Issues and Impacts

<i>Outstanding Issues</i>	1. The property is designated on the Future Land Use Map as Public Parks and Open Space. 2. Accommodations should be made for future greenway construction.	<i>Suggested Conditions</i>	1. Dedicate greenway easement at time of site plan or subdivision approval.
<i>Impacts Identified</i>	1. The rezoning could result in an increase to the transit usage in the area. 2. Construction on the subject	<i>Proposed Mitigation</i>	1. Dedication of a 15' x 20' transit easement along Gorman Street and installation of an ADA

	<p>property will be located in the floodplain.</p> <p>3. The property is located adjacent to Walnut Creek, a designated greenway corridor in the Comprehensive Plan.</p> <p>4. The 1.23 acre site is being protected from tree clearing by the Conservation Management zoning. Rezoning to O&I CUD would remove this protection.</p>		accessible shelter.
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Public Meetings

<i>Neighborhood Meeting</i>	<i>Public Hearing</i>	<i>Committee</i>	<i>Planning Commission</i>
September 2, 2010	January 18, 2011	Date: Action	Feb. 22, 2011 Recommended approval

☐ ***Valid Statutory Protest Petition***

Attachments

1. Staff report
2. Existing Zoning/Location Map
3. Future Land Use

Planning Commission Recommendation

<i>Recommendation</i>	To approve Z-1-11
<i>Findings & Reasons</i>	<p>The request is inconsistent with the Comprehensive Plan; however, it is reasonable and in the public interest based on the following:</p> <ul style="list-style-type: none"> • Enhancements to the existing stormwater controls will occur with the development of the 1.2 acre portion; the new development will have no impact on the floodplain; • A portion of the property will still be protected with Conservation Management zoning; • The rezoning would result in an increase to the tax base; • The rezoning would result in additional multi-family housing, which given the proximity to the University, could be utilized for student housing; • The rezoning would increase density in a transit-rich environment; and • The future land use designation was based upon the existing Conservation Management zoning

<i>Motion and Vote</i>	<p>Motion: Smith Second: Fleming</p> <p>In favor: Bartholomew, Butler, Haq, Fleming, Mattox, Smith Opposed: Anderson, Batchelor, Harris Edmisten, Schuster, Sterling Lewis</p>
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This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the attached Staff Report.

<div>_____</div> <div>Planning Director Date</div>	<div>_____ <u>2/22/2011</u></div> <div>Planning Commission Chairperson Date</div>
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Staff Coordinator: James Brantley james.brantley@raleighnc.gov



Zoning Staff Report – Z-1-11

Conditional Use District

Request

<i>Location</i>	Southeast corner of Avent Ferry Road and Gorman Street
<i>Request</i>	Rezone a portion of the property (1.28 acres) from Conservation Management to Office and Institutional-1 Conditional Use
<i>Area of Request</i>	1.28 acres
<i>Property Owner</i>	Horizon Realty Advisors
<i>PC Recommendation Deadline</i>	April 18, 2011

Subject Property

	<i>Current</i>	<i>Proposed</i>
<i>Zoning</i>	Conservation Management	O & I-1, CUD
<i>Additional Overlay</i>	n/a	n/a
<i>Land Use</i>	Open space	residential
<i>Residential Density</i>	Residences not permitted	23 dwellings per acre (approx. 11 dwellings per acre over the entire 9.12 acre property)

Surrounding Area

	<i>North</i>	<i>South</i>	<i>East</i>	<i>West</i>
<i>Zoning</i>	Residential-6	Conservation Management	Conservation Management; O&I-1 CUD	Conservation Management, SC
<i>Future Land Use</i>	Moderate Density Residential	Public Parks and Open Space	Public Parks and Open Space; Moderate Density Residential	Neighborhood Retail Mixed Use, Public Parks and Open Space
<i>Current Land Use</i>	Residential	Open space associated with Walnut Creek	Open space associated with Walnut Creek	Open space associated with Walnut Creek, shopping center

Comprehensive Plan Guidance

<i>Future Land Use</i>	Public Parks and Open Space
<i>Area Plan</i>	n/a
<i>Applicable Policies</i>	See section 1.2 for detailed analysis of applicable policies

Contact Information

<i>Staff</i>	James Brantley, james.brantley@raleighnc.gov , 919-516-2651
<i>Applicant</i>	Harrison Ellinwood, PE, jhellinwood@edapa.com ; 919-971-0727
<i>Citizens Advisory Council</i>	West CAC

Case Overview

The general area contains several apartment complexes and is served with bus lines that connect the area with the NCSU campus. Apartments are located to the north and northwest of the site. To the northeast is a sorority house and a daycare, and to the east (across Walnut Creek) is the Trailwood neighborhood, a large lot single family subdivision. To the west of the property, across Gorman Street, is the Avent Ferry shopping center.

The request is to rezone 1.28 acres of a larger 9.16 acre parcel located south of the intersection of Avent Ferry Road and Gorman Street. The parcel straddles Gorman Street, and part of the parcel, zoned Conservation Management, lies south of the Avent Ferry Shopping Center. The northeastern part of the parcel currently contains three apartment buildings which are zoned O&I-1 CUD. The proposed rezoning matches the existing adjacent O&I-1 CUD zoning that applies to the apartment complex, and would allow for expansion of the apartment complex. Per the conditions, the rezoning would permit up to 30 additional dwelling units on the site.

The request would rezone 1.28 acres from Conservation Management to Office & Institution-1 CUD. Currently, the Conservation Management zoning is mapped roughly to the limit of the 100-year floodplain levels. The Conservation Management zoning for this property and a larger surrounding area was mapped in 1974. The intention of that rezoning was to protect riparian areas and steep slopes in the Lake Johnson area from development. At that time the zoning code did not allow residential density to be transferred out of Conservation Management-zoned land. To compensate for this restriction, lands adjacent to the Conservation Management zoning were upzoned, which has resulted in the several multi-family developments in the area.

New information submitted by the applicant and reviewed by staff has confirmed that the limits of the 100-year floodplain boundary has shifted to the south, thus reducing the amount of the subject property that is in the floodplain. This rezoning would better align the actual limits of the 100-year floodplain boundary and Conservation Management zoning. However, a portion of the requested O&I-1 conditional use zoning will still be encumbered by the limits of the 100-year floodplain. Current city standards allow up to 50% of the floodplain to be developed. The Walnut Creek floodway, in which no development is permitted, will remain Conservation Management.

Conditions in the case limit development to no more than 30 dwelling units and building height to no more than 40 feet. A property management leasing office would be allowed. Refuse containers and mechanical equipment will be screened from public rights-of-way.

Exhibit C & D Analysis

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

1.1 Future Land Use

The proposal is inconsistent with the Future Land Use Map which designates the portion of the property to be rezoned for “public parks and open space.” This category is appropriate for property that should remain undeveloped as permanent open space. This category is mostly mapped over publically-owned properties operated as public parkland or preserved as open space. Private property zoned Conservation Management is typically mapped as private open space. The Public Parks and Open Space designation on this property is contiguous with the Walnut Creek greenway corridor.

1.2 Policy Guidance

The following policy guidance is applicable with this request

Policy LU 1.3 - Conditional Use District Consistency

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

The proposal is inconsistent with this policy, since the conditions indicate a proposed land use that is inconsistent with the Future Land Use Map.

LU 2.2: Compact Development

New development and redevelopment should use a more compact land use pattern to support the efficient provision of public services, improve the performance of transportation networks, preserve open space, and reduce the negative impacts of low intensity and non-contiguous development.

Proposal is partially consistent with this policy. The proposal locates moderate density residential uses in close proximity to retail services, CAT and Wolfline bus stops. The proposal, however, would be removing area previously preserved as open space.

LU 2.5: Healthy Communities

New development, redevelopment, and infrastructure investment should strive to promote healthy communities and active lifestyles by providing or encouraging enhanced bicycle and pedestrian circulation, access, and safety along roads near areas of employment, schools, libraries, and parks.

Proposal is consistent with this policy. The close proximity of the site to the Walnut Creek greenway provides pedestrian and bicycle access to the greenway network and parks.

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.

Proposal is consistent with this policy. New development on this parcel would provide connectivity to the adjacent existing apartments and walking/bicycle access greenway trails and retail uses.

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.

Proposal is consistent with this policy. The remaining Conservation Management zoned land provides a buffer zone between the proposed development site, Walnut Creek and the low density Trailwood neighborhood to the east.

LU 8.12: Infill Compatibility

Vacant lots and infill sites within existing neighborhoods should be developed consistently with the design elements of adjacent structures, including height, setbacks, and massing through the use of zoning tools including Neighborhood Conservation Overlay Districts.

Proposal is consistent with this policy. The conditions offered restrict future use of the land to similar land use, density and scale as uses in the area.

LU 8.14: Student-Oriented Housing

Encourage student-oriented housing, including fraternities, sororities, dormitories and rent-by-the-room, multi-bedroom apartments, to locate in the area immediately adjacent to colleges/universities, in transit-oriented development areas, or in downtown.

Proposal is consistent with this policy. The site is adjacent to Avent Ferry Road, which is a bus transit corridor serving the student population in the area, connecting the area with NCSU. The rezoning would permit the construction of multi-unit apartments, and given the proximity to the University, would be available for students.

Policy EP 2.5: Protection of Water Features

Lakes, ponds, rivers, streams, and wetlands should be protected and preserved. These water bodies provide valuable stormwater management, ecological, visual, and recreational benefits.

The proposal is inconsistent with this policy. The rezoning will allow tree clearing, fill and construction that will reduce the size of the natural riparian area.

Policy EP 3.12—Mitigating Stormwater Impacts

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

Proposal is consistent with this policy. New development on this parcel would require replacing and upgrading the existing stormwater control measures to accommodate both the existing apartment development and any new development on the property.

EP 4.2: Floodplain Conservation

Development should be directed away from the 100-year floodplain.

Proposal is inconsistent with this policy. While the limits of the 100-year floodplain have shifted, the property would still be encumbered by the 100-year floodplain, albeit to a lesser extent. Current city regulations allow development in up to 50% of the floodplain.

UD 3.8: Screening of Unsightly Uses

The visibility of trash storage, loading, and truck parking areas from the street, sidewalk, building entrances and corridors should be minimized. These services should not be located adjacent to residential units and useable open space.

Proposal is consistent with this policy. A zoning condition states that all refuse containers and mechanical equipment shall be screened from public rights-of-way.

1.3 Area Plan Guidance

Not applicable.

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

The proposed zoning is generally compatible with the zoning of developed properties in the area, which are zoned R-6, R-10 and Shopping Center. The subject parcel is over 9 acres in size, with much of it zoned O&I-1 conditional use and developed with multi-family buildings. Most of the property in the immediate vicinity north of Avent Ferry Road is developed as multi-family residential buildings. The area is well equipped with public and private services, particularly access to retail and transit, and lends itself to higher density development.

3. Public benefits of the proposed rezoning

The proposal facilitates the efficient and adequate provision of transportation, water sewerage, schools, parks and other public requirements, and provides for compatibility with the adjacent apartment complex.

The proposal is an infill development which takes advantage of existing infrastructure without requiring major extension of that infrastructure. Roads, sidewalks and utilities are already in place.

Additional residential density in the area will be served by the existing transit system.

4. Detriments of the proposed rezoning

Development of the site would cause loss of open space and buffering between development and Walnut Creek. Although the 1.28 acres to be rezoned is not considered by FEMA to be in the floodway, the site is riparian in nature, and part of the site is in the 100 year floodplain. The rezoning would remove almost 1.3 acres of Conservation Management zoning; a zoning district intended to preserve land.

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

5.1 Transportation

<u>Primary Streets</u>	<u>Classification</u>	<u>2009 Volume (ADT)</u>	<u>2035 Forecasted Volume (ADT)</u>		
Avent Ferry Road	Major Thoroughfare	24,000	27,425		
Gorman Street	Major Thoroughfare	16,000	17,850		
Street Conditions					
<u>Avent Ferry Road</u>	<u>Lanes</u>	<u>Curb and Gutter</u>	<u>Right-of- Way</u>	<u>Sidewalks</u>	<u>Bicycle Accommodations</u>
Existing	5	Back-to-back curb and gutter section	95'	5' sidewalks on both sides	4' striped bicycle lanes on both sides
City Standard	5	Back-to-back curb and gutter section	90'	minimum 5' sidewalks on both sides	4' striped bicycle lanes on both sides
Meets City Standard?	YES	YES	YES	YES	YES
<u>Gorman Street</u>	<u>Lanes</u>	<u>Curb and Gutter</u>	<u>Right-of- Way</u>	<u>Sidewalks</u>	<u>Bicycle Accommodations</u>
Existing	5	Back-to-back curb and gutter section	90'	minimum 5' sidewalks on both sides	None
City Standard	5	Back-to-back curb and gutter section	90'	minimum 5' sidewalks on both sides	4' striped bicycle lanes on both sides
Meets City Standard?	YES	YES	YES	YES	NO
Expected Traffic Generation [vph]	<u>Current Zoning</u>	<u>Proposed Zoning</u>	<u>Differential</u>		
AM PEAK	50	68	18		
PM PEAK	70	104	34		
Suggested Conditions/ Impact Mitigation:		Traffic Study Determination: A trip generation report was submitted and evaluated by staff. A Traffic Impact Analysis study is not recommended for this case.			
Additional Information:	NCDOT recently repaved portions of Avent Ferry Road in the vicinity of this case narrowing the road from 5 lanes to 3 lanes with striped bicycle lanes on each side.				

5.2 Transit

Impact Identified: Extensive bus service runs in the Avent Ferry Road corridor, connecting this student-oriented area to NCSU. The rezoning could result in an increase to the transit usage in the area.

To mitigate this impact, Transit staff has requested a 15x20' transit easement along Gorman St and installation of an ADA accessible shelter.

5.3 Hydrology

<i>Floodplain</i>	FEMA Floodplain present
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<i>Drainage Basin</i>	Walnut Creek
<i>Stormwater Management</i>	Subject to Part 10, Chapter 9
<i>Overlay District</i>	none

Impact Identified: According to the most recent FEMA floodway and floodplain mapping of the area, there is floodplain located on the property, a majority of which is located in the area under consideration for re-zoning. Floodplain Regulations (Part 10, Chapter 4), are applicable to this site. Floodplain regulations restrict the amount of development allowed in the floodplain to 50%. Neuse Riparian Buffers are off-site.

5.4 Public Utilities

	Maximum Demand (current)	Maximum Demand (proposed)
<i>Water</i>	18,484 gpd	22,644 gpd
<i>Waste Water</i>	18,484 gpd	22,644 gpd

Impact Identified: The proposed rezoning would add approximately 4,160 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains located adjacent to the properties requesting rezoning.

5.5 Parks and Recreation

The subject parcel is located adjacent to Walnut Creek, a designated greenway corridor in the Comprehensive Plan. Under current code the greenway width on Walnut Creek is 100 feet measured from the top of bank or the width of the 100-year floodplain, whichever is less. The applicant is proposing to rezone CM to O&I CUD

Impact Identified: Development of the subject property will impact the greenway network. To mitigate this impact, staff suggests land dedication of minimum of 100 feet measured from top of the bank of Walnut Creek or the area of the 100-year flood plain, whichever is less, at the time of subdivision or site plan approval.

5.6 Urban Forestry

This proposal eliminates 1.28 acres of wooded area that is currently acting as an additional environmental buffer to Walnut Creek. Part of the 1.28 acres also contains 100-year floodplain. This 1.28 acres that is proposed to be changed from CM to O&I-1 CUD will be changed from a protected wooded area to an area that can be partially stripped of its current vegetation and developed.

Impact Identified: The 1.28 acres of riparian area is being protected from tree clearing by the Conservation Management zoning, but the proposed rezoning will remove that protection.

5.7 Wake County Public Schools

School name	Current Enrollment	Current Capacity	Future Enrollment	Future Capacity
Combs	843	102.6%	847	103.0%
Centennial	603	100.8%	605	101.2%
Athens Drive	1,909	109.3%	1,911	109.4%

Impact Identified: The rezoning could result in an increase to the Elementary School of 4 students. The middle and high school could increase by two and one students, respectively.

5.8 Designated Historic Resources

Not applicable

5.9 Impacts Summary

The rezoning would permit clearing and fill in the floodplain. Floodplain Regulations (Part 10, Chapter 4), are applicable to this site. Floodplain regulations restrict the amount of development allowed in the floodplain to 50%. Existing tree cover will be lost if the subject property is cleared and developed. The rezoning would impact transit usage in the area.

5.10 Mitigation of Impacts

Staff recommends that a transit easement be dedicated to the City as a result in a potential increase to transit usage. Stormwater and nutrient release remediation must meet a higher standard than was applied to the adjacent apartment complex when it was constructed in 2005. Zoning conditions should reflect the fact that Walnut Creek is a designated greenway corridor and that during subsequent subdivision and/or site plan review of the site, land for the greenway must be dedicated.

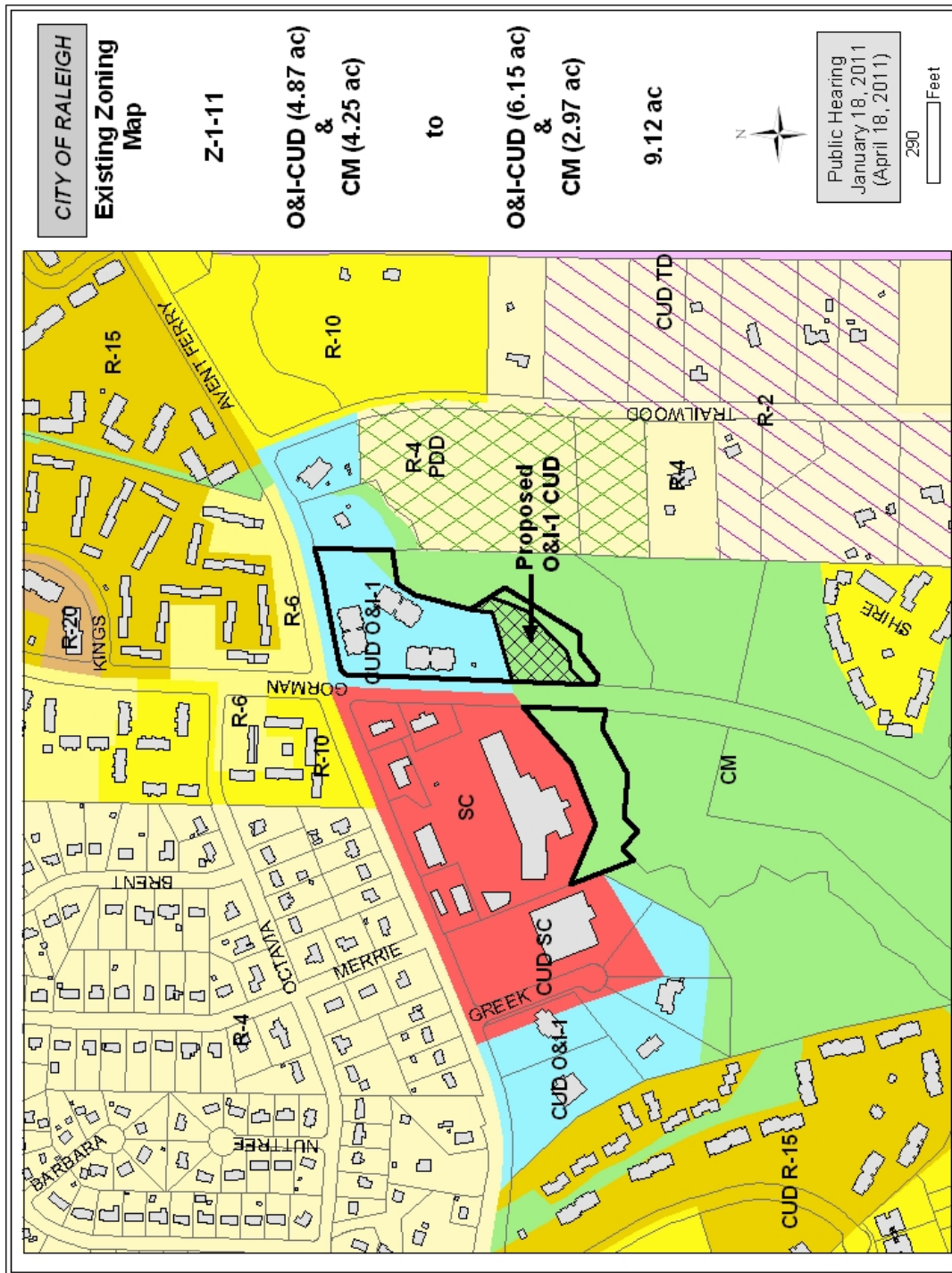
6. Appearance Commission

Not applicable.

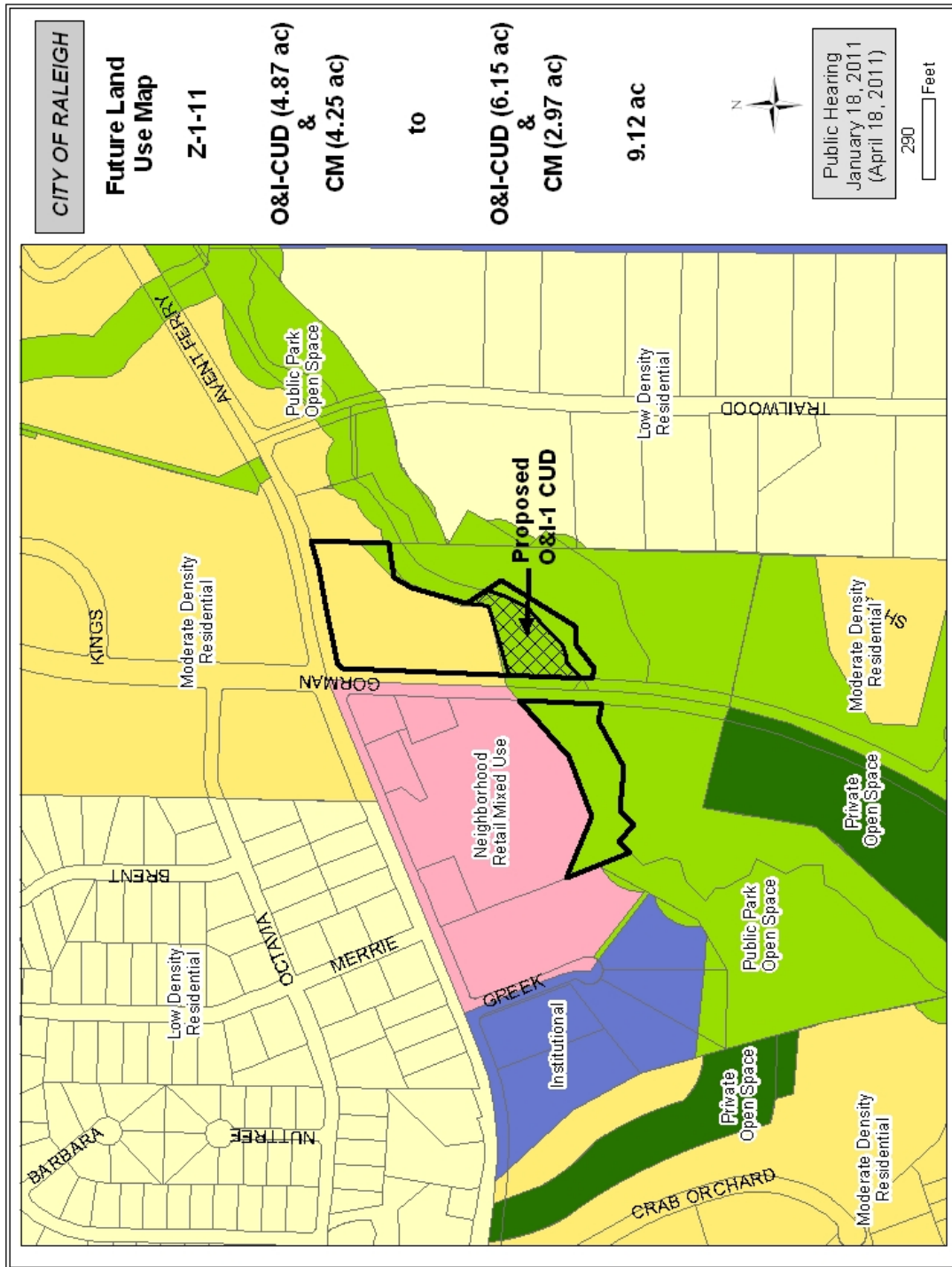
7. Conclusions

The request is inconsistent with the future land use map designation, and several policies contained within the 2030 Comprehensive Plan. Although development of the site would provide compatible infill, site preparation would clear and fill a portion of the 100 year flood plain. Current City Floodplain Regulations (Part 10, Chapter 4) are applicable to this site. These regulations restrict the amount of development allowed in the floodplain to 50%.

Existing Zoning Map



Future Land Use Map





Petition to Amend the Official Zoning Map

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

The petitioner seeks to show the following:

1. That, for the purposes of promoting health, morals, or the general welfare, the zoning classification of the property described herein must be changed.

2. That the following circumstance(s) exist(s):

☐ City Council has erred in establishing the current zoning classification of the property by disregarding one or a combination of the fundamental principles of zoning as set forth in the enabling legislation, North Carolina General Statutes Section 160A-381 and 160A-383.

☒ Circumstances have so changed since the property was last zoned that its current zoning classification could not properly be applied to it now were it being zoned for the first time.

☐ The property has not heretofore been subject to the zoning regulations of the City of Raleigh.

3. That the requested zoning change is or will be consistent with the Raleigh Comprehensive Plan.

4. That the fundamental purposes of zoning as set forth in the N.C. enabling legislation would be best served by changing the zoning classification of the property. Among the fundamental purposes of zoning are:

- 1) to lessen congestion in the streets;
- 2) to provide adequate light and air;
- 3) to prevent the overcrowding of land;
- 4) to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements;
- 5) to regulate in accordance with a comprehensive plan;
- 6) to avoid spot zoning; and
- 7) to regulate with reasonable consideration to the character of the district, the suitability of the land for particular uses, the conservation of the value of buildings within the district and the encouragement of the most appropriate use of the land throughout the City.

Please check boxes
where appropriate

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

Signature(s)

Date:

9/14/2010

Please type or print name(s) clearly:

Tim Smith

CITY OF RALEIGH
CITY PLANNING DEPT

2010 SEP 15 PM 3:42

EXHIBIT B. Request for Zoning Change

Office Use Only
Petition No. <u>Z-1-11</u>
Date Filed: <u>9-17-10</u>
Filing Fee: <u>pd 1064.00 by c.k. # 3432</u>

Please use this form only – form may be photocopied. Please type or print

See instructions, page 9

	Name(s)	Address	Telephone / E-Mail
1) Petitioner(s): Note: Conditional Use District Petitioner(s) must be owner(s) of petitioned property.	<u>Tim Smith</u>	<u>Horizon Realty Advisors</u> <u>2800 Elliot Ave., Suite A</u> <u>Seattle, WA 98121-1153</u>	<u>206-352-9500</u>

2) Property Owner(s):	<u>Tim Smith</u>	<u>Horizon Realty Advisors</u> <u>2800 Elliot Ave., Suite A</u> <u>Seattle, WA 98121-1153</u>	<u>206-352-9500</u>
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3) Contact Person(s):	<u>Harrison Ellinwood, PE,</u> <u>LEED AP</u> <u>EDA</u>	<u>PO Box 31552</u> <u>Raleigh, NC 27622</u>	<u>919-971-0727</u> <u>jhellinwood@edapa.com</u>
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4) Property Description: Please provide surveys if proposed zoning boundary lines do not follow property lines.	<u>Wake County Property Identification Number(s) (PIN): 0793048395</u> <u>Main subject property parcel survey included. Proposed CUD O&I 1 zoning boundary</u> <u>line to extend along the current FEMA flood zone line as indicated in the attached</u> <u>documents. Final, surveyed FEMA flood line and recorded parcel boundary survey</u> <u>documentation provided upon approval.</u>
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General Street Location (nearest street intersections):
Gorman Street & Avent Ferry Road

5) Area of Subject Property (acres):	<u>Total Subject parcel area = 9.12 acres, including tract 1 (6.755 acres per survey)</u> <u>located on the corner of Avent Ferry & Gorman St, and tract 2 (2.363 acres per</u> <u>survey) located across Gorman St behind the shopping center). Area of Subject</u> <u>parcel on tract 1 proposed for rezoning is approximately 1.28 acres and the parcel</u> <u>remaining as CM on tract 1 is approximately 0.61 acres.</u>
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6) Current Zoning District(s) Classification: Include Overlay District(s), if Applicable	<u>Total Subject property is currently zoned as approximately 4.87 acres of Conditional</u> <u>Use Office & Industrial 1 (CUD O&I 1) and approximately 4.25 acres of Conservation</u> <u>Management (CM) for a total acreage of 9.12 acres.</u> <u>No Overlay Districts exist on the subject property.</u>
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7) Proposed Zoning District Classification: Include Overlay District(s) if Applicable. If existing Overlay District is to remain, please state.	<u>Proposed zoning for the Subject parcel would consist of approximately 6.15 acres of</u> <u>Conditional Use Office & Industrial 1 (CUD O&I 1) and approximately 2.97 acres of</u> <u>Conservation Management (CM) for a total acreage of 9.12 acres.</u> <u>No additional overlay districts occur at the subject site.</u> <u>This additional proposed CUD O&I 1 zoning seeks to extend the current CUD O&I 1</u> <u>zoning on the existing Subject parcel to the current, revised FEMA flood line, which</u> <u>would add approximately 1.28 acres of additional CUD O&I 1 zoning to the Subject</u> <u>property.</u>
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Office Use Only
Petition No.2-1-11**8) Adjacent Property Owners**

The following are all of the person, firms, property owners, associations, corporations, entities or governments owning property adjacent to and within one hundred (100) feet (excluding right-of-way) of (front, rear, all sides and across any street) the property sought to be rezoned.

(Important: Include PIN Numbers with names, addresses and zip codes.) Indicate if property is owned by a condominium property owners association. Please complete ownership information in the boxes below in the format illustrated in the first box. Please use this form only – form may be photocopied – please type or print.

Name(s):	Street Address(es):	City/State/Zip:	Wake Co. PIN #'s:
<u>City of Raleigh</u>	<u>110 S McDowell St</u>	<u>Raleigh, NC 27601-1330</u>	<u>0793032591</u> <u>0793039445</u>
<u>WRI Raleigh LP</u>	<u>PO Box 450233</u>	<u>Atlanta, GA 31145-0233</u>	<u>0793041078</u> <u>0793045397</u> <u>0783948071</u> <u>0793045594</u>
<u>Alumni Rho Chapter of Sigma Pi, Inc</u>	<u>Steele Hall</u> <u>1046 Brighthurst Dr</u>	<u>Raleigh, NC 27605-3242</u>	<u>0783937478</u>
<u>Guy Solie</u>	<u>2723 Campus Walk Ave.</u>	<u>Durham, NC 27705-3707</u>	<u>0793044869</u>
<u>New Southern Land Co LLC</u>	<u>310 ½ West Franklin St.</u>	<u>Chapel Hill, NC 27516-2571</u>	<u>0793144260</u>
<u>City of Raleigh</u>	<u>PO Box 590</u>	<u>Raleigh, NC 27602-0590</u>	<u>0783937062</u> <u>0793039895</u>
<u>Sigma Kappa National Housing Corp.</u>	<u>8733 Founders Rd</u>	<u>Indianapolis, IN 46268-1338</u>	<u>0793143615</u>
<u>Gorman Crossings LLC</u>	<u>2723 Campus Walk Ave.</u>	<u>Durham, NC 27705-3707</u>	<u>0793151350</u>
<u>Mason Street LLC</u>	<u>115 S Mason St.</u>	<u>Apex, NC 27502-1916</u>	<u>0793145724</u>

For additional space, photocopy this page.

EXHIBIT C. Request for Zoning Change

Office Use Only
Petition No. <u>Z-1-11</u>
Original Date Filed: <u>9-17-10</u>
Amended Date: <u>pg 1 of 1</u>

Please use this form only – form may be photocopied – please type or print. See instruction, page 8.

1) Conditional Use Zone Requested: Conditional Use Office & Industrial 1 (O&I 1)

2) Narrative of conditions being requested:

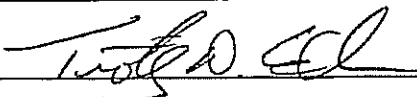
The conditions applied to this portion of the subject parcel seek to extend similar conditions that were applied to the existing O&I 1 parcel that contains residential multifamily apartment development. The conditions are summarized as follows:

- a) Residential development of the property shall be limited to no more than thirty (30) residential dwellings.
- b) The height of any additional building or buildings on the property shall be limited to no more than forty (40) feet above the mean grade level; Or, if parking is located underneath the building structure, then the height of any additional building or buildings on the property shall be limited to no more than forty (40) feet above the top level of the parking structure.
- c) The property shall be developed for Residential uses as set forth in the Schedule of Permitted Land Uses in Zoning Districts of the City of Raleigh Code (Code Section 10-2071) with the exception of allowing a property management leasing office on the property.
- d) All refuse containers and mechanical equipment shall be screened from public rights-of-way. Screening shall be of a design and materials compatible in terms of texture, color and quality of those of the principal buildings.

Note: if additional space is necessary, attach extra page(s) of Exhibit C signed and dated by all property owners

I acknowledge that these restrictions and conditions are offered voluntarily and with knowledge of the guidelines stated on Page 9 through 13 of the Zoning Application Instructions.

Printed Name: Tim Smith

Signature: 

Date: 9/14/2010

EXHIBIT D. Petitioner's Argument on Behalf of The Zoning Change Requested

Please use this form only – form may be photocopied – please type or print.

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

Required items of discussion:

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

Recommended items of discussion (where applicable):

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

PETITIONER'S STATEMENT:

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

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

The Future Land Use Map overlays for this parcel are planned for "Moderate Density Residential" and "Public Parks and Open Space". The proposed land uses for this rezoning parcel are consistent with both of these future land uses. The addition of residential dwelling units limited to a maximum of an additional 30 units or less, per the conditions in Exhibit C, in addition to ample areas in the proximity of this location dedicated for public parks and open space, are consistent with moderate density residential development.

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

The subject property is not located within any Area Plan or other City Council-adopted plans and policies.

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

The proposed map amendment is consistent with the Comprehensive Plan for “Moderate Density Residential” development and “Public Parks and Open Space”. The proposed conditional residential uses (LU 1.3 Conditional Use District Consistency) along with ample public parks and open space surrounding this area align for moderate density residential development, as planned in futures uses under the City’s Comprehensive Plan (LU1.2: Future Land Use Map and Zoning Consistency). Approval of the proposed map amendment is consistent with City Council policies of the Comprehensive Plan, including some of the following:

- LU 2.2: Compact Development – Moderate density, contiguous development in close proximity to retail services, universities and efficiently utilizing transportation services, such as nearby CAT and Wolfline bus stops.
- LU 2.5: Healthy Communities – The close proximity of the site to the adjacent public parks and greenway provides safe and easy pedestrian and bicycle access to the parks and greenway trails to promote healthy communities.
- LU 4.5: Connectivity – New development on this parcel would provide pedestrian and vehicle connectivity to the adjacent existing apartment site, as well as walking distance to the greenway trails, numerous retail, shopping center, and restaurant sites immediately across the street.
- LU 5.6: Buffering Requirements – Maintaining the existing Conservation Management (CM) zoned parcel on the adjacent side of the FEMA floodplain line provides an additional natural buffer zone between the proposed development site and the adjacent Walnut Creek and greenway.
- LU 6.4: Bus Stop Dedication – Existing bus stop facilities, both CAT bus and the NCSU Wolfline, are already provided on the main subject parcel located at the adjacent apartments site on the corner of Avent Ferry Rd and Gorman St..
- LU 8.12: Infill Compatibility – The conditions accompanying the rezoning amendment mirror a similar framework to the existing, adjacent apartment development.
- LU 8.14: Student-Oriented Housing – Although student housing is not a conditional requirement of this rezoning amendment, since the adjacent development on this main parcel site are student-oriented housing and is the same property owner, there exists a decent probability of additional student housing development occurring on this proposed parcel.
- EP 2.5 & EP 3.12: Protection of Water Features & Mitigating Stormwater Impacts – New development on this parcel would require replacing and upgrading the existing stormwater control measures to accommodate both the existing apartment development and any new development on the property. The older, existing stormwater controls on the property are currently providing stormwater discharge to simple, grassed outfall swales. New stormwater control structures, or BMP’s, would be designed to more current stormwater design standards and also provide the opportunity to utilize advances in stormwater design control measures, or series of BMP structures, that could provide better quantity and quality control of the stormwater discharge for this entire site.
- EP 4.2: Floodplain Conservation – Any future development on this parcel would also require site plan approval by the City of Raleigh, which requires adherence to the development and site requirements in and around floodplain or flood prone areas. Due to the location of the floodplain line on the back side of this portion of the parcel, however, any new development would be directed towards the parcel location fronting Gorman Street and as far away as possible from the 100 year floodplain.
- UD 3.8: Screening of Unsightly Uses – As a condition stated for this rezoning map amendment, all refuse containers and mechanical equipment shall be screened from public rights-of-way.

II. Compatibility of the proposed map amendment with the property and the surrounding area.

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

Land uses within the surrounding area include the following mixed-use developments:

- Shopping Centers, Retail, & Restaurants with associated large parking lots (located within current SC & CUD SC zoning),
- Multifamily Residential Developments including single and multi-story apartments (located within current CUD O&I 1, R-6, R-10, & R-15 zoning)
- Single Family Residential (located with current R-4 & R-2 zoning)
- A significant amount of Public Parks & Open Space including City of Raleigh owned open spaces and the Upper Walnut Greenway Trail (located within the current CM zoning).

B. Description of existing Zoning patterns (zoning districts including overlay districts) and existing built environment (densities, building heights, setbacks, tree cover, buffer yards):

No additional Overlay Districts occur in the immediate areas surrounding the subject property. Existing Zoning patterns surrounding the area include the following:

- Shopping Center (SC) and Conditional Use Shopping Center (CUD SC) zoning with mostly single story, mixed-density uses with minimal tree cover and buffer yards and large associated parking areas.
- Conditional Use Office & Industrial 1 (CUD O&I 1) zoning consisting mostly of conditional use multifamily development, including moderate density multi-story apartments and fraternity/sorority housing no more than forty feet in height. These developments have moderate size parking lot areas for the associated multi-dwelling units and setbacks, tree cover and buffer yard areas in keeping with the City of Raleigh Code regulations.
- Various Residential Zoning Districts, including R-2, R-4, R-6, R-10, & R-15 with one and two story single family and duplex residences, as well as multi-story apartment buildings of low to moderate density.
- Conservation Management (CM) zoning consisting of a significant amount of open space, public parks recreation areas and the Upper Walnut Greenway Trail. These areas also have significant tree coverage, buffer zones and setback criteria in place per the City of Raleigh Code.

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

The proposed zoning map amendment is compatible with the suitability of the property for its proposed conditional residential use and is in keeping with the character of the surrounding areas. The conditions proposed for this parcel are similar to and modeled after the conditions previously imposed on the adjacent CUD O&I 1 parcel that contains existing multifamily apartments. This residential application is compatible with other surrounding multifamily and residential development in the surrounding area as well. Occupants of this property are also likely to utilize the surrounding commercial developments, including, shopping centers, retail and restaurants as these services and amenities are within very close proximity to the property.

III. Benefits and detriments of the proposed map amendment.

A. For the landowner(s):

The benefits of the proposed map amendment for the landowner include:

- The ability to re-capture potentially valuable and developable land within the existing main subject parcel due to a revision to the FEMA flood maps. Previous, older floodplain maps/overlays in the area of this parcel that existed during the time of the original zoning of the parcel would have not yielded an area large enough for potential development. As the FEMA floodplain maps have been updated with more current and accurate floodplain information, the floodplain line has receded in this portion of the parcel and has yielded an area on the existing property that is suitable for development without affecting the current floodplain areas indicated on the revised FEMA flood maps.
- The potential to develop this portion of the parcel, which could provide additional amenity areas to the existing apartment tenants on the property and could allow better connectivity and access to the surrounding parks and greenway trails. This connectivity would allow the residents of this property a potentially better and safer way to access the greenway trails and enjoy the surrounding park areas provided by the City of Raleigh.

There are no known detriments to the landowners for the proposed map amendment.

B. For the immediate neighbors:

The benefits of the proposed map amendment for the immediate neighbors include:

- The immediate neighbors to this portion of the parcel would be the existing apartment building tenants on the main subject property. The benefit to them would be potential additional amenity areas to the existing apartment tenants on the property and also could allow better connectivity and access to the surrounding parks and greenway trails. This connectivity would allow the residents of this property a potentially better and safer way to access the greenway trails and enjoy the surrounding park areas provided by the City of Raleigh.
- The benefits to the adjacent neighbor merchants at the shopping center, retail and restaurants would be a potential increase in customer traffic and business to their respective establishments.
- The addition of a newer development on this parcel could also potentially increase the property values of the surrounding neighbor's properties as well.

There are no known detriments to the immediate neighbors for the proposed map amendment.

C. For the surrounding community:

The benefits of the proposed map amendment for the surrounding community include:

- The proposed conditional residential uses for this property provide additional development that is consistent with the surrounding areas and with the City of Raleigh's Comprehensive Plan and Future Land Use plans. This type of development within an existing residential area also directs appropriate infill development in line with smart growth principles instead of re-directing development elsewhere that could contribute to urban sprawl.
- Better quantity and quality control of stormwater discharge that exists near the current Walnut Creek stream and Upper Walnut Greenway Trail. Any additional development on this property would also require updating the current stormwater controls on the property to accommodate both the existing and new development areas. The older, existing stormwater controls on the property are currently providing stormwater discharge to simple, grassed outfall swales. New stormwater control structures, or BMP's, would be designed to more current stormwater design standards and also provide the opportunity to utilize advances in stormwater design control measures, or series of BMP structures, that could provide better quantity and quality control of the stormwater discharge for this entire site.

There are no known detriments to the immediate neighbors for the proposed map amendment.

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

The rezoning of this property does not provide a significant benefit which is not available to surrounding properties.

Explain why the characteristics of the subject property support the proposed map amendment as reasonable and in the public interest.

The subject property has existing multifamily residential development under the CUD O&I 1 zoning. The proposed map amendment simply seeks to extend these same characteristics on the existing property to the more current FEMA flood line. Extending these similar characteristic of the subject property is due to a revision in the FEMA flood maps, which now accommodates additional developable land on the property.

The proposed map amendment also still preserves a portion of the subject site to remain as designated Conservation Management (CM), which also provides an additional CM buffer between this site and the adjacent Walnut Creek and Greenway.

V. Recommended items of discussion (where applicable).

- a. **An error by the City Council in establishing the current zoning classification of the property.**

Not Applicable

- b. **How circumstances (land use and future development plans) have so changed since the property was last zoned that its current zoning classification could not properly be applied to it now were it being zoned for the first time.**

At the time that a portion of the subject property was previously zoned to Conditional Use Office & Industrial One (CUD O&I 1), a large portion of the southern-most part of the subject parcel fell within the FEMA floodplain overlay, and zoned as Conservation Management (CM). Recent updated FEMA flood maps that more accurately depict the floodplain in this area have changed since the property was last zoned so that this area now could be properly designated for Conditional Use Office & Industrial One (CUD O&I 1). The CUD O&I 1 zoning would extend to the current, revised FEMA flood zone line, and the current CM zoning would remain on the remaining portion of the parcel on the other side of the FEMA flood zone line.

- c. **The public need for additional land to be zoned to the classification requested.**

The proposed conditional residential uses for this property provide additional development that is consistent with the surrounding areas and with the City of Raleigh's Comprehensive Plan and Future Land Use plans. This type of development within an existing residential area also directs appropriate

infill development in line with smart growth principles instead of re-directing development elsewhere that could contribute to urban sprawl.

Continued population growth within the City of Raleigh and growing enrollment population classes at nearby college universities within the surrounding areas dictates a need for additional residential housing in this area. The proposed zoning classification would provide an opportunity for future necessary residential development.

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

The proposed conditional residential use development for this property is limited to a maximum of thirty dwelling units, which is consistent with the City of Raleigh's Moderate Density Residential Future Land Use for this area and is not anticipated to have any negative impacts on public services, facilities, infrastructure, fire and safety, parks and recreation, topography, access to light and air, etc.

The positive impacts could be in the form of additional revenue to the City of Raleigh through future development, permitting and impact fees, as well as additional tax revenue for this property. Additional positive impacts could be provided by better connectivity from the development to the surrounding parks and recreation areas.

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

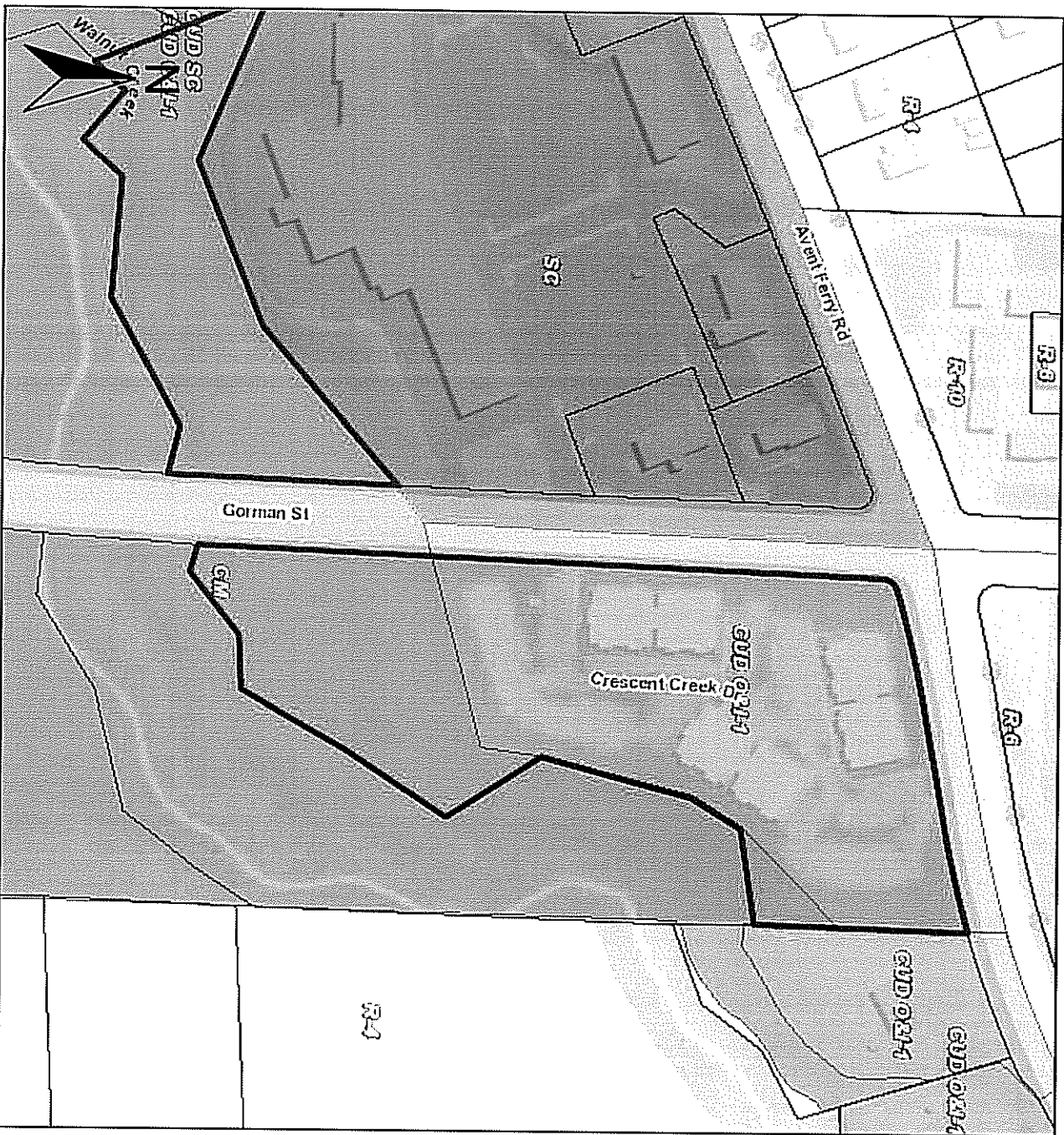
The rezoning advances the fundamental purposes of zoning in its consistency with the Future Land Uses and Comprehensive Plan outlined by the City Raleigh to accommodate future smart growth principles within the City, while also protecting the characteristics and property values of the surrounding neighbors and community.

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

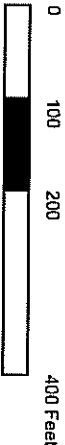
As stated within this Petition to Amend the Official Zoning Map application, the proposed map amendment provides an opportunity for the current landowner, the surrounding community and the City of Raleigh to further promote smart growth principles and development that is within the context of the City of Raleigh's Comprehensive Plan and City Council's adopted plans and policies.



CITY OF RALEIGH ZONING MAP
 SUBJECT PROPERTY OUTLINED IN RED
 NAMES & PIN #'S OF PROPERTY OWNERS WITHIN 100 FEET



Subject Property Outlined in Red with Current Zoning



Field	Value
PIN	0793048395
Real Estate ID	0295547
Map Name	079313
Owner	HRA CENTENNIAL VILLAGE LLC TM SMITH
Mailing Address 1	HORIZON REALTY ADVISORS
Mailing Address 2	2800 ELLIOTT AVE STE A
Mailing Address 3	SEATTLE WA 98121-1153
Deed Book	13059
Deed Page	0539
Deed Date	04/21/2008
Deeded Acreage	9.16
Assessed Building	\$6,733,893.00
Value	
Assessed Land Value	\$864,360.00
Total Assessed Value	\$7,598,253.00
Billing Class	CORPORATE LISTING
Property Description	LOT CENTENNIAL VILLAGE LLC BM2002-1867
Heated Area	91584
Site Address	2310 CRESCENT CREEK DR
City	Raleigh
Township	RALEIGH
Year Built	2003
Total Sale Price	\$6,500,000.00
Sale Date	10/31/2007 12:00:00 AM
Type and Use	Garden Apartments
Design Style	Conventional
Land Class	APARTMENT
Old Parcel Number	576-00000-0000

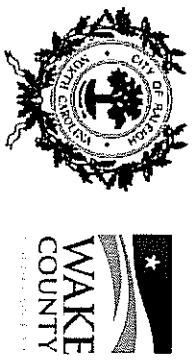


CITY OF RALEIGH ZONING MAP
MAIN SUBJECT PARCEL OUTLINED IN BLACK
PARCEL SUBJECT FOR REZONING OUTLINED IN RED



Subject Property Outlined in Red with Floodplain Overlay

Field	Value
PIN	0793048395
Real Estate ID	0259547
Map Name	079313
Owner	HRA CENTENNIAL VILLAGE LLC TIM SMITH
Mailing Address 1	HORIZON REALTY ADVISORS
Mailing Address 2	2800 ELLIOTT AVE STE A
Mailing Address 3	SEATTLE WA 98121-1153
Deed Book	13059
Deed Page	0539
Deed Date	04/21/2008
Deeded Acreage	9.16
Assessed Building Value	\$8,733,893.00
Assessed Land Value	\$864,360.00
Total Assessed Value	\$7,598,253.00
Billing Class	CORPORATE LISTING
Property Description	LOT 1 CENTENNIAL VILLAGE LLC
Heated Area	91584
Site Address	2310 CRESCENT CREEK DR
City	Raleigh
Township	RALEIGH
Year Built	2003
Total Sale Price	\$6,500,000.00
Sale Date	10/3/2007 12:00:00 AM
Type and Use	Garden Apartments
Design Style	Conventional
Land Class	APARTMENT
Old Parcel Number	576-00000-0000

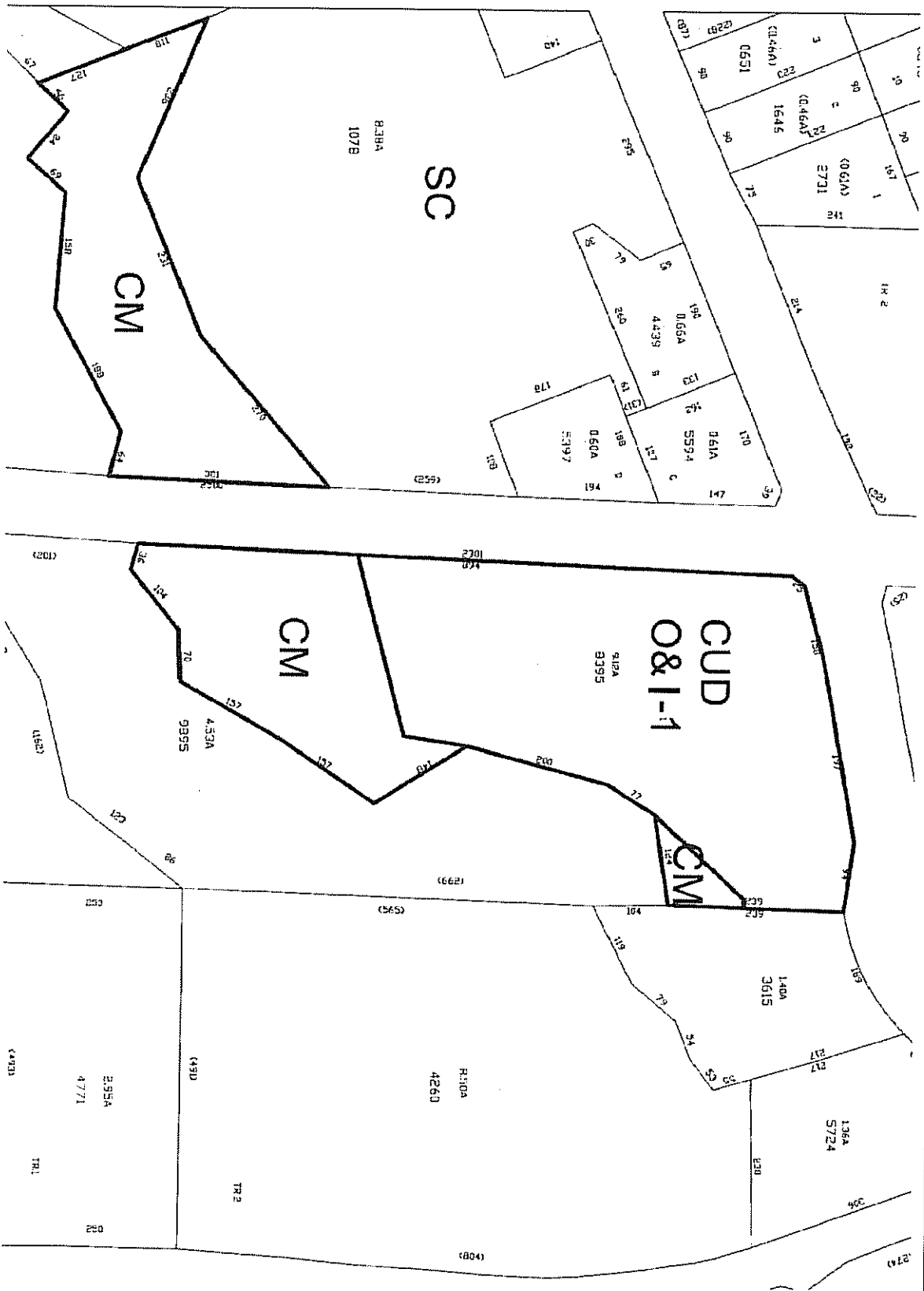




Subject Property Outlined in Red with Future Land Use

Field	Value
PIN	0793048395
Real Estate ID	0259547
Map Name	079313
Owner	HRA CENTENNIAL VILLAGE LLC TIM SMITH
Mailing Address 1	HORIZON REALTY ADVISORS
Mailing Address 2	2800 ELLIOTT AVE STE A
Mailing Address 3	SEATTLE WA 98121-1153
Deed Book	13059
Deed Page	0539
Deed Date	04/21/2008
Deeded Acreage	9.16
Assessed Building Value	\$6,733,893.00
Assessed Land Value	\$864,360.00
Total Assessed Value	\$7,598,253.00
Billing Class	CORPORATE LISTING
Property Description	LOT CENTENNIAL VILLAGE LLC BM2002-1867
Heated Area	91584
Site Address	2310 CRESCENT CREEK DR
City	Raleigh
Township	RALEIGH
Year Built	2003
Total Sale Price	\$6,500,000.00
Sale Date	10/3/2007 12:00:00 AM
Type and Use	Garden Apartments
Design Style	Conventional
Land Class	APARTMENT
Old Parcel Number	576-00000-0000





EXISTING ZONING

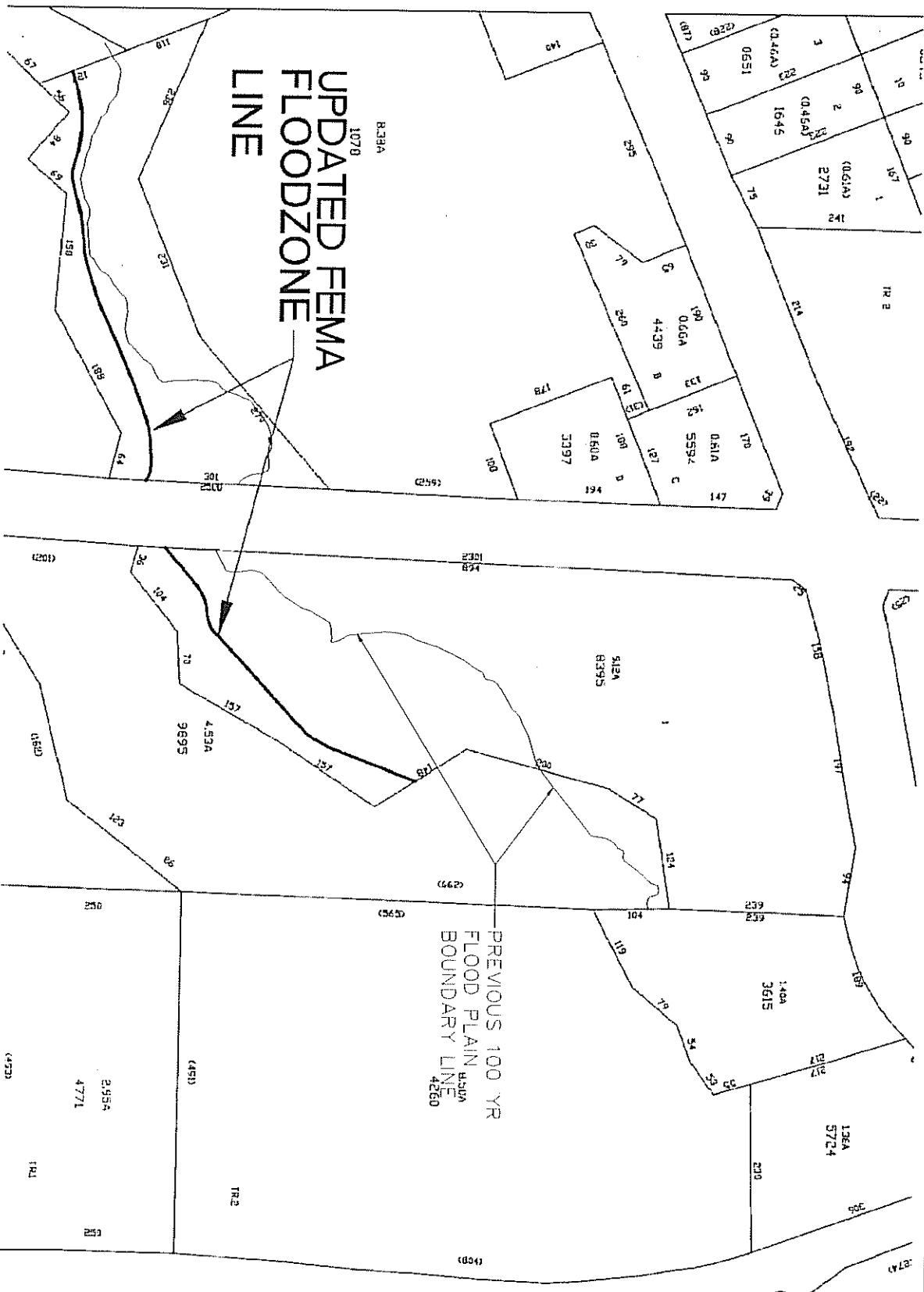
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**HRA CENTENNIAL PROPERTY
FEASIBILITY STUDY
RALEIGH, NORTH CAROLINA**

8729 National Blvd., Suite 128
Rockledge, Florida 32955
Telephone 813/761-1081 Fax 813/761-9606
E-mail: info@eda21.com

EDA na



FLOOD ZONE

2017-18
EX-2

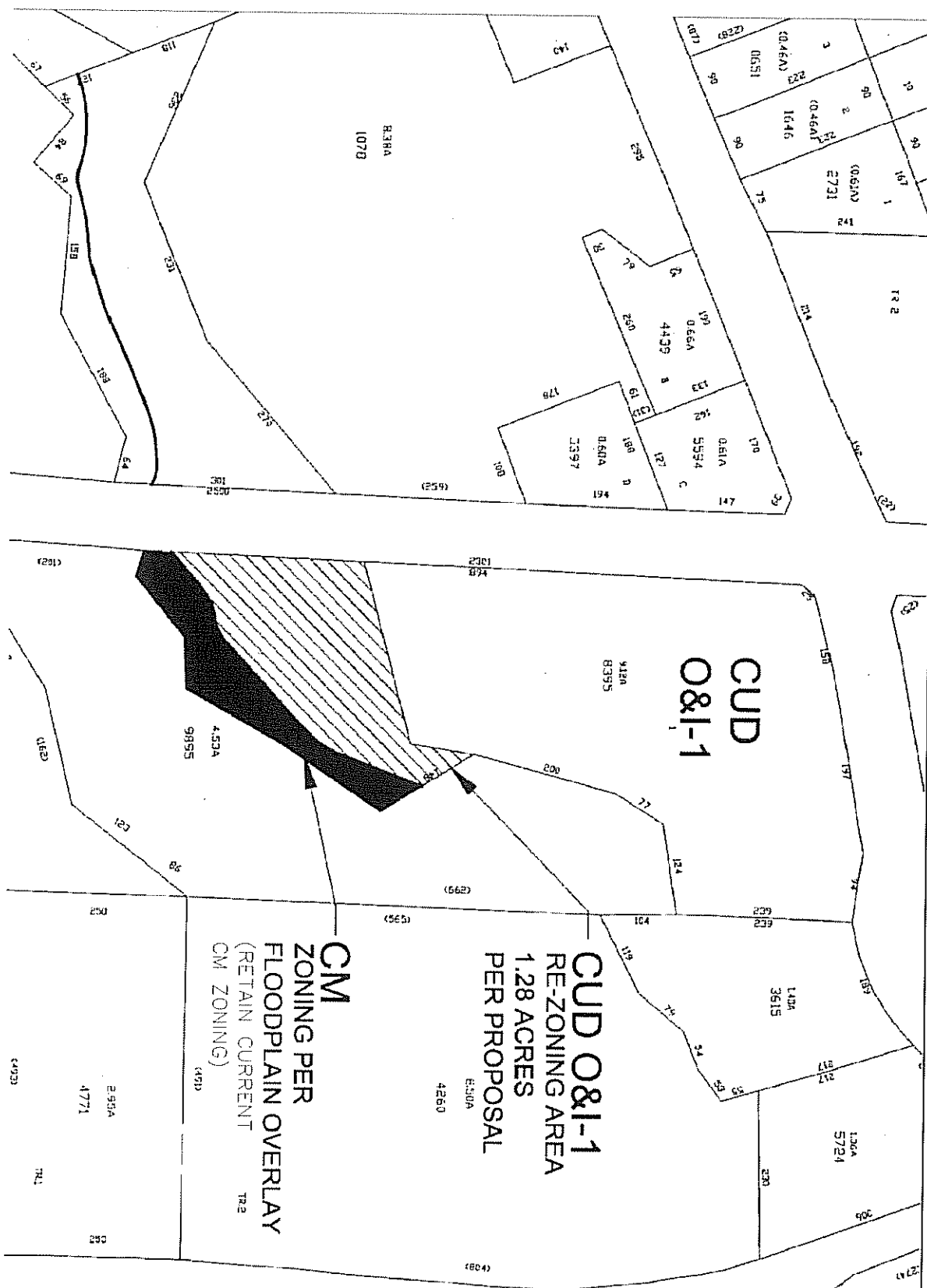
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HRA CENTENNIAL PROPERTY FEASIBILITY STUDY RALEIGH, NORTH CAROLINA

EDA pa
Architects • Engineers • Planners

1790 National Drive, Suite 122
Bakersfield, CA 93311
Telephone: (818) 291-5000 Fax: (818) 291-5000
Internet: <http://www.fishbase.org>

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PROPOSED REZONING

EX-3

201020
DATE: 23 MAY 2
ORG: RY RUM
ORG BR: JFC
PERSONS

HRA CENTENNIAL PROPERTY
FEASIBILITY STUDY
RALEIGH, NORTH CAROLINA

EDA ph

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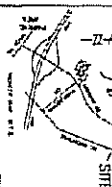
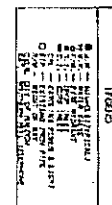
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12
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**HRA CENTENNIAL PROPERTY
FEASIBILITY STUDY
RALEIGH, NORTH CAROLINA**

EDA na
Architekti u Kuvingsu u Plamora

3339 National Drive, Suite 12
Raleigh, North Carolina 27611
Telephone: 919.781.1881 Fax: 919.781.9633
E-mail: info@ed21.com

[illegible]



GORMAN STREET
(90' PUBLIC R/W)

LOT 1
(TRACT 1)
JANUARY 1, 1975

[illegible]

PREVIOUS SITE SURVEY

CATHYNA WILKE, INC
 P.O. BOX 3683
 CHICAGO, ILL. 60640

**HRA CENTENNIAL PROPERTY
FEASIBILITY STUDY
RALEIGH, NORTH CAROLINA**

EDA [13]

3724 Pleasant View, Suite 128
Bolingbrook, IL 60440-2012
Telephone: 630 707-1200 Fax: 630 707-1200
E-mail: info@2149.com

EX-5

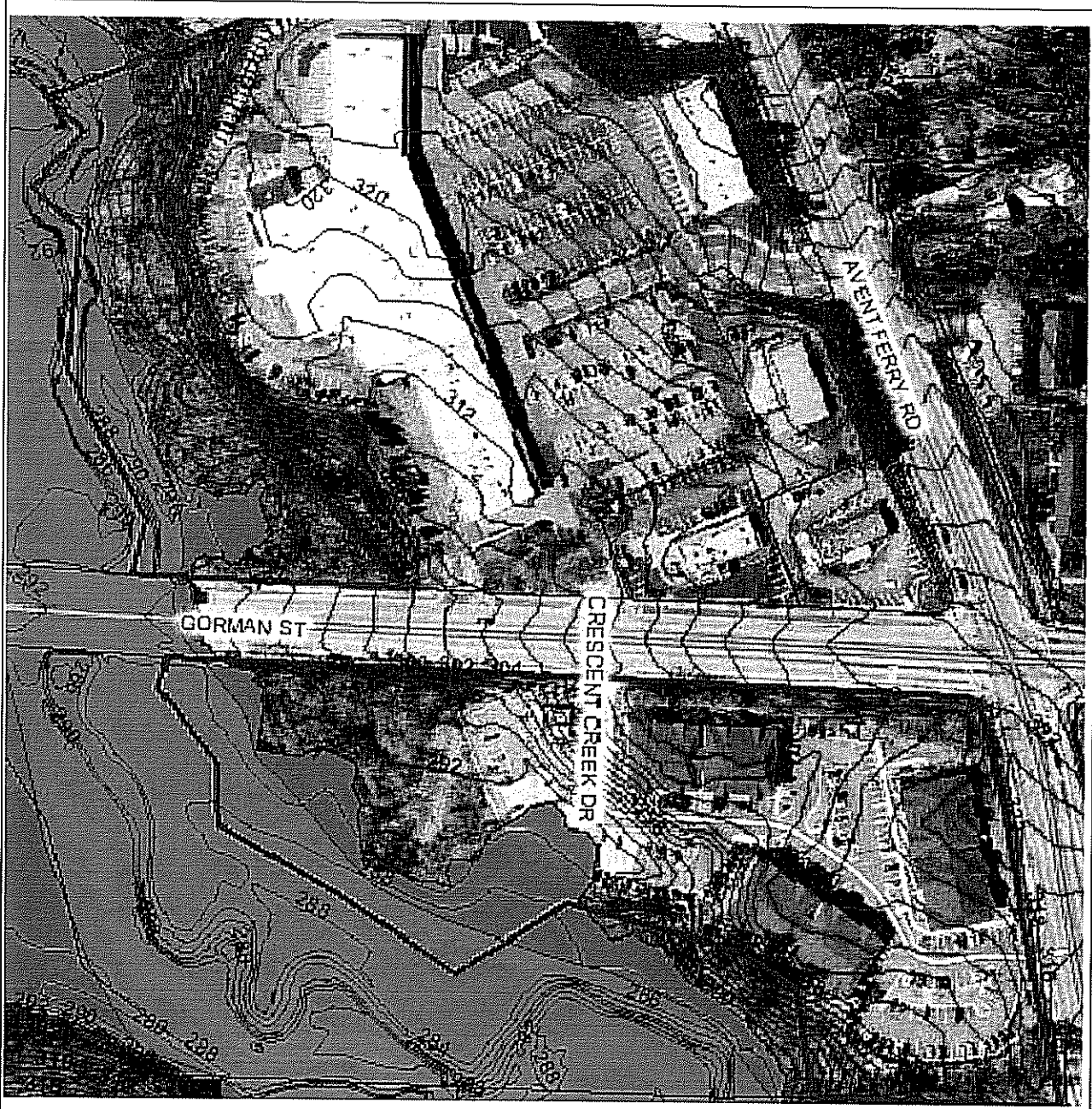
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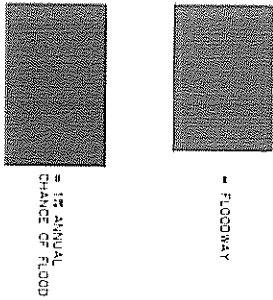
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EX-1

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AERIAL OF EXISTING
CONDITIONS
WITH REVISED
FLOODPLAIN OVERLAY

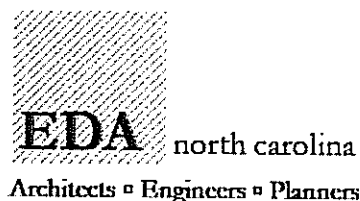


2010201
REVISIONS
DATE
BY
REVISIONS
DATE
BY
EX-6
P. 8

HRA CENTENNIAL PROPERTY
FEASIBILITY STUDY
RALEIGH, NORTH CAROLINA

EDA
Architects & Engineers & Planners

1719 National Drive, Suite 120
Raleigh, North Carolina 27612
Telephone 919.861.8611 Fax 919.861.8612
Email info@eda-engineers.com
Website www.eda-engineers.com
Raleigh, North Carolina
March 1, 2011



Neighborhood Meeting Report:

Public Meeting for Property Owners within 100 feet

Meeting Date: September 2, 2010
Meeting Time: 6pm – 7pm
Meeting Location: Centennial Ridge Apartments Clubhouse/Office
 2440 Centennial Ridge Rd., Raleigh, NC
Meeting Organizer: Harrison Ellinwood, PE - EDA
Representative for the Subject Property Owner

* Note: The required neighborhood meeting was held and performed in accordance with the recently approved text change (TC 2-10) by the City Council. The neighborhood meeting was held prior to submittal of the rezoning petition.

Synopsis of the Manner of Contact for the Surrounding Property Owners:

- The list of property owners contacted is included in the accompanying document “Neighbors within 100 feet”. This list of surrounding property owners was provided by DeShele Sumpter with the City of Raleigh Planning Department.
- The manner of contact was by first class mail. Stamped and addressed envelopes, including letters informing of the purpose, date, time and location of the neighborhood meeting, for each of the surrounding property owners were provided more than ten days prior to the scheduled meeting date to DeShele Sumpter with the City of Raleigh Planning Department.
- Each letter to the surrounding property owners contained information about the purpose of the neighborhood information meeting due to a rezoning application request, the property owner’s associated site address and parcel pin number, the address of the property subject to the rezoning request, initial information about the zoning request, and the date, time, location and directions for the informational meeting.
- All of the required letters and the property owner’s notification list were provided, reviewed and approved by DeShele Sumpter upon delivery by Harrison Ellinwood on Friday, August 20, 2010.

Synopsis of the Neighborhood Meeting on September 2, 2010:

- The only person in attendance at the meeting was the Meeting Organizer, Harrison Ellinwood, and his assistant, Hollie Ellinwood.
- None of the surrounding property owners (or anyone else) that were notified about the informational meeting were present.
- With no one in attendance at the meeting, no issues were discussed and no changes were made to the rezoning petition.
- The meeting organizer, Harrison Ellinwood, remained at the meeting location for the full meeting time period from 6pm to 7pm.

Report Compiled by: J. Harrison Ellinwood PE, LEED AP

Raleigh
 P.O. Box 31552
 Raleigh, NC 27622
 Ph: 919.741-6185
 Fax: 919.640-8822
 www.EDApA.com

Morehead City
 4206 Bridges Street Extension, Suite C
 Morehead City, NC 28557
 Ph: 252.247.2127
 Fax: 252.247.0674
 www.EDApA.com

Conditional Use Rezoning Application

Neighborhood Meeting Notification

Property Owners within 100 Feet of Property Subject to Rezoning

PIN
OWNER
ADDR1
ADDR2
Site Address

0793032591
RALEIGH CITY OF
110 S MCDOWELL ST
RALEIGH NC 27601-1330

2504 Gorman St

0793041078
WRI RALEIGH LP
PO BOX 450233
ATLANTA GA 31145-0233

3215 Avent Ferry Rd.

0783937478
ALUMNI RHO CHAPTER OF SIGMA PI INC
STEELE HALL
1046 BRIGHTHURST DR
RALEIGH NC 27605-3242

3416 Greek Way

0793045397
WRI RALEIGH LP
PO BOX 450233
ATLANTA GA 31145-0233

2304 Gorman St.

0783948071
WRI RALEIGH LP
PO BOX 450233
ATLANTA GA 31145-0233

3415 Avent Ferry Rd.

0793044869
SOLIE, GUY
2723 CAMPUS WALK AVE
DURHAM NC 27705-3707

0 Gorman St.

0793144260
NEW SOUTHERN LAND CO LLC
310 1/2 W FRANKLIN ST
CHAPEL HILL NC 27516-2571

1000 Trailwood Dr.

0793048395
HRA CENTENNIAL VILLAGE LLC TIM SMITH
HORIZON REALTY ADVISORS
2800 ELLIOTT AVE STE A
SEATTLE WA 98121-1153

PROPERTY OWNER APPLYING FOR REZONING

2310 Crescent Creek Dr.

0783937062
RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

0 Avent Ferry Rd.

0793045594
WRI RALEIGH LP
PO BOX 450233
ATLANTA GA 31145-0233

2300 Gorman St.

0793143615
SIGMA KAPPA NATIONAL HOUSING CORP
8733 FOUNDERS RD
INDIANAPOLIS IN 46268-1338

3013 Avent Ferry Rd.

0793039445
RALEIGH CITY OF
110 S MCDOWELL ST
RALEIGH NC 27601-1330

2509 Gorman St.

0793039895
RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

2329 Gorman St.

0793151350
GORMAN CROSSINGS LLC
2723 CAMPUS WALK AVE
DURHAM NC 27705-3707

2114 Gorman St.

0793145724
MASON STREET LLC
115 S MASON ST
APEX NC 27502-1916

900 Trailwood Dr.

DRAFT TRIP GENERATION REPORT

Z-1-11

Project Name: HRA Centennial Property Re-zoning
 Property pin#: 0793048395
 Property Owner: HRA Centennial Village LLC

Trip Generation Calculations

Based on ITE Trip Generation Manual (8th Ed) - For Weekday Trips Generated

Proposed Land Use: Apartment
 Land Use Code: 220
 Number of Units: 30

Weekday

	Average	Directional Distribution		Total	Directional Distribution	
		Entering	Exiting		Entering	Exiting
Daily	6.65	50%	50%	200	100	100
AM Peak	0.51	20%	80%	15	3	12
PM Peak	0.62	65%	35%	19	12	7

Trip Generation Calculations

Based on ITE Trip Generation Manual (7th Ed) - For Weekday & Weekend Trips Generated

Proposed Land Use: Apartments
 Land Use Code: 220
 Number of Units: 30

Weekday

	Average	Directional		Total	Directional	
		Entering	Exiting		Entering	Exiting
Daily	6.72	50%	50%	202	101	101
AM Peak	0.51	20%	80%	15	3	12
PM Peak	0.62	65%	35%	19	12	7

Saturday

	Average	Directional		Total	Directional	
		Entering	Exiting		Entering	Exiting
Daily	6.39	50%	50%	192	96	96
Peak	0.52	--	--	16	--	--

Sunday

	Average	Directional		Total	Directional	
		Entering	Exiting		Entering	Exiting
Daily	5.86	50%	50%	176	88	88
Peak	0.51	--	--	15	--	--