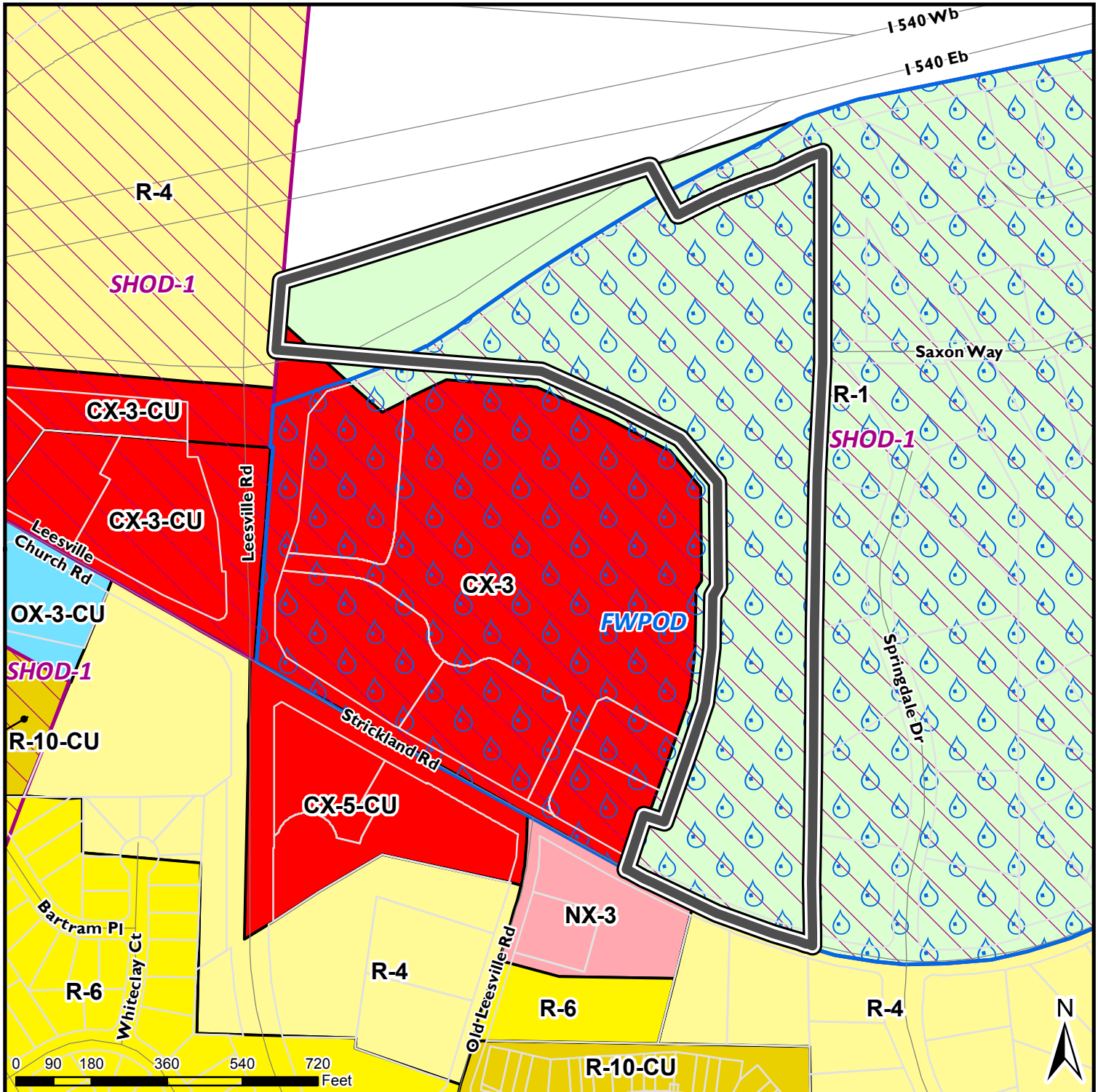


Existing Zoning Map

Z-I-2016



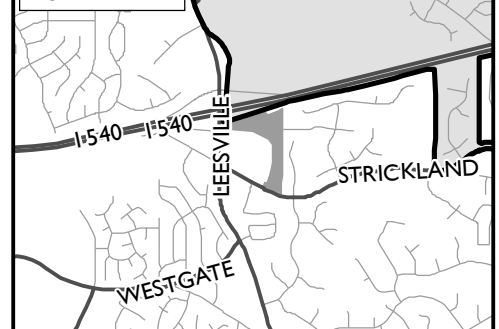
**Submittal
Date**

1/8/2016

Request:

**16.25 acres from
R-1 w/ SHOD-1 & FWPOD
to R-10-CU
w/ SHOD-1 & FWPOD**

VICINITY MAP





Certified Recommendation

Raleigh Planning Commission

CR#

Case Information: Z-1-16 – Strickland Road

<i>Location</i>	Strickland Road, north side, west of its intersection with Springdale Drive Address: 13120 Strickland Road PIN: 0788155943
<i>Request</i>	Rezone property from Residential-1 with Special Highway Overlay District & Falls Lake Watershed Protection Overlay District (R-1 w/ SHOD-1 & FWPOD) to Residential-10–Conditional Use with Special Highway Overlay District & Falls Lake Watershed Protection Overlay District (R-10-CU w/ SHOD-1 & FWPOD)
<i>Area of Request</i>	16.25 acres
<i>Property Owner</i>	Edna Saintsing Dillard/ 9608 Old Leesville Road/ Raleigh, NC 27613
<i>Applicant</i>	Isabel Worthy Mattox/ PO Box 946/ Raleigh, NC 27602
<i>Citizens Advisory Council (CAC)</i>	Northwest-- Jay Gudeman, Chair: (919) 789-9884; jay@kilpatrickguteman.com
<i>PC Recommendation Deadline</i>	June 20, 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>	Rural Residential (max. 1 dwelling unit per acre)
<i>URBAN FORM</i>	Center: None Corridor: Parkway (I-540) Within Transit Stop Half-Mile Buffer? No.
<i>CONSISTENT Policies</i>	Policy LU 5.4 – Density Transitions Policy LU 5.6 – Buffering Requirements Policy LU 8.10 – Infill Development Policy EP 2.3 – Open Space Preservation Policy EP 5.5 – Forested Buffers Policy AP-FL 3 – Falls Lake Secondary Watershed Impervious Surface
<i>INCONSISTENT Policies</i>	Policy LU 1.2 – Future Land Use Map and Zoning Consistency Policy LU 1.3 – Conditional Use Consistency Policy LU 4.5 – Connectivity Policy EP 2.2 – Environmentally Sensitive Development Policy EP 3.3 – Water Supply Protection Policy EP 3.6 – Maintaining Drinking Water Quality

	Policy PU 2.1 – Utility Service Extension Outside the City Policy AP-FL 2 – Falls Lake Secondary Watershed Density Policy AP-FL 4 – Falls Lake Secondary Watershed Utilities
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Summary of Proposed Conditions

1. Residential density limited to max. 4 units per acre and 64 units total on site.
2. Min. 38'-wide protective yard buffer along east lot line; any allowable encroachments permitted only outside tree conservation or forestation areas.
3. Prohibition of street connection to Saxon Way prescribed; length of Saxon Way capped at 1,250 feet.
4. Min. 15% of gross site area prescribed for tree conservation area.
5. Min. 43% of net site area prescribed for forestation area.
6. Impervious surfaces limited to max. 23% of gross site area.
7. Min. of 18 visitor parking spaces provided.
8. Min. 100' setback for site dwellings from east lot line required.
9. Options for addressing first inch of stormwater specified.

--amended May 13, 2016

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>
12/3/15	2/9/16; 3/8/16: Y- 24, N- 126	3/22/16 (sent to Committee of the Whole); 5/24/16	5/3/16 (referred back to Planning Commission)		

Attachments

1. Staff report
2. Traffic Study Worksheet
3. Memo: Z-01-16 Review by Public Utilities Department and Stormwater Division

Planning Commission Recommendation

<i>Recommendation</i>	
<i>Findings & Reasons</i>	
<i>Motion and Vote</i>	

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.

Planning Director _____ Date _____ Planning Commission Chairperson _____ Date _____

Staff Coordinator: Doug Hill: (919) 996-2622; Doug.Hill@raleighnc.gov



Zoning Staff Report – Case Z-1-16

Conditional Use District

Case Summary

Overview

The proposal seeks to rezone the site to allow greater density, of a potentially different Building Type than that permitted under the existing zoning.

The site is currently zoned R-1, which allows only one dwelling unit per acre. A single-family residential subdivision, Wynbrooke III, was approved for the subject site, with R-1 density in January, 2007 (as [S-54-06](#)), but the plan sunset in January, 2012. The requested rezoning is conditioned to allow up to 4 dwellings per acre. Changing site zoning to R-10 would permit construction of grouped Townhouse units (R-10 is the least-dense residential district in which townhouses can be built). Development of the property is also subject to two zoning overlays: Special Highway Overlay District-1 (SHOD-1), which requires a 50-foot wide protective yard along I-540, and the Falls Lake Watershed Protection Overlay (FWOD), which provides certain use and impervious surface restrictions. Both overlays would remain in place under the rezoning.

The present zoning on the property dates from 1999, when several large areas north of Strickland Road were brought into the City's Extra-Territorial Jurisdiction. At that time, the bulk of the area was zoned Rural Residential; however, the 20 acres just west of the subject site--at the then-planned intersection of Strickland Road and a new right-of-way for Leesville Road--was zoned Shopping Center (SC).

In the years since, the latter area has become a focal point of area commercial activity; the shopping center today contains more than 130,000 square feet of retail uses, with additional commercial development now found on the northwest and southeast corners of the Leesville/Strickland intersection. Zoning there now is Commercial Mixed Use-3 Stories (CX-3). Two properties southwest of the site, across Strickland Road, are zoned Neighborhood Mixed Use-3 Stories (NX-3), but at present are in low-density residential use.

East and southeast of the subject site, residential zoning predominates. The adjacent Springdale Gardens and Wynbrooke neighborhoods are characterized by large-lot, wooded, single-family parcels, zoned R-1. All properties north of Strickland Road are additionally zoned SHOD-1 and FWOD. Twelve Springdale Gardens properties line Springdale Drive, a 1,200-foot long cul-de-sac street. Housing there was developed in the early 1980s. The Wynbrooke subdivision was built out from 2007 to 2011. Access to and from the existing 99 Wynbrooke lots is by means of a single point on Strickland Road, via Allsbrooke Drive. From Allsbrooke, Saxon Way extends 1,000 feet westward to stub at the subject site's east lot line. From the stub to Strickland Road is a distance of some 2,000 feet.

At the southwest corner of the subject parcel, close to Strickland Road, a single house stood until 2013. With the exception of the former house site, the property is almost entirely tree-covered.

On the subject property, and within the adjacent neighborhoods, the grade falls from Strickland Road northward into the Falls Lake watershed; the lowest point on the rezoning site, at the parcel's northeast corner, is some 80 to 85 feet below Strickland Road. On the west, construction

of the shopping center altered site grade such the retail area is relatively flat and drains away from the watershed. Where the retail area adjoins the subject site, steep fill and a planted transition yard restrict opportunities for cross-access; retail buildings face away from the site, with their service and loading areas closest to the subject parcel.

Houses in the adjoining Springdale Gardens subdivision are on septic systems. City water and sewer lines extend into the Wynbrooke neighborhood, with a pumping station located in the northeast section of the subdivision. Utilities are thus proximate to the subject site. However, City policies urge caution toward extension of utilities into the Falls Lake watershed.

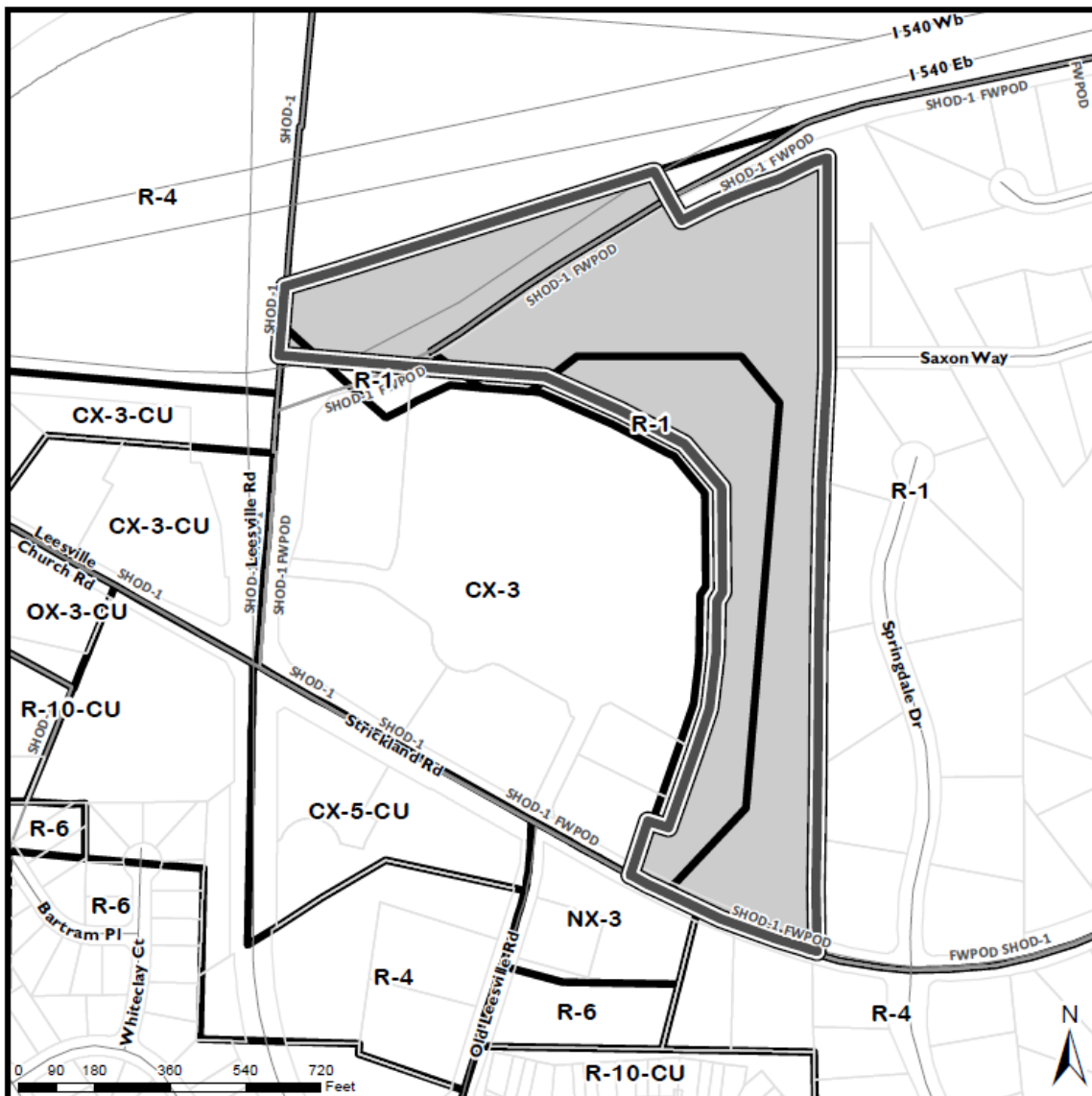
The requested prohibition of access to the existing street stubout of Saxon Way would result in conditions exceeding City block perimeter and dead-end street standards. Staff has identified several case conditions for which clarifications to language is recommended.

Outstanding Issues

<i>Outstanding Issues</i>	<ol style="list-style-type: none">1. Proposed density in the Falls Lake watershed is greater than policy supports.2. Prohibiting cross-access to Saxon Way.3. Staff comments on amended zoning conditions.	<i>Suggested Mitigation</i>	<ol style="list-style-type: none">1. Reduce proposed density to 1 dwelling unit/acre.2. Permit street connection to Saxon Way (delete Condition 3).3. Address staff comments.
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Existing Zoning Map

Z-1-2016

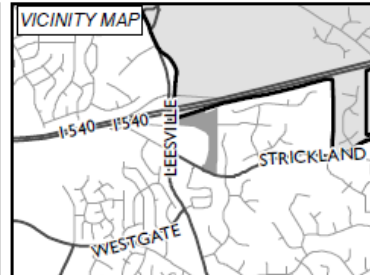


**Submittal
Date**

1/8/2016

Request:

**16.25 acres from
R-1 w/ SHOD-1 & FWPOD
to R-10-CU
w/ SHOD-1 & FWPOD**



Map Date: 3/10/2016

Rezoning Case Evaluation

1. Compatibility Analysis

1.1 Surrounding Area Land Use/ Zoning Summary

	Subject Property	North	South	East	West
<i>Existing Zoning</i>	Residential-1	Residential-1	Neighborhood Mixed Use-3 Stories; Residential-4	Residential-1	Commercial Mixed Use-3 stories
<i>Additional Overlay</i>	Special Highway-1; Falls Lake Watershed Protection	Special Highway-1; Falls Lake Watershed Protection	(none)	Special Highway-1; Falls Lake Watershed Protection	Special Highway-1; Falls Lake Watershed Protection
<i>Future Land Use</i>	Rural Residential	Rural Residential	Moderate Density Residential	Rural Residential	Neighborhood Mixed Use
<i>Current Land Use</i>	Vacant	Interstate Highway	Single-unit living	Single-unit living	Shopping center
<i>Urban Form (if applicable)</i>	Parkway Corridor (I-540)	Parkway Corridor (I-540)	(n/ a)	Parkway Corridor (I-540)	Parkway Corridor (I-540)

1.2 Current vs. Proposed Zoning Summary

	Existing Zoning	Proposed Zoning
<i>Residential Density:</i>	1 DU/acre (16 DUs max.)	4 DUs/acre* (64 DUs max.)
<i>Setbacks:</i>	<i>Detached house:</i>	<i>If Townhouse:</i>
<i>Front:</i>	20'	10'
<i>Side:</i>	10'	0' or 6'
<i>Rear:</i>	30'	20'
<i>Retail Intensity Permitted:</i>	-0-	-0-
<i>Office Intensity Permitted:</i>	-0-	-0-

1.3 Estimated Development Intensities

	Existing Zoning	Proposed Zoning
<i>Total Acreage</i>	16.25	16.25
<i>Zoning</i>	R-1 w/ SHOD-1 & FWPOD	R-10-CU w/ SHOD-1 & FWPOD
<i>Max. Gross Building SF</i>	n/a	n/a
<i>Max. # of Residential Units</i>	16	64*
<i>Max. Gross Office SF</i>	-0-	-0-
<i>Max. Gross Retail SF</i>	-0-	-0-
<i>Max. Gross Industrial SF</i>	-0-	-0-
<i>Potential F.A.R.</i>	n/a	n/a

*Per conditions.

The proposed rezoning is:

☐ **Compatible** with the property and surrounding area.

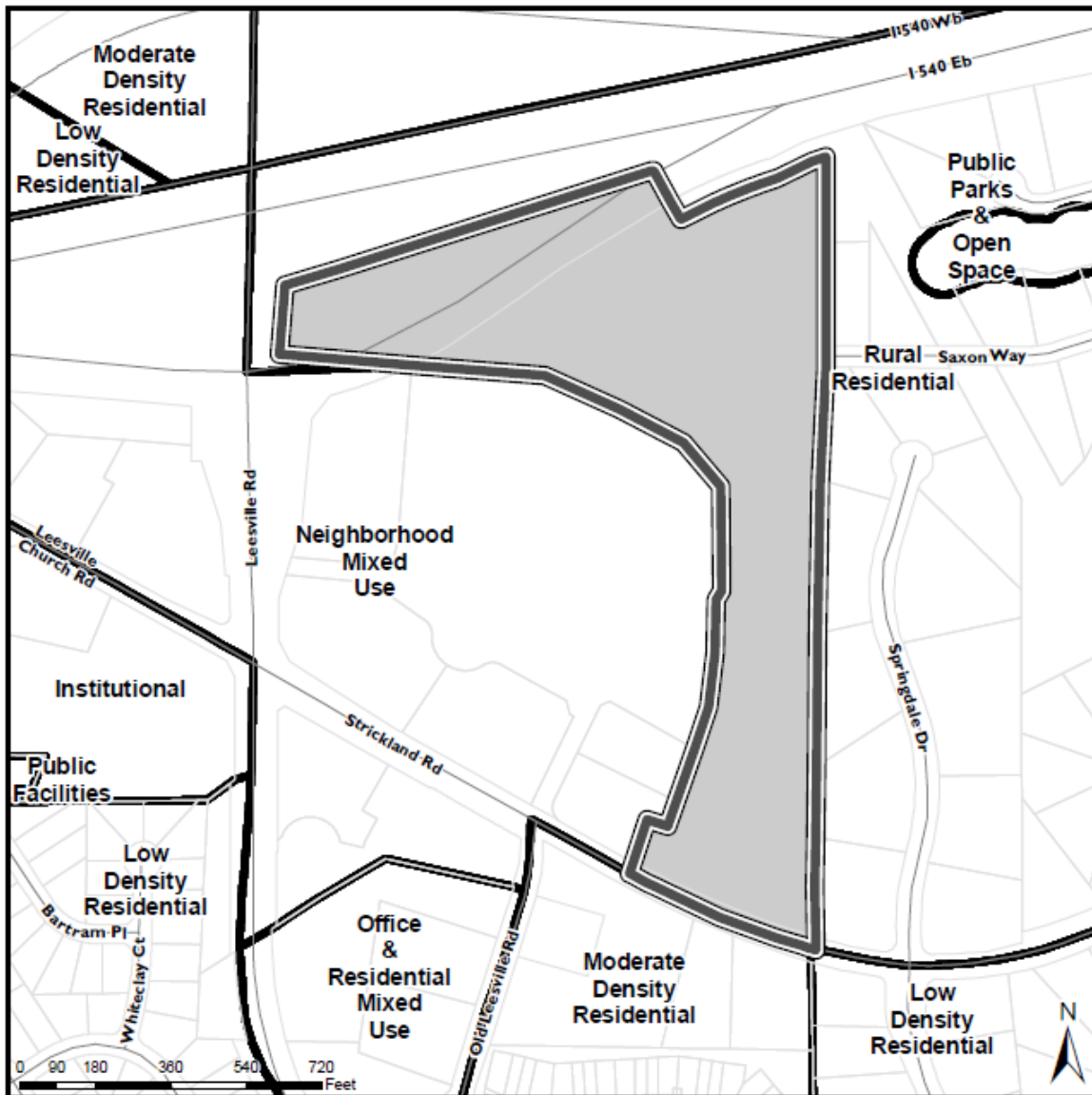
☒ **Incompatible.**

Analysis of Incompatibility:

While moderate-density residential development (14 or fewer dwellings/ acre) may be considered an appropriate transition between low-density residential and non-residential development under many circumstances, the proposed density is greater than what has been identified by city policy as compatible with the Falls Lake watershed. Further, the conditioned restriction of access to Saxon Way would concentrate all site traffic to a single point on Strickland Road.

Future Land Use Map

Z-1-2016

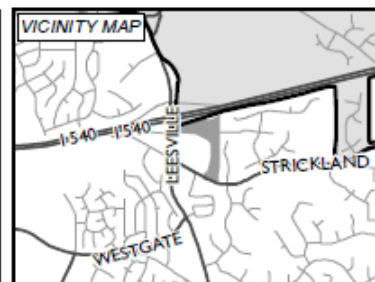


**Submittal
Date**

1/8/2016

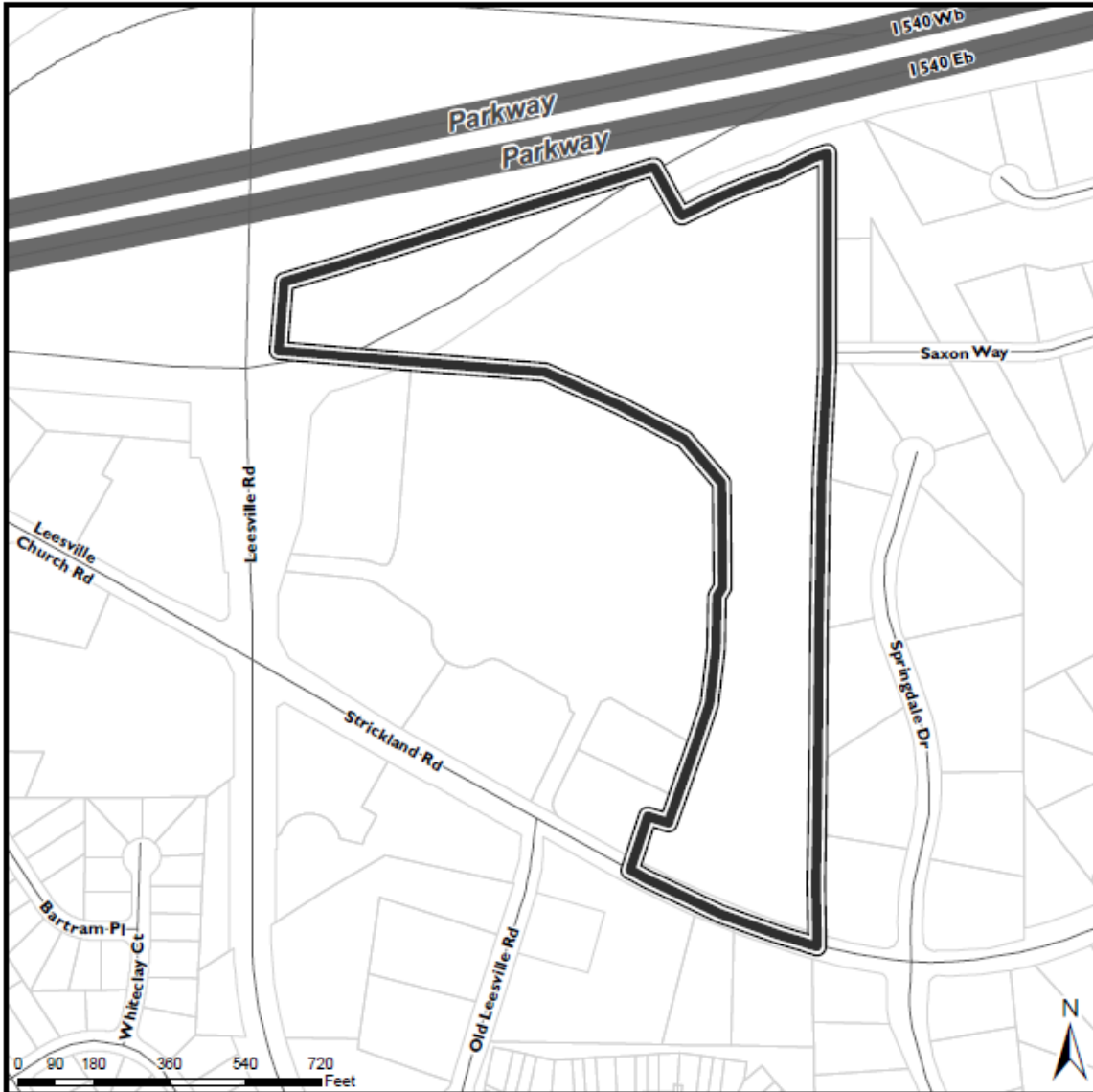
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Urban Form Map

Z-I-2016

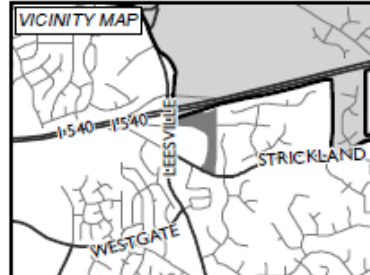


Submittal
Date

1/8/2016

Request:

16.25 acres from
R-1 w/ SHOD-1 & FWPOD
to **R-10-CU**
w/ **SHOD-1 & FWPOD**



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:

- Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?
- Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?
- 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?
- Will community facilities and streets be available at City standards to serve the use proposed for the property?

The proposal is largely inconsistent with the visions, themes, and policies contained in the Comprehensive Plan. The Future Land Use map designates the site for Rural Residential development, with a maximum of one dwelling per acre. The rezoning request would allow up to 4 units per acre (64 units total, on the 16.25 acres). Policy AP-FL 2 suggests such density would be appropriate only if clustered on a portion of the site, and only if the overall site density were held at one unit per acre. Increased density also contrasts with vision themes Managing Our Growth and Greenprint Raleigh, which place high value on resource conservation.

The proposal is consistent with the Urban Form map in retaining SHOD-1 zoning, which requires a 50-foot protective yard along the I-540 right-of-way on the property's north lot line, corresponding with the Parkway frontage designated there. The request is also consistent with policies pertaining to buffering, open space preservation, and impervious surface limitations.

However, regarding community facilities and streets, the proposed condition restricting the street connection to the east runs contrary to policy and to Code, and would result in street lengths inconsistent with City standards, both inside and outside the property. Also, while City water and sewer lines are accessible to the site (although water pressure and sewer adequacy would need to be confirmed), the City's long-time policy has been to restrict density in the watershed to substantially less than the proposal would permit.

2.2 Future Land Use

Future Land Use designation:

The rezoning request is:

☐ **Consistent** with the Future Land Use Map.

☒ **Inconsistent**

Analysis of Inconsistency:

The Future Land Use designation is Rural Residential, recommending a maximum residential density of 1 dwelling per acre. The proposal would allow up to 4 dwellings per acre.

2.3 Urban Form

Urban Form designation: Parkway Corridor (along I-540)

☐ **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.

Case conditions would permit up to 4 dwellings per acre. The Future Land Use designation—Rural Residential—caps density at 1 unit per acre.

Policy LU 1.3 – Conditional Use Consistency

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

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 is conditioned to allow density greater than that prescribed by the Future Land Use Map, and policies aimed at protecting City water supply. The proposal would also prohibit access to the existing street stub on Saxon Way, a restriction inconsistent with City standards for increasing connectivity among developed and developing parts of the City.

Policy EP 2.2 – Environmentally Sensitive Development

Ensure Raleigh's growth and land development practices are compatible with the City's natural form, vegetation, topography, and water bodies and streams. This will decrease erosion, reduce stormwater run-off and flooding, improve water quality, protect wildlife habitat, and provide buffers and transitions between land uses.

Policy EP 3.3 - Water Supply Protection

Protect major water supply overlay districts through open space conservation, community programs that promote tree coverage, floodplain preservation, and limits to impervious surface cover.

Policy EP 3.6 - Maintaining Drinking Water Quality

Improve the ecological integrity of the City's primary drinking water sources by further protecting streams from encroaching development and expanding the protection of buffers.

The proposed density is inconsistent with established City policies and practices aimed at limiting development in the Water Supply Watershed. In other recent rezonings within the Secondary Watershed area for which greater intensity of uses has been requested, the City Council has either required directing site drainage out of the watershed ([Z-5-13](#), Lifetime Athletics, on the eastern portion of Strickland Road), or denied the request ([Z-28-13](#), on Ray Road). Given the critical relationship between water quality, public health, and local economic livelihood, watershed protection seeks minimal disturbance to natural conditions, toward long-term improvement of ecological integrity. Approval of increased density on the subject site could challenge that objective, and create a precedent for future upzoning requests elsewhere in the watershed.

Policy PU 2.1 – Utility Service Extension Outside the City

Ensure that proposals to extend utility service outside the City are:

- Consistent with service expansion plans;
- Not into current or future water supply watersheds except in accordance with Falls Lake and Swift Creek small area plan policies;
- Sufficient in capacity to accommodate the extension;
- Meet City standards; and
- Enhance the contiguous development of the City.

The site is located within the Falls Lake water supply watershed. Policy AP-FL 2 of the Falls Lake Area Plan recommends site density in the Secondary Watershed area not exceed one unit per acre. The proposal is not in accordance with that area plan policy, as it would permit up to 4 units per acre.

2.5 Area Plan Policy Guidance

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

Policy AP-FL 2 – Falls Lake Secondary Watershed Density

In the Falls Lake Secondary Watershed Protection Area, there should be an average density of one dwelling unit per acre. In those cases where extensions of public utilities will allow clustering of housing, a density of up to four units per acre should be allowed only where compensating permanent open space is set aside resulting in an overall development average of one unit per acre.

The proposal would allow a density of four units per acre across the entire site. Achieving the overall development average of one unit per acre recommended by this policy would require confining four-unit per acre density to one-fourth of the parcel, with no units built elsewhere on site.

Policy AP-FL 4 – Falls Lake Secondary Watershed Utilities

In the Secondary Watershed Protection Area, public utility extensions are allowed when the following conditions are met:

- The capacity of water and sewer facilities is adequate for an extension;
- An extension is deemed appropriate to promote the orderly provision of public services and facilities in the Raleigh area;

- There will be no reduction in water quality or degradation of the watershed as a result of public utility extension or the more intense development which may result;
- It is determined that annexation of a proposed development would be in the best interest of the City of Raleigh.

While City water and sewer utilities are available to the site, their extension--as expressed by the memorandum by the Public Utilities Department accompanying this Report--would run counter to long-held City policy, and to the public interest in maintaining that policy.

3. Public Benefit and Reasonableness Analysis

3.1 Public Benefits of the Proposed Rezoning

- Use and density provide a transition between existing development (shopping center and large-lot residential development).
- The proposal could bring active use to a long-vacant site, and expand housing options in the immediate area.

3.2 Detriments of the Proposed Rezoning

- Potential impacts on the Falls Lake water supply watershed, and the precedent possible from permitting rezoning which could pose those potential impacts.
- Site access is restricted (due to limited street frontage, internal topography, and requested restriction on street connection).

4. Impact Analysis

4.1 Transportation

The site is located on the north side of Strickland Road approximately 1/4 miles east of Leesville Road. Strickland Road (SR 1829) is maintained by the NCDOT. This segment of Strickland Road currently has a two-lane, ribbon-paved cross section without curbs or sidewalks. Strickland Road is classified as a major street in the UDO Street Plan Map (Avenue, 4-Lane, Divided). An existing local street (Saxon Way) stubs into the subject parcel's eastern side. Saxon Way is a paved street with curb, gutter and a sidewalk.

There are no City of Raleigh CIP projects planned for Strickland Road. There are no state STIP projects for Strickland Road in the vicinity of the Z-1-2016 site. Offers of cross access to adjacent parcels shall be made in accordance with the Raleigh UDO section 8.3.5.D: Internal vehicular circulation areas shall be designed and installed to allow for cross-access between abutting lots. If an abutting owner refuses in writing to allow construction of the internal vehicular circulation on their property, a stub for future cross-access shall be provided as close as possible to the common property line. If cross-access is waived by the Public Works Director in accordance with Sec. 8.3.6., bicycle and pedestrian connections shall be provided between abutting properties except where there is a perennial wet stream crossing greater than 15 feet in width that interferes with such access.

Site access will be provided via Strickland Road and Saxon Way. In accordance with UDO section 8.3.2, the maximum block perimeter for R-10 zoning is 2,500 feet. The block perimeter for Z-1-2016 is restricted by the I-540 eastbound entrance ramp, which abuts the

subject parcel on the north. Direct vehicular access to the I-540 ramp is prohibited by NCDOT. If the extension of Saxon Way is blocked or otherwise denied, then the subject parcel cannot meet the City's block perimeter or dead-end street length standards.

Approval of case Z-1-2016 would increase average peak hour trip volume by 36 veh/hr; daily trip volume will increase by 393 veh/day. A traffic impact analysis report is not required for Z-1-2016.

Impact Identified: Extension of Saxon Way.

4.2 Transit

Transit is not currently available in this area, and neither the City of Raleigh Short Range Transit Plan nor the Wake County Transit Plan call for future service on Strickland Road. There are no transit requests.

Impact Identified: None.

4.3 Hydrology

<i>Floodplain</i>	None
<i>Drainage Basin</i>	Lower Barton Creek
<i>Stormwater Management</i>	Section 9.2 UDO
<i>Overlay District</i>	Falls Watershed Protection

Site is subject to Section 9.2 stormwater management regulations. There are Neuse Buffers located on the site. Site is located within the Falls Lake Watershed Protection Overlay District (FWPOD) and is subject to Section 9.5.2 of the UDO.

Impact Identified: Any development in Falls Lake will be subject a maximum impervious of 30% regardless of zoning on the property. Per Condition 8 offered by the applicant, the "first one inch" would be a higher standard than what is currently required by UDO 9.5.2.C.1; in order to exceed 12% but stay under 24% impervious, the code requires that only the first ½ inch be captured.

4.4 Public Utilities

	<i>Maximum Demand (current)</i>	<i>Maximum Demand (proposed)</i>
<i>Water</i>	10,000 gpd	50,625 gpd
<i>Waste Water</i>	10,000 gpd	50,625 gpd

The proposed rezoning would add approximately 40,625 gpd to the wastewater collection and water distribution systems of the City.

This site is one of the relatively limit number of situations where only one half the use control policy (in this case, the density limitation) is in place. However, municipal water and wastewater service would be allowed at this parcel. This site is tributary to Falls Lake, but is located south of I-540, and within the City's ETJ & utility service area. It also already has immediate access to 24" water in Strickland Road and 8" sewer in Saxon Way. Development of this site should maintain the 655 pressure zone and a downstream sewer capacity study may be required for the adjacent Wynbrooke subdivision pump station.

Impact Identified: The developer may be required to submit a downstream sanitary sewer capacity study, and those required improvements identified by the study must be permitted and constructed in conjunction with and prior to the proposed development being constructed. Modification of zoning will become a precedent for deviating from the use

control policy. As such, it may have ramifications for the implementation of use control as a water quality protection method in this and other water supply watersheds.

Verification of available capacity for water fire flow is required as part of the building permit process. Any water system improvements required to meet fire flow requirements will also be required.

4.5 Parks and Recreation

There are no existing or proposed greenway trails, corridors or connectors on this site. An existing greenway easement is located adjacent to the site in the northeastern corner. The nearest trail access is Hare Snipe Creek, 2.8 miles. Recreation services are provided by Strickland Road Neighborhood Park, 0.4 miles.

Impact Identified: None.

4.6 Urban Forestry

R-1 zoning to R-10 would change the required tree conservation area amount from 15% to 10%, but Condition 4 increases the tree conservation area amount to the R-1 standard.

Impact Identified: None.

4.7 Designated Historic Resources

The site does not include and is not within 1,000 feet of any Raleigh Historic Landmarks or properties listed on the National Register of Historic Places. However, the site is approximately 600 feet from the c. 1906 Leesville School Teacherage (9513 Old Leesville Road; PIN 0788048627), which has been determined by the NC State Historic Preservation Office as potentially being eligible for nomination to the National Register (survey number WA 1345) and is a potential Raleigh Historic Landmark.

Impact Identified: None.

4.8 Community Development

This site is not located within a redevelopment plan area.

Impact Identified: None.

4.9 Impacts Summary

1. Potential impacts to Falls Lake watershed.
2. Prohibiting cross-access to Saxon Way conflict with City block perimeter and dead-end street standards, as well as subdivision access standards.

4.10 Mitigation of Impacts

1. Limit density to one dwelling per acre.
2. Permit street connection to Saxon Way (delete Condition 3).

5. Conclusions

The proposal is inconsistent with the Future Land Use map and several Comprehensive Plan policies, which call for a maximum density of one dwelling per acre within the Falls Lake Secondary Watershed. However, City water and sewer lines are available to the site, and case

conditions seek to mitigate potential impacts of site development (e.g., exceeding the tree conservation requirements for R-10, and the minimum watershed forestation percentage). Prohibiting access to the Saxon Way street stub, though, is inconsistent with City block perimeter and dead-end street standards. Provisions of several case conditions should be clarified.

Staff Comments: Z-1-16 Conditions *(as amended 5/13/16)*

Condition 2

Tree conservation areas do not allow encroachments listed in this condition after the tree conservation area is established. In addition, fences and walls are not allowed in tree conservation areas. With regard to the forestation areas, those are based on percentage and removal of such areas will require a like replacement in other areas. Also, the encroachments authorized in Condition 2 may not be allowed by UDO Sec 7.2.4.D.

Condition 3

Delete. Prohibiting connectivity to Saxon Way compromises safety. If the Z-1-16 site does not connect to Saxon Way, then the response time and travel distance from Fire Station #23 to homes along Saxon Way will increase by a significant margin. Terminating the street will also cause it to exceed the block perimeter standards, the dead-end street length standards (max. 300' for R-10 zoning) and subdivision access standards (stub street extension) of UDO Sec 8.3.4.C.4. Saxon Way already exceeds the maximum length for a dead-end street by a considerable margin. If the City Council determines that a motor vehicle connection is not in the City's best interests, then the developer could provide a landscaped island that permits pedestrians & cyclists to travel uninterrupted along Saxon Way, but blocks cars & trucks. An administrative design adjustment may be granted for the causes listed in Section 8.3.6 of the UDO, but that section is not applicable to rezoning cases.

Since Condition 3 is based on TC-8-15, the finding required in UDO Section 10.2.4.E.2.c, Section 6 of TC-8-15 (Ordinance NO (2015) 518 TC 375), should be part of the recommendation of the Planning Commission. The UDO required finding reads as follows:

Such zoning conditions shall only be approved by the City Council when the City Council makes a determination that the offered zoning condition provides safe, efficient and convenient vehicular and pedestrian access within the development and between adjacent developments and does not adversely affect traffic congestion.

The applicant should specify in a memorandum to the Commission, separate from these conditions, evidence of compliance with the finding.



Planning & Development

Development Services Customer Service Center

One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

JAN 8 2016 PM 12:23

Rezoning Application

Rezoning Request	OFFICE USE ONLY
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan	Transaction Number
Existing Zoning Classification R-1/SC	448096
Proposed Zoning Classification Base District R-10-CU w/ SHOD & FWPOD Height Frontage	Z-1-16
If the property has been previously rezoned, provide the rezoning case number.	
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. 448096, 451725	

GENERAL INFORMATION		
Property Address 13120 Strickland Rd Raleigh, NC 27613	Date December _____, 2015 January 8, 2016	
Property PIN 0788155943	Deed Reference (Book/Page) 00554/0-E-	
Nearest Intersection Strickland Rd and Leesville Rd	Property size (in acres) 16.25 acres	
Property Owner/Address Edna Saintsing Dillard 9608 Old Leesville Rd Raleigh, NC 27613	Phone	Fax
	Email	
Project Contact Person/Address Isabel Worthy Mattox PO Box 946 Raleigh, NC 27602	Phone 919-828-7171	Fax 919-831-1205
	Email isabel@mattoxfirm.com	
Owner/Agent Signature  Edna Saintsing Dillard	Email	

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



Planning & Development

**Development Services
Customer Service Center**
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Conditional Use District Zoning Conditions		OFFICE USE ONLY
Zoning Case Number Z-1-16		Transaction Number
Date Submitted May 12, 2016		
Existing Zoning R-1/SC w/ SHOD-1 & FWPOD	Proposed Zoning R-10-CU w/ SHOD-1 & FWPOD	

NARRATIVE OF ZONING CONDITIONS OFFERED

1.	Residential density shall not exceed four dwelling units per acre and shall not exceed 64 total dwelling units.
2.	Unless a different protective yard is required under the UDO, a Type B1 or B2 protective yard as defined in UDO Section 7.2.4 (as determined by the property owner) with a minimum width of 38 feet shall be maintained along the eastern lot line of the subject property (except for areas where public right-of-way abuts the western line) and adjacent to the following adjoining properties (PIN 0788-16-8450, DB 14244/323; PIN 0788-16-8076, DB 9062/639; PIN 0788-15-8758, DB 15467/2403; PIN 0788-15-8469, DB 14694/169; PIN 0788-15-8291, DB 3347/270; and PIN 0788-14-8972, DB 12209/2658), provided that wooded areas which meet the requirements for Tree Conservation Areas or forestation areas under UDO Section 9.1 may be substituted for required plantings. Subject to requirements for protective yards required under the UDO, as applicable, and Tree Conservation Areas ("TCAs"), as applicable, and/or forestation areas, as applicable, the protective yard may be crossed by utility lines and easements, stormwater facilities and pedestrian access, provided that such encroachments do not exceed 30% of the protective yard in the aggregate. The allowable 30% encroachment into protective yards applies only to those portions of protective yards not designated as TCAs or forestation areas.
3.	Subject to City Council approval, the maximum block perimeter standards in UDO Section 8.3.2, the dead-end/stub street standards in UDO Section 8.3.4, and the motor vehicle cross access requirements of UDO Section 8.3.5 shall be modified such that a motor vehicle street connection shall not be made to Saxon Way and in such case, the property owner shall terminate Saxon Way on the subject property with a landscaped island which permits pedestrian and bicycle cross access or in such other manner as is approved by the City of Raleigh Public Works Department and the length of Saxon Way stubbed street shall not exceed 1,250 feet.
4.	A minimum of 15% of the net site area of the subject property shall be designated as Tree Conservation Area.
5.	A minimum of 43% of the net site area of the subject property shall be maintained as a forestation area under Section 9.1.9 of the UDO.
6.	Subject to UDO Section 9.5.2, impervious surface area on the subject property shall not exceed 23% of the gross site area.
7.	A minimum of 18 visitor parking spaces shall be maintained on the subject property.
8.	All dwelling units shall be placed at least 100 feet from all of the following lots (PIN 0788-16-8450, DB 14244/323; PIN 0788-16-8076, DB 9062/639; PIN 0788-15-8758, DB 15467/2403; PIN 0788-15-8469, DB 14694/169; PIN 0788-15-8291, DB 3347/270; and PIN 0788-14-8972, DB 12209/2658).
9.	The first one inch of stormwater which directly or indirectly runs off the surfaces (in excess of 12% impervious surfaces) on the Property shall be either: (i) Retained for either infiltration into the soil or for evaporation into the air; or (ii) Detained for at least a 12-hour period; or (iii) Captured by an appropriate stormwater treatment device.

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature

Print Name

Edna Saintsing Dillard



Planning & Development

Development Services Customer Service Center

One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Rezoning Application Addendum

Comprehensive Plan Analysis	OFFICE USE ONLY
The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.	Transaction Number 448096 Zoning Case Number Z-1-16

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 zoning request is consistent many Comprehensive Plan policies as set forth below.

<u>Guideline</u>		<u>Response</u>
LAND USE / Policy LU 1.2 / Future Land Use Map and Zoning Consistency		
1	The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.	The Future Land Use Map (FLUM) designation for the subject property is "Rural Residential" in which intensification of urban uses is not expected and gross densities are generally one unit per acre. However, this category does provide for small pockets of clustered housing. If developed as a capped-density townhouse neighborhood, it could successfully serve as a transition between the adjacent shopping center to the west and the large lot single-family homes to the east.
LAND USE / Policy LU 1.3 / Conditional Use District Consistency		
2	All conditions proposed as part of a conditional use district (CUD) should be consistent with the Comprehensive Plan.	The zoning document has been developed with emphasis on providing compatibility with the goals of the 2030 Comprehensive Plan.
LAND USE / Policy LU 2.1 / Placemaking		
3	Development within Raleigh's jurisdiction should strive to create places, streets, and spaces that in aggregate meet the needs of people at all stages of life are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity, and maintain or improve local character.	The vacant subject property lies at the juxtaposition of Rural Residential, Moderate Density Residential, and Neighborhood Mixed Use land use areas. A large suburban shopping center is to the west of the property and rural residential is to the east. Townhouse development would provide a functional and attractive transition between the shopping center and the low-density rural residential while providing an opportunity for greater diversity of age ranges and family units.
LAND USE / Policy LU 2.2 / Compact Development		
4	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.	The proposed townhouse development, while limited in density, will provide a more compact development than the adjacent R-1. Increasing density in this area will help to preserve open space and more efficiently use public services and transportation networks.
LAND USE / Policy LU 2.3 / Cluster Development		
5	Cluster development should be used to achieve open space preservation in those areas of the City planned for rural residential land uses on the Future Land Use Map.	Townhouse development on this vacant lot in a rural residential land use area would effectively preserve open space while serving as a transition between the R-1 area to the east and the commercial mixed-use area to the west of the subject site.
LAND USE / Policy LU 2.5 / Healthy Communities		

6	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.	The subject property lies adjacent to residential and commercial areas. Development of this vacant lot would provide greater pedestrian and bicycle circulation between the residential areas and the shopping center.
LAND USE / Policy LU 3.2 / Location of Growth		
7	The development of vacant properties should occur first within the City's limits, then within the City's planning jurisdiction, and lastly within the City's USAs to provide for more compact and orderly growth, including provision of conservation areas.	The subject site is vacant and within the Raleigh corporate boundaries.
LAND USE / Policy LU 4.4 / Reducing VMT Through Mixed Use		
8	Promote mixed-use development that provides a range of services within a short distance of residences as a way to reduce the growth of vehicle miles traveled (VMT).	The proposed townhouse development would be adjacent to an existing shopping center in a Neighborhood Mixed Use area. The close proximity to a mix of uses would encourage walkability and the use of other modes of transportation.
LAND USE / Policy LU 5.1 / Reinforcing the Urban Pattern		
9	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.	The proposed project would have a higher density than the R-1 area to the east but would have significant open space and forestation areas, thereby preserving the local character of the rural residential area.
LAND USE / Policy LU 5.4 / Density Transitions		
10	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 abut on the Future Land Use Map, the implementing zoning should ensure that the appropriate transition occurs on the site with the higher intensity.	The subject property lies at the border of Rural Residential and Neighborhood Mixed Use areas on the Future Land Use Map. The proposed low-density townhouse development would serve as an effective transition between the low-density single family residential to the east and the shopping center to the west.
LAND USE / Policy LU 5.5 / Transitional and Buffer Zone Districts		

11	Maintain and enhance zoning districts which serve as transitional or buffer areas between residential and commercial districts and which also may contain institutional, non-profit, and office-type uses. Zoning regulations and conditions for these areas should ensure that development achieves appropriate height and density transitions, and protects neighborhood character. (1, 3, 6)	The subject property lies between an area zoned R-1 and an area zoned SC. The proposed low-density townhouse development would serve as an effective transition between the low-density single family residential to the east and the shopping center to the west.
LAND USE / Policy LU 5.6 / Buffering Requirements		
12	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.	The proposed development includes significant open space, forestation, and tree conservation areas that buffer the adjacent R-1 neighborhood and preserves the natural scenic beauty along I-540.
LAND USE / Policy LU 8.1 / Housing Variety		
13	Accommodate growth in newly developing areas of the City through mixed-use neighborhoods with a variety of housing types.	While not technically in a mixed-use area, the subject site lies between a Neighborhood Mixed Use lot being used as a shopping center and a Rural Residential area with large single-family lots. The addition of townhouses in this area would serve as a transition between land uses of differing intensities, increase housing variety, and be more inclusive to a variety of age ranges and family units.
LAND USE / Policy LU 8.3 / Conserving, Enhancing, and Revitalizing Neighborhoods		
14	Recognize the importance of balancing the need to increase the housing supply and expand neighborhood commerce with the parallel need to protect neighborhood character, preserve historic resources, and restore the environment.	The proposed townhouse development on the subject property would effectively preserve the neighborhood character of the adjacent single-family neighborhood to the east and also provide a transition to the higher intensity commercial use to the west. The property would have a capped density and will fulfill a watershed forestation requirement to both preserve the rural feel of the area and to reduce stress on the environment of a watershed protection area.
LAND USE / Policy LU 8.5 / Conservation of Single-Family Neighborhoods		
15	Protect and conserve the City's single-family neighborhoods and ensure that their zoning reflects their established low density character. Carefully manage the development of vacant land and the alteration of existing structures in and adjacent to single-family neighborhoods to protect low density character, preserve open space, and maintain neighborhood scale.	The proposed limited density townhouse development on this vacant site would create a buffer for the low density single-family neighborhood from the more intensive commercial use of the nearby shopping center.
LAND USE / Policy LU 8.9 / Open Space in New Development		

16	New residential development should be developed with common and usable open space that preserves the natural landscape and the highest quality ecological resources on the site.	The proposed project includes ample open space and tree conservation areas.
LAND USE / Policy LU 8.10 / Infill Development		
17	Encourage infill development on vacant land within the City, particularly in areas where there are vacant lots that create “gaps” in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern.	The rezoning of the subject property will facilitate the development of a vacant site that will complement the area and serve as a transition between low density residential and commercial uses.
LAND USE / Policy LU 8.11 / Development of Vacant Sites		
18	Facilitate the development of vacant lots that historically been difficult to develop due to infrastructure or access problems, inadequate lot dimensions, fragmented or absentee ownership, or other constraints. Explore lot consolidation, acquisition and other measures that would address these.	The rezoning of the subject property will facilitate the development of an oddly-shaped vacant site in a way that will enhance the character of the surrounding area and preserve open space.
ENVIRONMENT / Policy EP 2.3 / Open Space Preservation		
19	Seek to identify all opportunities to conserve open space networks, mature existing tree stands, steep slopes, floodplains, priority wildlife habitats, and significant natural features as part of public and private development plans and targeted acquisition.	The proposed project includes ample open space, forestation, and tree conservation areas.
ENVIRONMENT / Policy EP 2.4 / Scenic Vistas and Views		
20	Explore options for protecting and creating scenic vistas and views of natural landscape	The proposed project preserves the natural scenic vista along I-540 by adhering to the requirements of its Special Highway Overlay District.
ENVIRONMENT / Policy EP 3.3 / Water Supply Protection		
21	Protect major water supply overlay districts through open space conservation, community programs that promote tree coverage, floodplain preservation, and limits to impervious surface cover.	The subject property is located in a Falls Lake Watershed Overlay district, which was taken into consideration in the site plan. This project will use cluster housing with limited density to preserve open space, set aside tree conservation and forestation areas, and install BMPs to limit stormwater impacts.
ENVIRONMENTAL PROTECTION / Policy EP3.12 / Mitigating Stormwater Impacts		

22	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.	BMPs will be added to this development to control stormwater runoff.
ENVIRONMENT / Policy EP 5.5 / Forested Buffers		
23	Conserve forested buffers along Raleigh's freeways and expressways through the use of Special Highway Overlay Districts and conditional use zoning	The subject property lies in a Special Highway Overlay District and will comply with the required 50' forested yard along the portion of the lot adjacent to the highway.
HOUSING / Policy H 1.1 / Mixed-Income Neighborhoods		
24	Promote mixed-income neighborhoods throughout the City, particularly within high-density development at employment centers, downtown, and along transit corridors.	The addition of a townhouse style housing development will bring a wider mix of incomes to this area that is dominated by large single-family lots.
URBAN DESIGN / Policy UD 5.4 / Neighborhood Character and Identity		
25	Strengthen the defining visual qualities of Raleigh's neighborhoods. This should be achieved in part by relating the scale of infill development, alterations, renovations, and additions to existing neighborhood context.	The proposed residential townhouse development with limited density will provide an effective transition parcel between the low density single family lots to the east and the higher intensity commercial parcel to the west. This project will help preserve the visual quality and feel of the adjacent rural residential area.

PUBLIC BENEFITS

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

1. This rezoning will facilitate additional residential development in a way that will buffer the adjacent rural residential area from the nearby shopping center thereby helping to preserve the rural character of the residences.
2. This rezoning will provide a development that will serve as an intensity transition between a low density residential area and a higher intensity shopping center
3. This rezoning will expedite development of a vacant lot in a way that will complement the surrounding area and fill a gap in the urban fabric, all while complying with the strict FWPOD and SHOD Overlay District requirements.
4. This rezoning with the limited density condition will ease the addition of higher density cluster housing into a rural residential area thereby providing a wider range of housing options for the area.

URBAN DESIGN GUIDELINES

If the property to be rezoned is shown as a "mixed use center" or located along a Main Street or Transit Emphasis Corridor as shown on the Urban Form Map in the Comprehensive Plan, the applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan.

This development does not meet the criteria to necessitate responses to the guidelines below.

ISABEL WORTHY MATTOX**Attorney at Law**

Telephone (919) 828-7171

isabel@mattoxfirm.com

January 6, 2015

Mr. Daniel Band
Planner I
City of Raleigh Planning Department
One Exchange Plaza, Suite 204
Raleigh, North Carolina 27601

RE: NEIGHBORHOOD MEETING REPORT Regarding Proposed Rezoning Petition of Edna Saintsing Dillard (the "Owner") of approximately 16.25 acres, located at 13120 Strickland Road, Raleigh, NC 27613 (the "Property").

Dear Daniel:

As indicated in my attached letter, the Neighborhood Meeting for the above-referenced prospective rezoning case was held on December 3, 2015 at 7:00 PM in the Lake Lynn Community Center Art Room, 7921 Ray Road, Raleigh, NC 27613, to discuss the proposed rezoning of the Property located at 13120 Strickland Road.

The persons and organizations contacted about this meeting are indicated on the attached list. Those in attendance were:

Richard Horvath
Elsa Jimenez
Thomas Erwin
Edna Dillard
Allan and Gail Johnston
Isabel Worthy Mattox – Attorney for Applicant
Stephen Freeman – Developer representative
Curt Blazier, McKim & Creed, Engineer for Applicant

Issues discussed were as follows:

1. We generally discussed the zoning process, the Comprehensive Plan guidance for the property which suggests low density residential but allows for small pockets of clustered housing and the proposed zoning requested.
2. Product type. The prospective developer indicated its intent to develop 72 townhouse units on 16+ acres of land. The units will be three-story units with three bedrooms and two baths. Purchase prices of the units are expected to be in the range of \$250,000-\$350,000. We believe this product will be desirable for young professional singles and couples, empty nesters and/or parents of residents of nearby Saxon Way or Wynbrooke neighborhood.
3. Connection to Saxon Road. We indicated that the City Planning Department had stated that the connection to Saxon would be required; however, we also informed the neighbors that a text change, TC-8-15, had been passed recently which gives some leeway to City Council about requiring road connections
4. Grading. The prospective developers indicated that the site would need to be balanced, which would require moving some soil from one side to the other, and may possibly require a retaining wall, but they indicated their desire to do it in the most sensitive manner possible.
5. New right-of-way .We discussed the construction of a Sensitive Area Residential Street. The required dimensions include a 70-foot right-of-way with 20 feet of pavement with swales rather than curb and gutter. We agreed that it seems odd to have a 20-foot wide swale and then have a sidewalk on the other side of the swale. We hope to convince the City that curb and gutter would make sense on the side of the road where the townhouses will be located and that swales would work on the side of the road which abuts a natural area. One of the meeting attendees stated that there are many neighborhoods in Raleigh which have this condition, specifically Cameron Park, Fallon Park and Hayes Barton.
6. Property values. Some neighbors believed that the development of a townhouse project adjacent to their neighborhood would negatively affect their property values.
7. Visitor parking. Neighbors were concerned that there would not be not enough visitor parking provided and that visitors to the townhouses may park on Saxon Road in front of their houses instead. The prospective developer agreed to consider more visitor parking.
8. Proximity to 540 and the shopping center. One neighbor asked why the prospective developer decided to locate the townhouses directly adjacent to the existing adjacent shopping center rather than directly adjacent to the single-family residential neighborhood. It was explained that the prospective developer is trying to develop a project which causes the least impact to the existing neighborhood and felt that leaving a natural area adjacent to the neighborhood would be preferable to the neighbors. The question of noise from nearby 540 was raised. Although there may be noise from Highway 540 which is audible to the new development, the prospective developer does not have major concerns about the noise.

Mr. Daniel Band


January 6, 2016

Page 3

9. Location of six units closest to Saxon Way. We discussed the possibility of reduction or relocation of the six townhouse units which would be in close proximity to Saxon Way.

10. Green development. The prospective developer indicated its desire to develop a "green" project. A 40% forestation requirement will be imposed for this property in the Falls Lake Watershed. The development will have a natural area adjacent to the single-family neighborhood as well as natural areas in the SHOD yard adjacent to 540. In addition, a new public street will be a Sensitive Area Residential Street which requires less pavement than typical and requires swales instead of curb and gutter

Very truly yours,



Isabel Worthy Mattox

Enclosures

cc: Stephen Freeman

ISABEL WORTHY MATTOX

Attorney at Law

Telephone (919) 828-7171

isabel@mattoxfirm.com

November 19, 2015

TO ALL ADDRESSEES:

RE: **NOTICE OF MEETING** Regarding Proposed Rezoning Petition of 13120 Strickland Road, Raleigh, NC 27613, 16.25 acres, PIN # 0788155943, Wake County Registry (the "Rezoning Property"), owned by Edna Saintsing Dillard (the "Owner").

Dear Property Owners:

You are receiving this letter because you are the owner of property located in the vicinity of the Rezoning Property for which a rezoning is now being contemplated. The proposed rezoning will rezone the Rezoning Property from R-1/SC to R-10 Conditional Use with a maximum of five dwelling units per acre. The R-10 zoning classification is needed to allow townhouse style buildings, but we will not seek R-10 density. We believe townhouses will provide a good transition between the adjacent shopping center to the west and the low density residential to the east. We anticipate that a Rezoning Application will be filed on behalf of the Owner in the near future.

In accordance with the requirements of the Raleigh Unified Development Ordinance, notice is hereby given to you as the owner of the Rezoning Property or the owner of property within 100 feet of the Rezoning Property (collectively, Notice Neighbors) of a meeting to discuss the prospective rezoning to be held at the Lake Lynn Community Center Art Room, 7921 Ray Road, Raleigh, NC 27613, at 7:00 p.m. on the evening of Thursday, December 3, 2015.


I will be present to meet with you and answer any questions which you may have regarding this Rezoning Application.

November 19, 2015

Page 2

If the Rezoning Application is filed as now planned, it will be vetted by City Staff over the next few weeks and referred to the Planning Commission for review. To follow this process, please consult the City's website at www.raleighnc.gov/planning. If you have any questions about the proposed Rezoning Application, either before our meeting of December 3, 2015 or at any time after our meeting, I hope you will feel free to contact me.

Yours very truly,



Isabel Worthy Mattox

cc: Stephen Freeman
Curt Blazier

Attendance Roster:

Name	Address
Richard	TherDesign.com

Name

Address

Name Richard Horvath

13028 Saxon Way

Elsa Jimenez

13028 Saxon Way

Thomas F. Wilk

401 Oberlin Road #500

Kenna Bellard Gouineau.

1174 LD. BR. 11 SOUTH. NET.
9608 Old Leavine Rd. Rd. 27613

Alger & Emil Blomgren

13327 Ashford Park Dr. 27613



Planning & Development

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Rezoning Valid Statutory Protest Petition (VSPP)

Submit this form to:

City Clerk
Raleigh Municipal Building, Room 207
222 W. Hargett St.
Raleigh, NC 27602

Administrative Use Only

Validity

Administrative Use Only

RECEIVED
CITY CLERK'S OFFICE
3/17/16
10:55 AM

Received by City Clerk

Date Submitted		3.17.2016		Case # Z - 1 -16	
Contact Person: Heather West					
Address: 9517 Springdale Drive				City: Raleigh	
State: NC	Zip: 27613	Phone: 919-601-6256		Fax	
Email: swest17@nc.rr.com					

If a Valid Statutory Protest Petition (VSPP) is filed in opposition to a rezoning request, the City Council cannot approve the request unless it does so by a vote of three-fourths of all Council members. A simple majority can approve all other requests. To file a VSPP, the petition must:

- Be signed by the owner(s) (including both husband and wife if there is joint ownership) of twenty percent (20%) or more of the area of the lots included in the rezoning request; OR five percent (5%) of a 100 foot wide buffer extending along the entire boundary of each discrete or separate area proposed to be rezoned. A street right-of-way shall not be considered in computing the 100 foot buffer area as long as that street right-of-way is 100 feet wide or less. When less than an entire parcel of land is subject to the proposed zoning map amendment, the 100 foot buffer shall be measured from the property line of that parcel. In the absence of evidence to the contrary, the city may rely on the county tax listing to determine the "owners" of potentially qualifying areas;
- Include a statement of opposition on each page of signatures at the top of the petition. The statement should be simply and clearly worded;
- Be submitted no less than two (2) full working days prior to the hearing, not including the actual day of the hearing and not including any holidays, Saturdays or Sundays. For instance, if the hearing occurs on Tuesday, the form must be submitted by the previous Thursday at 5:00 p.m.;
- Be delivered to the office of the City Clerk, Raleigh Municipal Building, Room 207, 222 W. Hargett Street, before 5:00 p.m. on the deadline date; and
- Have signatures attached to this sheet on the form provided. The signature form may be duplicated if necessary.

Valid Statutory Protest Petition
Case # Z - 1 - 16

Statement of Opposition:

As Springdale Gardens we oppose the Rezoning Application of 13120 Strickland Drive. The application is inconsistent with the 2030 Comprehensive Plan, the Future Land Use Map, and the Falls Lake Secondary Watershed Density. The application is inconsistent with the policies EP 2.2, EP 2.5, EP 3.3, PU 3.11 and AP-FL 2.

Address: _____

Signature: [Signature] Print Name (clearly): Billie W. Fike

Address: 5001 Trail Ridge Dr Raleigh NC 27613

Signature: [Signature] Print Name (clearly): James E Worley

Address: 5005 Trail Ridge Dr Raleigh NC 27613

Signature: [Signature] Print Name (clearly): Louis Frenson

Address: 5008 Trail Ridge Dr Raleigh NC 27613

Signature: [Signature] Print Name (clearly): Tom Evans

Address: 5016 Trail Ridge Dr

Signature: [Signature] Print Name (clearly): Andrea Babcock

Address: 5024 Trail Ridge Dr Raleigh, NC 27613

Signature: [Signature] Print Name (clearly): Laurel Babcock

Address: 5024 Trail Ridge Dr, Raleigh NC 27613

Signature: [Signature] Print Name (clearly): Kathleen O'Day

Address: 5024 Trail Ridge Dr, Raleigh, NC 27613

Valid Statutory Protest Petition

Case # Z - 1 - 16

Statement of Opposition:

As Springdale Gardens we oppose the Rezoning Application of 13120 Strickland Drive. The application is inconsistent with the 2030 Comprehensive Plan, the Future Land Use Map, and the Falls Lake Secondary Watershed Density. The application is inconsistent with the policies EP 2.2, EP 2.5, EP 3.3, PU 3.11 and AP-FL 2.

Address: _____

Signature: Janet M Kiefer Print Name (clearly): Janet G. Kiefer

Address: 9516 Springdale DR., Raleigh, NC 27413

Signature: Bryan Williams Print Name (clearly): Bryan Williams

Address: 5002 FIELD + STREAM RD RALEIGH, NC 27613

Signature: J.M. Barton Print Name (clearly): J.M. BARTON

Address: 9404 DOES RUN CT.

Signature: Bryan Lusana Print Name (clearly): Bryan Lusana

Address: 9409 Does Run Ct. 27613

Signature: Kim Lusana Print Name (clearly): Kim Lusana

Address: 9409 Does Run Ct 27613

Signature: _____ Print Name (clearly): MARK A. KIEFER

Address: 9516 SPRINGDALE DRIVE, RALEIGH, NC 27613

Signature: _____ Print Name (clearly): _____

Address: _____

Valid Statutory Protest Petition
Case # Z - 1 - 16

Statement of Opposition:

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Address: _____

Signature: Beth A. Norton Print Name (clearly): Beth A Norton

Address: 5017 Trail Ridge Dr. Raleigh, NC 27613

Signature: Joseph R Norton Print Name (clearly): Joseph Norton

Address: 5017 Trail Ridge Dr. Raleigh, NC 27613

Signature: Richard Grzebinski Print Name (clearly): RICHARD GRZEBINSKI

Address: 5013 TRAIL RIDGE DR. RALEIGH, NC 27613

Signature: Imag Grzebinski Print Name (clearly): Imag Grzebinski

Address: 5013 Trail Ridge Dr Raleigh NC 27613

Signature: James W. Darr Print Name (clearly): JAMES W. DARR

Address: 5009 Trail Ridge Dr. Raleigh NC 27613

Signature: David Darr Print Name (clearly): David DARR

Address: 5009 Trail Ridge Dr. Raleigh NC 27613

Signature: Matthew W. Darr Print Name (clearly): MATTHEW W. DARR

Address: 5009 Trail Ridge Dr. Raleigh NC 27613

Valid Statutory Protest Petition

Case # Z - 1 - 16

Statement of Opposition:

As Springdale Gardens we oppose the Rezoning Application of 13120 Strickland Drive. The application is inconsistent with the 2030 Comprehensive Plan, the Future Land Use Map, and the Falls Lake Secondary Watershed Density. The application is inconsistent with the policies EP 2.2, EP 2.5, EP 3.3, PU 3.11 and AP-FL 2.

Address: _____

Signature: [Signature] Print Name (clearly): Tracy Hobbs

Address: 9509 Springdale Drive, Raleigh NC 27613

Signature: [Signature] Print Name (clearly): Brian T. Hobbs

Address: 9509 Springdale Dr, Raleigh NC 27613

Signature: [Signature] Print Name (clearly): Dawn Kuhn

Address: 9405 OWLS Nest Dr Raleigh NC 27613

Signature: [Signature] Print Name (clearly): Richard S Kuhn

Address: 9405 OWLS NEST DR Raleigh NC 27613

Signature: [Signature] Print Name (clearly): Anne Edmondson

Address: 9400 Owls Nest Dr. Raleigh NC 27613

Signature: [Signature] Print Name (clearly): Tammy Oberdorf

Address: 9409 Owls Nest Dr. Raleigh NC 27613

Signature: [Signature] Print Name (clearly): Cathie Strawbridge

Address: 9421 Owl's Nest Dr. Raleigh NC 27613

Valid Statutory Protest Petition

Case # Z - 1 - 16

Statement of Opposition:

As Springdale Gardens we oppose the Rezoning Application of 13120 Strickland Drive. The application is inconsistent with the 2030 Comprehensive Plan, the Future Land Use Map, and the Falls Lake Secondary Watershed Density. The application is inconsistent with the policies EP 2.2, EP 2.5, EP 3.3, PU 3.11 and AP-FL 2.

Address: 9408 OWLS NEST DRIVE, RALEIGH, NC 27613

Signature: Jill Miller Print Name (clearly): JILL MILLER

Address: 9408 OWLS NEST DRIVE RALEIGH NC 27613

Signature: Amy L White Print Name (clearly): AMY L. WHITE

Address: 8924 HUNTER TR RALEIGH, NC 27613

Signature: Krista Connors Print Name (clearly): KRISTA CONNORS

Address: 9509 Springdale Dr, Raleigh, NC 27613

Signature: Meredith Watson Print Name (clearly): Meredith Watson

Address: 9505 Springdale Dr. Raleigh NC 27613

Signature: _____ Print Name (clearly): _____

Address: _____

Signature: _____ Print Name (clearly): _____

Address: _____

Signature: _____ Print Name (clearly): _____

Address: _____

Valid Statutory Protest Petition

Case # Z - 1 - 16

Statement of Opposition:

As Springdale Gardens we oppose the Rezoning Application of 13120 Strickland Drive. The application is inconsistent with the 2030 Comprehensive Plan, the Future Land Use Map, and the Falls Lake Secondary Watershed Density. The application is inconsistent with the policies EP 2.2, EP 2.5, EP 3.3, PU 3.11 and AP-FL 2.

Address: _____

Signature: Matthew Comerkey Print Name (clearly): Matthew Comerkey

Address: 9321 Springdale Drive Raleigh, NC

Signature: G Blake Phillips Print Name (clearly): G Blake Phillips

Address: 9313 Foxborough Rd Raleigh, NC 27613

Signature: Inga Hickman Print Name (clearly): Inga Hickman

Address: 5007 Field and Stream Rd, Raleigh, NC 27613

Signature: Jon Finiz Print Name (clearly): Jon Finiz

Address: 5005 Field and Stream Rd Raleigh, NC 27613

Signature: Mandy M. Peters Print Name (clearly): Mandy M. Peters

Address: 9420 Springdale Dr

Signature: Kenneth D. Wilson Print Name (clearly): Kenneth D. Wilson

Address: 5801 Field & Stream Rd Raleigh, NC

Signature: Keekira Changappa Print Name (clearly): Keekira Changappa

Address: 9401 Does Run Ct, Raleigh NC

Valid Statutory Protest Petition
Case # Z - 1 - 16

Statement of Opposition:

As Springdale Gardens we oppose the Rezoning Application of 13120 Strickland Drive. The application is inconsistent with the 2030 Comprehensive Plan, the Future Land Use Map, and the Falls Lake Secondary Watershed Density. The application is inconsistent with the policies EP 2.2, EP 2.5, EP 3.3, PU 3.11 and AP-FL 2.

Address: _____

Signature: Lynda Rothman Print Name (clearly): Lynda Rothman

Address: 9308 Springdale Dr. Raleigh, NC 27613

Signature: Surekha H. Buch Print Name (clearly): Surekha H. Buch

Address: 9305 Foxburrow Ct

Signature: Gary Davis Print Name (clearly): Gary Davis

Address: 9304 Fox Burrow Ct, Raleigh, NC 27613

Signature: Gay Davis Print Name (clearly): Gay Davis

Address: 9304 FoxBurrow Ct Raleigh, NC 27613

Signature: Jason Lee Print Name (clearly): Jason Lee

Address: 9308 Foxburrow Ct. Ral. NC 27613

Signature: Raad Yacoub Print Name (clearly): RAAD YACOUB

Address: 9317 Foxburrow Ct

Signature: Max Vander Ploeg Print Name (clearly): MAX VANDER PLOEG

Address: 9312 FOXBURROW CT, RALEIGH, NC 27613


Valid Statutory Protest Petition

Case # Z - 1 - 16

Statement of Opposition:

As Springdale Gardens we oppose the Rezoning Application of 13120 Strickland Drive. The application is inconsistent with the 2030 Comprehensive Plan, the Future Land Use Map, and the Falls Lake Secondary Watershed Density. The application is inconsistent with the policies EP 2.2, EP 2.5, EP 3.3, PU 3.11 and AP-FL 2.

Address: 9512 Springdale Dr. Raleigh, NC 27613

Signature:  Print Name (clearly): Laurie B. Limbrick-Thompson

Address: _____

Signature: David Peters Print Name (clearly): David Peters

Address: 9420 Springdale Drive, Raleigh NC 27613

Signature:  Print Name (clearly): Sam Bigelow

Address: 5012 Trail Ridge Dr. Raleigh NC 27613

Signature:  Print Name (clearly): Hirsch Fishman

Address: 9429 Springdale Drive, Raleigh, NC 27613

Signature:  Print Name (clearly): Michael Griffith

Address: 9412 Leesville Rd Raleigh NC 27613

Signature: Patsy King Print Name (clearly): Patsy King

Address: 9501 Springdale Dr. Raleigh 27613

Signature:  Print Name (clearly): Alton M. Watkins

Address: 9501 Springdale Dr., Raleigh, 27613

Valid Statutory Protest Petition

Case # Z - 1 - 16

Statement of Opposition:

As Springdale Gardens we oppose the Rezoning Application of 13120 Strickland Drive. The application is inconsistent with the 2030 Comprehensive Plan, the Future Land Use Map, and the Falls Lake Secondary Watershed Density. The application is inconsistent with the policies EP 2.2, EP 2.5, EP 3.3, PU 3.11 and AP-FL 2.

Address: _____

Signature: Wes Fulk Print Name (clearly): Wes Fulk

Address: 9405 Springdale Dr Raleigh, NC 27613

Signature: Kristen Roska Print Name (clearly): Kristen Roska

Address: 5029 Trail Ridge Dr Raleigh 27613

Signature: Betsy Sasser-Hobbs Print Name (clearly): Betsy Sasser-Hobbs

Address: 9400 Springdale Dr Raleigh, NC 27613

Signature: Heather West Print Name (clearly): Heather West

Address: 9517 Springdale Dr. Raleigh NC 27613

Signature: Gil Long Print Name (clearly): Gil Long

Address: 9309 SPRINGDALE DR, Raleigh NC 27613

Signature: Karin F. Long Print Name (clearly): Karin F. Long

Address: 9309 Springdale Dr. Raleigh NC 27613

Signature: Marc Rottman Print Name (clearly): Marc Rottman

Address: 9308 Springdale Dr Raleigh NC 27613

Valid Statutory Protest Petition

Case # Z - 1 - 16

Statement of Opposition:

As Springdale Gardens we oppose the Rezoning Application of 13120 Strickland Drive. The application is inconsistent with the 2030 Comprehensive Plan, the Future Land Use Map, and the Falls Lake Secondary Watershed Density. The application is inconsistent with the policies EP 2.2, EP 2.5, EP 3.3, PU 3.11 and AP-FL 2.

Address: _____

Signature: [Signature] Print Name (clearly): Pamela Vander Ploegh

Address: 9312 FOXBURROW CT., RALEIGH, NC 27613

Signature: [Signature] Print Name (clearly): JASON T. WHEELER

Address: 9321 FOXBURROW CT., RALEIGH, NC 27613

Signature: [Signature] Print Name (clearly): DEBBIE WHEELER

Address: 9321 FOXBURROW CT., RALEIGH, NC 27613

Signature: [Signature] Print Name (clearly): Sean West

Address: 9517 Springdale Dr. Raleigh NC 27613

Signature: [Signature] Print Name (clearly): Ted Churn

Address: 9513 Springdale Drive Raleigh NC 27613

Signature: [Signature] Print Name (clearly): Moffett S. Churn

Address: 9513 Springdale Drive Raleigh NC 27613

Signature: [Signature] Print Name (clearly): KIRBY L RALEY

Address: 9324 Foxborough Ct Raleigh NC 27613

Valid Statutory Protest Petition
Case # Z - 1 - 16

Statement of Opposition:

As Springdale Gardens we oppose the Rezoning Application of 13120 Strickland Drive. The application is inconsistent with the 2030 Comprehensive Plan, the Future Land Use Map, and the Falls Lake Secondary Watershed Density. The application is inconsistent with the policies EP 2.2, EP 2.5, EP 3.3, PU 3.11 and AP-FL 2.

Address: _____

Signature: Kay Raley Print Name (clearly): Kay Raley

Address: 9324 Foxburrow Ct Raleigh NC 27613

Signature: R Immanuel Print Name (clearly): Roy Immanuel

Address: 9325 FOXBURROW COURT, RALEIGH, NC 27613

Signature: Linda Adams Print Name (clearly): Linda Adams

Address: 9320 Foxburrow Ct. Raleigh, NC 27613

Signature: Scott Adams Print Name (clearly): Scott Adams

Address: 9320 Foxburrow Ct. Raleigh, NC 27613

Signature: Jack D. Sherrill Print Name (clearly): Jack D. Sherrill

Address: 9316 Foxburrow court, Raleigh, NC 27613

Signature: Deborah Sherrill Print Name (clearly): Deborah Sherrill

Address: 9316 FOXBURROW CT RALEIGH

Signature: Robert Balfroot Print Name (clearly): Robert Balfroot

Address: 9441 Springdale Dr. Raleigh, NC 27613

Valid Statutory Protest Petition

Case # Z - 1 - 16

Statement of Opposition:

As Springdale Gardens we oppose the Rezoning Application of 13120 Strickland Drive. The application is inconsistent with the 2030 Comprehensive Plan, the Future Land Use Map, and the Falls Lake Secondary Watershed Density. The application is inconsistent with the policies EP 2.2, EP 2.5, EP 3.3, PU 3.11 and AP-FL 2.

Address: 9437 SPRINGDALE DR, Raleigh, NC 27613

Signature: [Signature] Print Name (clearly): HARRY S. KNIGHT

Address: 9437 Springdale Dr, Raleigh, NC 27613

Signature: Marcia Knight Print Name (clearly): Marcia Knight

Address: _____

Signature: JP Bernoux Print Name (clearly): BERNOUX

Address: 9436 Springdale Dr, Raleigh, NC 27613

Signature: [Signature] Print Name (clearly): BERNOUX

Address: 9436 Springdale Dr. Raleigh, NC 27613

Signature: Maureen Master Print Name (clearly): MAUREEN MASTER

Address: 9440 Springdale Dr., Raleigh, NC 27613

Signature: Karen Sage Print Name (clearly): KAREN SAGE

Address: 9444 Springdale Dr Raleigh NC 27613

Signature: Burton H. Sage Print Name (clearly): BURTON SAGE

Address: 9444 Springdale Dr. Raleigh NC 27613

Valid Statutory Protest Petition
Case # Z - 1 - 16

Statement of Opposition:

As Springdale Gardens we oppose the Rezoning Application of 13120 Strickland Drive. The application is inconsistent with the 2030 Comprehensive Plan, the Future Land Use Map, and the Falls Lake Secondary Watershed Density. The application is inconsistent with the policies EP 2.2, EP 2.5, EP 3.3, PU 3.11 and AP-FL 2.

Address: _____

Signature: Daniel L Chudy Print Name (clearly): DANIEL L CHUDY

Address: 9504 SPRINGDALE DR. RALEIGH NC 27615

Signature: Carol A Chudy Print Name (clearly): CAROL CHUDY

Address: 9504 SPRINGDALE DR Raleigh NC 27613

Signature: Nasreen Hashemee Print Name (clearly): Sayed Hashemee

Address: 9508 SPRINGDALE DR, RALEIGH, NC 27613

Signature: N. Hashemee Print Name (clearly): NASREEN Hashemee

Address: 9508 SPRINGDALE DR. Raleigh NC 27613

Signature: Fawad Hashemee Print Name (clearly): Fawad Hashemee

Address: 9508 Springdale Drive Raleigh NC 27613

Signature: B. Hashemee Print Name (clearly): Balqees Hashemee

Address: 9508 Springdale Dr Raleigh NC 27613

Signature: Stephen J Santelli Print Name (clearly): Stephen J Santelli

Address: 9445 Springdale Dr, Raleigh NC 27613

Valid Statutory Protest Petition

Case # Z - 1 - 16

Statement of Opposition:

As Springdale Gardens we oppose the Rezoning Application of 13120 Strickland Drive. The application is inconsistent with the 2030 Comprehensive Plan, the Future Land Use Map, and the Falls Lake Secondary Watershed Density. The application is inconsistent with the policies EP 2.2, EP 2.5, EP 3.3, PU 3.11 and AP-FL 2.

Address: _____

Signature: Susan Gialenios Print Name (clearly): Susan Gialenios

Address: 9309 Foxburrw Ct Raleigh, NC 27613

Signature: Philip Gialenios Print Name (clearly): Philip Gialenios

Address: 9309 Foxburrw Ct Raleigh, NC 27613

Signature: Gilda M. Ludwick Print Name (clearly): Gilda M. Ludwick

Address: 9317 Springdale Dr. Raleigh NC 27613

Signature: Kris Ludwick Print Name (clearly): Kris Ludwick

Address: 9317 Springdale Dr Raleigh, NC 27613

Signature: Alan VanGorder Print Name (clearly): Alan VanGorder

Address: 9316 Springdale Dr. Raleigh NC 27613

Signature: Brian Witzien Print Name (clearly): Brian Witzien

Address: 9312 Springdale Dr. Raleigh, NC 27613

Signature: Suzanne M. Witzien Print Name (clearly): Suzanne M. Witzien

Address: 9312 Springdale Dr, Raleigh, NC 27613

Valid Statutory Protest Petition

Case # Z - 1 - 16

Statement of Opposition:

As Springdale Gardens we oppose the Rezoning Application of 13120 Strickland Drive. The application is inconsistent with the 2030 Comprehensive Plan, the Future Land Use Map, and the Falls Lake Secondary Watershed Density. The application is inconsistent with the policies EP 2.2, EP 2.5, EP 3.3, PU 3.11 and AP-FL 2.

Address: _____

Signature: David Watkins Print Name (clearly): DAVID WATKINS

Address: 9500 SPRINGDALE DRIVE, RALEIGH NC 27613

Signature: Amy Watkins Print Name (clearly): Amy Watkins

Address: 9500 Springdale Dr. Raleigh NC 27613

Signature: Jerome Raper Print Name (clearly): JEROME RAPER

Address: 9402 SPRINGDALE DR. RALEIGH NC 27613

Signature: Shirley H Chao Print Name (clearly): SHIRLEY H CHAO

Address: 5013. Field and Stream Rd. Raleigh NC 27613

Signature: Paula Barefoot Print Name (clearly): Paula Barefoot

Address: 944 Springdale Dr. Raleigh, N.C. 27613

Signature: Tammy R. Choboy Print Name (clearly): Tammy Choboy

Address: 9433 Springdale Dr. Raleigh NC 27613

Signature: Jon Choboy Print Name (clearly): Jon Choboy

Address: 9433 Springdale Dr Raleigh NC 27613

Valid Statutory Protest Petition

Case # Z - 1 - 16

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As Springdale Gardens we oppose the Rezoning Application of 13120 Strickland Drive. The application is inconsistent with the 2030 Comprehensive Plan, the Future Land Use Map, and the Falls Lake Secondary Watershed Density. The application is inconsistent with the policies EP 2.2, EP 2.5, EP 3.3, PU 3.11 and AP-FL 2.

Address: _____

Signature: Margie Garland Print Name (clearly): MARIE GARLAND

Address: 9421 Springdale Dr., Raleigh, N.C. 27613

Signature: Ray H. Garland Print Name (clearly): RAY H. GARLAND

Address: 9421 Springdale Dr., Raleigh, N.C. 27613

Signature: John Francis Print Name (clearly): John FRANCIS

Address: 9409 Springdale Dr.

Signature: Renee Fulk Print Name (clearly): Renee Fulk

Address: 9405 Springdale Dr. Raleigh, NC 27613

Signature: Carla A. Dennis Print Name (clearly): Carla A. Dennis

Address: 5017 Field & Stream Rd. Raleigh, NC 27613

Signature: Ivonne J. Torres Print Name (clearly): Ivonne J. Torres

Address: 9401 Springdale Dr. Raleigh, NC 27613

Signature: Edgar Torres Print Name (clearly): Edgar Torres

Address: 9401 Springdale Dr. Raleigh, NC 27613

Valid Statutory Protest Petition
Case # Z - 1 - 16

Statement of Opposition:

As Springdale Gardens we oppose the Rezoning Application of 13120 Strickland Drive. The application is inconsistent with the 2030 Comprehensive Plan, the Future Land Use Map, and the Falls Lake Secondary Watershed Density. The application is inconsistent with the policies EP 2.2, EP 2.5, EP 3.3, PU 3.11 and AP-FL 2.

Address: _____

Signature: Wyatt Witzon Print Name (clearly): Wyatt Witzon

Address: 9312 Springdale Dr. Raleigh, NC 27613

Signature: J Fishman Print Name (clearly): Jennifer Fishman

Address: 9429 Springdale Drive, Raleigh, NC 27613

Signature: Marshall F. Simmons Print Name (clearly): MARSHALL F. Simmons

Address: 9413 Springdale Drive, Raleigh NC 27613

Signature: Linda J. Simmons Print Name (clearly): Linda J. Simmons

Address: 9413 Springdale Dr., Raleigh, NC 27613

Signature: Forrest Hobbs Print Name (clearly): Forrest Hobbs

Address: 9400 Springdale Dr. Raleigh, NC 27613

Signature: Leatrice P. Phillips Print Name (clearly): Leatrice P. Phillips

Address: 9305 Springdale Dr., Raleigh, NC 27613

Signature: Paul Zuber Print Name (clearly): Paul Zuber

Address: 9301 Foxburrow Ct Raleigh, NC 27613

Valid Statutory Protest Petition

Case # Z - 1 - 16

Statement of Opposition:

As Springdale Gardens we oppose the Rezoning Application of 13120 Strickland Drive. The application is inconsistent with the 2030 Comprehensive Plan, the Future Land Use Map, and the Falls Lake Secondary Watershed Density. The application is inconsistent with the policies EP 2.2, EP 2.5, EP 3.3, PU 3.11 and AP-FL 2.

Address: 9428 Springfield Dr Raleigh NC 27613

Signature: E. Anderson Print Name (clearly): Eileen C Anderson

Address: 9428 Springdale Dr Raleigh NC 27613

Signature: Eric R. Anderson Print Name (clearly): Eric R. Anderson

Address: _____

Signature: Jacqueline McPhee Print Name (clearly): Jacqueline McPhee

Address: 9412 Springdale Drive Raleigh NC 27613

Signature: Darrell McPhee Print Name (clearly): DARRELL McPhee

Address: 9412 Springdale Dr Raleigh, NC 27613

Signature: Angela J. Francioni Print Name (clearly): ANGELA J. FRANCONI

Address: 9409 Springdale Dr, Raleigh, NC 27613

Signature: Alicia Comeskey Print Name (clearly): Alicia Comeskey

Address: 9321 Springdale Dr Raleigh, NC 27613

Signature: Donna Zogby Print Name (clearly): Donna Zogby

Address: 9321 Springdale Dr. Raleigh NC 27613

Valid Statutory Protest Petition
Case # Z - 1 - 16

Statement of Opposition:

As Springdale Gardens we oppose the Rezoning Application of 13120 Strickland Drive. The application is inconsistent with the 2030 Comprehensive Plan, the Future Land Use Map, and the Falls Lake Secondary Watershed Density. The application is inconsistent with the policies EP 2.2, EP 2.5, EP 3.3, PU 3.11 and AP-FL 2.

Address: _____

Signature: [Signature] Print Name (clearly): SARAH ISSERNOVA

Address: 5021 TRAIL RIDGE DR, RALEIGH NC 27613

Signature: [Signature] Print Name (clearly): Chris L. Tappan

Address: 5021 TRAIL RIDGE DR, RALEIGH NC 27613

Signature: [Signature] Print Name (clearly): Betsy Sasser Hobbs

Address: 9400 Springdale Dr Raleigh NC 27613

Signature: [Signature] Print Name (clearly): Maria C. File

Address: 5001 Trail Ridge Drive, Raleigh NC 27613

Signature: _____ Print Name (clearly): _____

Address: _____

Signature: _____ Print Name (clearly): _____

Address: _____

Signature: _____ Print Name (clearly): _____

Address: _____

Valid Statutory Protest Petition

Case # Z - 1 - 16

Statement of Opposition:

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Address: _____

Signature: [Signature] Print Name (clearly): ELIAN WHALEN

Address: 9520 SPRINGDALE DR, RALEIGH NC 27613

Signature: [Signature] Print Name (clearly): Lorrie Whalen

Address: 9520 Springdale Springdale Dr. Raleigh, NC 27613

Signature: [Signature] Print Name (clearly): DORIS DOMINIC

Address: 9425 Springdale Dr., Raleigh NC 27613

Signature: [Signature] Print Name (clearly): Wyatt Thompson, Jr.

Address: 9512 Springdale Dr., Raleigh, NC 27613

Signature: _____ Print Name (clearly): _____

Address: _____

Signature: _____ Print Name (clearly): _____

Address: _____

Signature: _____ Print Name (clearly): _____

Address: _____



Planning & Development

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Rezoning Valid Statutory Protest Petition (VSPP)

Submit this form to:

City Clerk
Raleigh Municipal Building, Room 207
222 W. Hargett St.
Raleigh, NC 27602

Administrative Use Only

Validity

Administrative Use Only

RECEIVED
CITY CLERK'S OFFICE

3/17/16
10:55 AM

Received by City Clerk

Date Submitted		3/17/16		Case # Z - 1 -16	
Contact Person: Amy Sharp					
Address: 12821 Baybriar Drive				City: Raleigh	
State: NC	Zip: 27613	Phone: 919-301-8920		Fax	
Email: amy_k_sharp@msn.com					

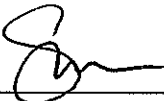
If a Valid Statutory Protest Petition (VSPP) is filed in opposition to a rezoning request, the City Council cannot approve the request unless it does so by a vote of three-fourths of all Council members. A simple majority can approve all other requests. To file a VSPP, the petition must:


- Be signed by the owner(s) (including both husband and wife if there is joint ownership) of twenty percent (20%) or more of the area of the lots included in the rezoning request; OR five percent (5%) of a 100 foot wide buffer extending along the entire boundary of each discrete or separate area proposed to be rezoned. A street right-of-way shall not be considered in computing the 100 foot buffer area as long as that street right-of-way is 100 feet wide or less. When less than an entire parcel of land is subject to the proposed zoning map amendment, the 100 foot buffer shall be measured from the property line of that parcel. In the absence of evidence to the contrary, the city may rely on the county tax listing to determine the "owners" of potentially qualifying areas;
- Include a statement of opposition on each page of signatures at the top of the petition. The statement should be simply and clearly worded;
- Be submitted no less than two (2) full working days prior to the hearing, not including the actual day of the hearing and not including any holidays, Saturdays or Sundays. For instance, if the hearing occurs on Tuesday, the form must be submitted by the previous Thursday at 5:00 p.m.;
- Be delivered to the office of the City Clerk, Raleigh Municipal Building, Room 207, 222 W. Hargett Street, before 5:00 p.m. on the deadline date; and
- Have signatures attached to this sheet on the form provided. The signature form may be duplicated if necessary.

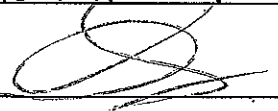
Valid Statutory Protest Petition
Case # Z - 1 - 16


Statement of Opposition:

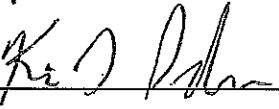
As Wynbrooke Community we oppose the Rezoning Application of 13120 Strickland Road. The application is inconsistent with the 2030 Comprehensive Plan, the Future Land Use Map, and the Falls Lake Secondary Watershed Density. The application is inconsistent with the policies EP 2.2 -Environmentally Sensitive Development, EP 3.3 Water Supply Protection, PU 3.11 Protection of Water Supply, and AP-FL 2 Falls Lake Secondary Watershed Density.

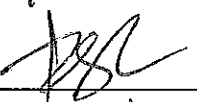
Signature:  Print Name (clearly): Susan Tang
Address: 12909 Saxon Way, Raleigh, NC 27613

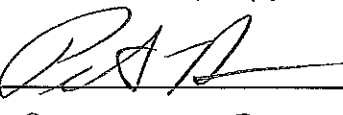
Signature:  Print Name (clearly): Michael Belangia
Address: 12909 Saxon Way, Raleigh, NC 27613


Signature:  Print Name (clearly): COURTNEY KAPRELIAN
Address: 12908 SAXON WAY, RALEIGH, NC 27613

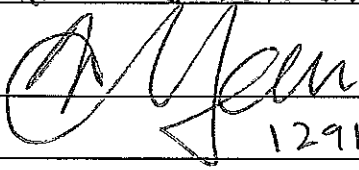
Signature:  Print Name (clearly): Elizabeth Pedersen
Address: 12905 Saxon Way, Raleigh, NC 27613

Signature:  Print Name (clearly): KIRK PEDERSEN
Address: 12905 SAXON WAY RALEIGH, NC 27613

Signature:  Print Name (clearly): HARDY SINGH
Address: 12904 SAXON WAY, RALEIGH NC 27613

Signature:  Print Name (clearly): Peter Kaprelian
Address: 12908 Saxon way Raleigh, NC 27613

Signature:  Print Name (clearly): ARSHIYA SIDDIQUI
Address: 12900 SAXON WAY, RALEIGH, NC 27613

Signature:  Print Name (clearly): Heidi Green
Address: 12912 SAXON WAY, RALEIGH, NC 27613

Valid Statutory Protest Petition
Case # Z - 1 - 16

Statement of Opposition:

As Wynbrooke Community we oppose the Rezoning Application of 13120 Strickland Road. The application is inconsistent with the 2030 Comprehensive Plan, the Future Land Use Map, and the Falls Lake Secondary Watershed Density. The application is inconsistent with the policies EP 2.2 -Environmentally Sensitive Development, EP 3.3 Water Supply Protection, PU 3.11 Protection of Water Supply, and AP-FL 2 Falls Lake Secondary Watershed Density.

Signature: [Signature] Print Name (clearly): Cheryl Pottschmidt
Address: 12925 Baybriar Dr. Raleigh, NC 27613

Signature: [Signature] Print Name (clearly): PAUL E POTTSCHMIDT
Address: 12825 Baybriar Drive RALEIGH, NC 27613

Signature: [Signature] Print Name (clearly): Wendy S. Teeter
Address: 12818 Baybriar Dr Raleigh, NC 27613

Signature: [Signature] Print Name (clearly): Brad Teeter
Address: 12818 Baybriar Dr Raleigh, NC 27613

Signature: [Signature] Print Name (clearly): Lindsey Sharp
Address: 12821 Baybriar Dr Raleigh, NC 27613

Signature: [Signature] Print Name (clearly): Amy K Sharp
Address: 12821 Baybriar Dr Raleigh, NC 27613

Signature: [Signature] Print Name (clearly): CAROL HARP
Address: 12813 Baybriar Dr. Raleigh, NC 27613

Signature: [Signature] Print Name (clearly): PETER HARP
Address: 12813 Baybriar Dr. Raleigh, NC 27613

Signature: [Signature] Print Name (clearly): Matthew D. Clark
Address: 12812 Baybriar Dr. Raleigh NC 27613

Valid Statutory Protest Petition

Case # Z - 1 - 16

Statement of Opposition:

As Wynbrooke Community we oppose the Rezoning Application of 13120 Strickland Drive. The application is inconsistent with the 2030 Comprehensive Plan, the Future Land Use Map, and the Falls Lake Secondary Watershed Density. The application is inconsistent with the policies EP 2.2 -Environmentally Sensitive Development, EP 3.3 Water Supply Protection, PU 3.11 Protection of Water Supply, and AP-FL 2 Falls Lake Secondary Watershed Density.

Signature: [Signature] Print Name (clearly): Kimberly Anwood
Address: 12916 Saxon Way Raleigh NC 27613

Signature: [Signature] Print Name (clearly): BRIAN Anwood
Address: 12916 Saxon Way Raleigh NC 27613

Signature: [Signature] Print Name (clearly): Marc Farber
Address: 12917 Saxon Way, Raleigh, NC 27613

Signature: [Signature] Print Name (clearly): Jessica Batista
Address: 12913 Saxon Way, Raleigh, NC 27613

Signature: [Signature] Print Name (clearly): Chana Lynn
Address: 12900 Baybriar Dr Raleigh NC 27613

Signature: [Signature] Print Name (clearly): MAT LYN
Address: 12900 BAYBRIAR DR RALEIGH NC 27613

Signature: C. Ozturk Print Name (clearly): CEYHAN OZTURK
Address: 12800 Baybriar Dr. Raleigh, NC 27613

Signature: M. Guerra Print Name (clearly): MARIA GUERRA
Address: 12800 Baybriar Dr Raleigh NC 27613

Signature: _____ Print Name (clearly): _____
Address: _____

Valid Statutory Protest Petition
Case # Z - 1 - 16

Statement of Opposition:

As Wynbrooke Community we oppose the Rezoning Application of 13120 Strickland Road. The application is inconsistent with the 2030 Comprehensive Plan, the Future Land Use Map, and the Falls Lake Secondary Watershed Density. The application is inconsistent with the policies EP 2.2 -Environmentally Sensitive Development, EP 3.3 Water Supply Protection, PU 3.11 Protection of Water Supply, and AP-FL 2 Falls Lake Secondary Watershed Density.

Signature: K M Lasky Print Name (clearly): Katherine M. Lasky
Address: 12804 Baybriar Dr. Raleigh, NC 27613

Signature: Joe Lasky Print Name (clearly): Joseph T. Lasky
Address: 12804 Baybriar Dr. Raleigh, NC 27613

Signature: [Signature] Print Name (clearly): GLENN PINTO
Address: 12808 Baybriar Dr Raleigh NC 27613

Signature: [Signature] Print Name (clearly): Veena Pinto
Address: 12808 Baybriar Dr Raleigh NC 27613

Signature: John Nicolson Print Name (clearly): John Nicolson
Address: 12805 Baybriar Drive Raleigh NC 27613

Signature: Jeanne Nicolson Print Name (clearly): Jeanne Nicolson
Address: 12805 BAYBRIAR DR. RALEIGH NC 27613

Signature: _____ Print Name (clearly): _____
Address: _____

Signature: _____ Print Name (clearly): _____
Address: _____

Signature: _____ Print Name (clearly): _____
Address: _____

Valid Statutory Protest Petition
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Signature: [Signature] Print Name (clearly): Rolina Fajardo
Address: 13020 Saxon Way, Raleigh NC 27613

Signature: [Signature] Print Name (clearly): JULIUS FAJARDO
Address: 13020 SAXON WAY RALEIGH NC 27613

Signature: [Signature] Print Name (clearly): Ryan Taylor
Address: 13019 Saxon Way, Raleigh NC 27613

Signature: [Signature] Print Name (clearly): KATY JONES
Address: 13015 SAXON WAY, RALEIGH NC 27013

Signature: JAMES JONES Print Name (clearly): JAMES JONES
Address: 13015 SAXON WAY, RALEIGH, NC 27613

Signature: [Signature] Print Name (clearly): JUSTIN FEFAR
Address: 13016 Saxon Way, Raleigh, NC 27613

Signature: Sunny Fefar Print Name (clearly): Sunny Fefar
Address: 13016 Saxon Way Raleigh NC 27613

Signature: [Signature] Print Name (clearly): Carolina Calderon
Address: 13012 Baybriar Dr

Signature: [Signature] Print Name (clearly): Jennifer Antonios
Address: 13011 Baybriar Dr. Raleigh NC 27613

Valid Statutory Protest Petition
Case # Z - 1 - 16

Statement of Opposition:

As Wynbrooke Community we oppose the Rezoning Application of 13120 Strickland Road. The application is inconsistent with the 2030 Comprehensive Plan, the Future Land Use Map, and the Falls Lake Secondary Watershed Density. The application is inconsistent with the policies EP 2.2 - Environmentally Sensitive Development, EP 3.3 Water Supply Protection, PU 3.11 Protection of Water Supply, and AP-FL 2 Falls Lake Secondary Watershed Density.

Signature: Carmelita Pietrzak Print Name (clearly): Carmelita C. Pietrzak
Address: 12901 Edsel Drive, Raleigh, NC 27613

Signature: Jim Pietrak Print Name (clearly): James Pietrak
Address: 12901 Edsel Dr, Raleigh NC 27613

Signature: James Moore Print Name (clearly): JAMES Moore
Address: 9615 Allsbrook Dr. Raleigh NC 27613

Signature: Season Moore Print Name (clearly): Season Moore
Address: 9615 Allsbrook Dr, Raleigh, NC 27613

Signature: Michelle Busa Print Name (clearly): Michelle Busa
Address: 13016 Baybrian Dr Raleigh NC 27613

Signature: Courtney Wallace Print Name (clearly): Courtney Wallace
Address: 9802 Carvel Court Raleigh, NC 27613

Signature: Matthew B Wallace Print Name (clearly): MATTHEW B WALLACE
Address: 9802 Carvel Ct Raleigh, NC 27613

Signature: Angela Tedesco Print Name (clearly): ANGELA TEDESCO
Address: 12901 Baybrian Dr Raleigh, NC 27613

Signature: Nicholas Tedesco Print Name (clearly): Nicholas Tedesco
Address: 12901 Baybrian Dr Raleigh, NC 27613

Valid Statutory Protest Petition
Case # Z - 1 - 16

Statement of Opposition:

As Wynbrooke Community we oppose the Rezoning Application of 13120 Strickland Road. The application is inconsistent with the 2030 Comprehensive Plan, the Future Land Use Map, and the Falls Lake Secondary Watershed Density. The application is inconsistent with the policies EP 2.2 -Environmentally Sensitive Development, EP 3.3 Water Supply Protection, PU 3.11 Protection of Water Supply, and AP-FL 2 Falls Lake Secondary Watershed Density.

Signature: [Signature] Print Name (clearly): Kortney Wilson
Address: 13017 Baybriar Dr, Raleigh NC 27613

Signature: [Signature] Print Name (clearly): _____
Address: 13017 Baybriar Dr, Raleigh NC 27613

Signature: V. Shado Print Name (clearly): Vladimir T. Rado
Address: 13032 Saxon Way Raleigh NC 27613

Signature: Raquel Medina Print Name (clearly): Raquel Medina
Address: 13032 Saxon Way Raleigh, NC 27613

Signature: _____ Print Name (clearly): _____
Address: _____

Signature: _____ Print Name (clearly): _____
Address: _____

Signature: _____ Print Name (clearly): _____
Address: _____

Signature: _____ Print Name (clearly): _____
Address: _____

Signature: _____ Print Name (clearly): _____
Address: _____

Valid Statutory Protest Petition
Case # Z - 1 - 16

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Signature: G. T. Rhyne Print Name (clearly): G. T. RHYNE
Address: 9614 ALLSBROOKE DR, RALEIGH, NC 27613

Signature: D. Rhyne Print Name (clearly): DONNA RHYNE
Address: 9614 ALLSBROOKE DR, RALEIGH, NC 27613

Signature: Michelle Dacanay Print Name (clearly): MICHELLE DACANAY
Address: 13021 BAYBRIAR DR, RALEIGH, NC 27613

Signature: Manuel Dacanay Print Name (clearly): MANUEL DACANAY
Address: 13021 BAYBRIAR DR RALEIGH NC

Signature: _____ Print Name (clearly): _____
Address: _____

Signature: _____ Print Name (clearly): _____
Address: _____

Signature: _____ Print Name (clearly): _____
Address: _____

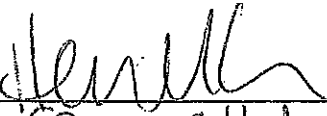
Signature: _____ Print Name (clearly): _____
Address: _____


Signature: _____ Print Name (clearly): _____
Address: _____

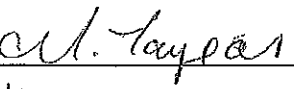
Valid Statutory Protest Petition
Case # Z - 1 - 16

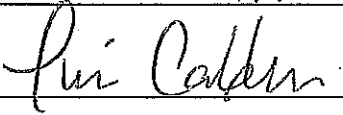
Statement of Opposition:


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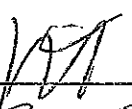
Signature:  Print Name (clearly): Helen O'Shaughnessy
Address: 9701 Allshooke Dr, 27613

Signature:  Print Name (clearly): Declan O'Shaughnessy
Address: 9701 Allshooke Dr 27613

Signature:  Print Name (clearly): Molly Taylor
Address: 13019 Saxon Way Raleigh, NC

Signature:  Print Name (clearly): Luis E. CALDERON
Address: 13012 BAYBRIAR DR Raleigh NC 27613

Signature:  Print Name (clearly): Elsa M. Jimenez-Salgado
Address: 13028 Saxon Way Raleigh NC 27613

Signature:  Print Name (clearly): Richard Hethcote
Address: 13028 Saxon Way

Signature: _____ Print Name (clearly): _____
Address: _____

Signature: _____ Print Name (clearly): _____
Address: _____

Signature: _____ Print Name (clearly): _____
Address: _____

Statement of Opposition:

As Wynbrooke Community we oppose the Rezoning Application of 13120 Strickland Road. The application is inconsistent with the 2030 Comprehensive Plan, the Future Land Use Map, and the Falls Lake Secondary Watershed Density. The application is inconsistent with the policies EP 2.2 -Environmentally Sensitive Development, EP 3.3 Water Supply Protection, PU 3.11 Protection of Water Supply, and AP-FL 2 Falls Lake Secondary Watershed Density.

Signature:  Print Name (clearly): ABHA THOMAS


Address: 9619 ALLSBROOKE DR.

Signature:  Print Name (clearly): ABRAHAM THOMAS


Address: 9619 ALLSBROOKE DR.

Signature: Kiran Saini Print Name (clearly): KIRAN SAINI

Address: 9613 Allsbrooke Dr

Signature:  Print Name (clearly): GURINDER SAINI

Address: 9613 Allsbrooke Dr

Signature:  Print Name (clearly): RANDY PALMER

Address: 9623 Allsbrooke Dr.

Signature:  Print Name (clearly): Kathleen Palmer

Address: 9623 Allsbrooke Dr.

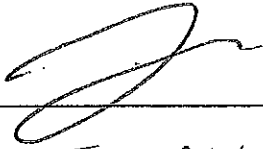
Signature: _____ Print Name (clearly): _____

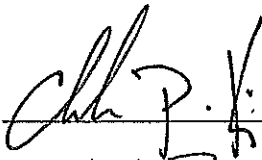
Address: _____

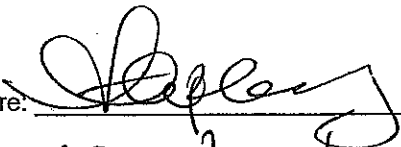
Signature: _____ Print Name (clearly): _____

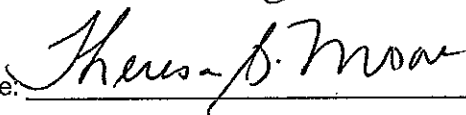
Statement of Opposition:

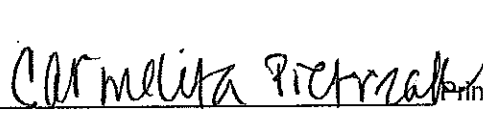
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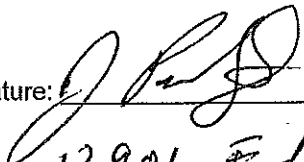
Signature:  Print Name (clearly): JAYme DIMITROFF
Address: 9615 ALLSBROOKE DR

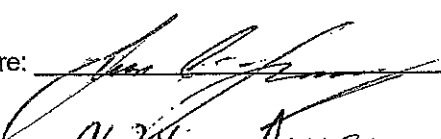
Signature:  Print Name (clearly): Charles P. King
Address: 12817 Baybriar Dr.

Signature:  Print Name (clearly): Stephanie King
Address: 12817 Baybriar Dr

Signature:  Print Name (clearly): Theresa A Moore
Address: 12812 Edsel Dr.

Signature:  Print Name (clearly): Carmelita C. Pietrzak
Address: 12901 Edsel Drive

Signature:  Print Name (clearly): Jim Pietrzak
Address: 12901 Edsel Dr

Signature:  Print Name (clearly): Luis A JUREK
Address: 9624 ALLSBROOKE DR

Signature:

Print Name (clearly):

Statement of Opposition:

As Wynbrooke Community we oppose the Rezoning Application of 13120 Strickland Road. The application is inconsistent with the 2030 Comprehensive Plan, the Future Land Use Map, and the Falls Lake Secondary Watershed Density. The application is inconsistent with the policies EP 2.2 -Environmentally Sensitive Development, EP 3.3 Water Supply Protection, PU 3.11 Protection of Water Supply, and AP-FL 2 Falls Lake Secondary Watershed Density.

Signature: Emily Chen Print Name (clearly): Emily Chen

Address: 13026 Edsel Dr

Signature: Andy Chen Print Name (clearly): ANDY CHEN

Address: 13026 EDSSEL DR

Signature: Patricia Giroux Print Name (clearly): Patricia Giroux

Address: 13018 Edsel Dr. Raleigh, NC 27613

Signature: Donald Dove Print Name (clearly): Donald Dove

Address: 13018 Edsel Dr Raleigh NC 27613

Signature: _____ Print Name (clearly): _____

Address: _____

Signature: _____ Print Name (clearly): _____

Address: _____

Signature: _____ Print Name (clearly): _____

Address: _____

Signature: _____ Print Name (clearly): _____

Valid Statutory Protest Petition

Case # Z - 1 - 16

Statement of Opposition:

As Wynbrooke Community we oppose the Rezoning Application of 13120 Strickland Road. The application is inconsistent with the 2030 Comprehensive Plan, the Future Land Use Map, and the Falls Lake Secondary Watershed Density. The application is inconsistent with the policies EP 2.2 -Environmentally Sensitive Development, EP 3.3 Water Supply Protection, PU 3.11 Protection of Water Supply, and AP-FL 2 Falls Lake Secondary Watershed Density.

Signature: Steven Munson Print Name (clearly): STEVEN MUNSON
Address: 9620 Allsbrooke Drive, Raleigh, NC 27613 (currently residing in England)

Signature: Erin Munson Print Name (clearly): ERIN MUNSON
Address: 9620 Allsbrooke Drive, Raleigh NC 27613 (currently residing in England)

Signature: _____ Print Name (clearly): _____

Address: _____

Signature: _____ Print Name (clearly): _____

Address: _____

Signature: _____ Print Name (clearly): _____

Address: _____

Signature: _____ Print Name (clearly): _____

Address: _____

Signature: _____ Print Name (clearly): _____

Address: _____

Signature: _____ Print Name (clearly): _____

Address: _____

Signature: _____ Print Name (clearly): _____

Address: _____

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Signature: [Signature] Print Name (clearly): Peter Harp

Address: 12813 Baybriar Dr. Raleigh, NC 27613

Signature: [Signature] Print Name (clearly): CAROL HARP

Address: 12813 Baybriar Dr. Raleigh, NC 27613

Signature: [Signature] Print Name (clearly): Santiago Rodriguez

Address: 8930 Haightman Ct. Raleigh, NC 27613

Signature: _____ Print Name (clearly): _____

Address: _____

Signature: _____ Print Name (clearly): _____

Address: _____

Signature: _____ Print Name (clearly): _____

Address: _____

Signature: _____ Print Name (clearly): _____

Address: _____

Signature: _____ Print Name (clearly): _____

Address: _____

Signature: _____ Print Name (clearly): _____

Address: _____

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Signature: [Signature] Print Name (clearly): DAU TON

Address: 13022 EDSEL DR RALEIGH

Signature: [Signature] Print Name (clearly): Arkin Aydin

Address: 13020 Baybrial Dr. Raleigh

Signature: [Signature] Print Name (clearly): Jennifer Tice

Address: 113022 Edsel DR Raleigh, NC 27613

Signature: [Signature] Print Name (clearly): Anni Patel

Address: 9627 Allsbrooke Drive Raleigh, NC 27613

Signature: [Signature] Print Name (clearly): Urmilaben D. Patel

Address: 9627 Allsbrooke Drive Raleigh NC 27613

Signature: [Signature] Print Name (clearly): Dilip Kumar D Patel

Address: 9627 Allsbrooke Drive Raleigh NC 27613

Signature: S. D. Patel Print Name (clearly): Samir D. Patel

Address: 9627 Allsbrooke Drive Raleigh NC 27613

Signature:

Print Name (clearly):

Valid Statutory Protest Petition
Case # Z - 1 - 16

Statement of Opposition:

Wynbrooke Community
As Citizens that live in the Northwest District of Raleigh, we oppose the Rezoning Application of 13120 Strickland Drive.
The application is inconsistent with the 2030 Comprehensive Plan, the Future Land Use Map, and the Falls Lake
Secondary Watershed Density. The application is inconsistent with the policies EP 2.2, EP 2.5, EP 3.3, PU 3.11 and AP-
FL 2.

Signature: Jennifer Hollerung Print Name (clearly): Jennifer Hollerung
Address: 9601 Harbins Ct., Raleigh, NC 27613

Signature: William Hollerung Print Name (clearly): William Hollerung
Address: 9601 Harbins Ct., Raleigh, NC 27613

Signature: Robin Blomquist Print Name (clearly): ROBIN Blomquist
Address: 12921 Bay Briar Drive

Signature: Steven R Blomquist Print Name (clearly): STEVEN R Blomquist
Address: 12921 Bay Briar Dr., Raleigh NC, 27613

Signature: Phyllis W. Bryson Print Name (clearly): PHYLLIS W. BRYSON
Address: 12925 Bay Briar Dr., Raleigh NC 27613

Signature: William C. Bryson Print Name (clearly): WILLIAM C. BRYSON
Address: 12925 Bay Briar Dr. Raleigh, NC 27613

Signature: Sharon Carr Print Name (clearly): SHARON CARR
Address: 12917 Bay Briar Dr. Ral NC 27613

Valid Statutory Protest Petition
Case # Z - 1 - 16

Statement of Opposition:

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Secondary Watershed Density. The application is inconsistent with the policies EP 2.2, EP 2.5, EP 3.3, PU 3.11 and AP-
FL 2.

Signature: [Signature] Print Name (clearly): CHRIS GUYDISH

Address: 12909 BAYBRIAR DR, RALEIGH, NC 27613

Signature: [Signature] Print Name (clearly): ANGELA GUYDISH

Address: 12909 BAYBRIAR DR, RALEIGH, NC 27613

Signature: [Signature] Print Name (clearly): CHRIS S. CLAYTON

Address: 12908 BAYBRIAR DRIVE, RALEIGH, NC 27613

Signature: [Signature] Print Name (clearly): Jennifer S. Clayton

Address: 12908 BAYBRIAR DRIVE, RALEIGH, NC 27613

Signature: [Signature] Print Name (clearly): Leigh Anne Frahm

Address: 18913 Baybriar Dr. Raleigh, NC 27613

Signature: [Signature] Print Name (clearly): Andrew D Frahm

Address: 18913 Baybriar Dr., Raleigh, NC 27613

Signature: [Signature] Print Name (clearly): JAMES POWERS

Address: 9805 CARVEL CT, RALEIGH, NC 27613

Valid Statutory Protest Petition
Case # Z - 1 - 16

Statement of Opposition:

Wynbrooke Community
As Citizens that live in the Northwest District of Raleigh, we oppose the Rezoning Application of 13120 Strickland Drive.
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Secondary Watershed Density. The application is inconsistent with the policies EP 2.2, EP 2.5, EP 3.3, PU 3.11 and AP-
FL 2.

Signature: Wayne L. Carr Print Name (clearly): WAYNE L. CARR

Address: 12917 Baybriar Drive, Raleigh, NC 27613-5757

Signature: Chris McCrea Print Name (clearly): Chris McCrea

Address: 9605 Harbins Ct

Signature: Meghan McCrea Print Name (clearly): Meghan McCrea

Address: 9605 Harbins Ct

Signature: Alicia Fitzsimmons Print Name (clearly): Alicia Fitzsimmons

Address: 12929 Baybriar Dr, Raleigh NC 27613

Signature: Hazel D Trimer Print Name (clearly): Hazel D Trimer

Address: 9610 Harbins Court, Raleigh NC 27613

Signature: Mark C. Trimer Print Name (clearly): Mark C. Trimer

Address: 9610 Harbins Court, Raleigh NC 27613

Signature: _____ Print Name (clearly): _____

Address: _____

Raleigh City Planning and Raleigh City Council Members,

We, the voting citizens of Raleigh, oppose the rezoning of 13120 Strickland Road. The re-zoning is inconsistent with Raleigh's 2030 Comprehensive Plan, the Future Land Map and the Falls Lake Secondary Watershed Density.

The 2030 Comprehensive Plan for the City of Raleigh states that the intent of R1 designation is to preserve the rural character of these areas and achieve compatible resource conservation objections such as watershed conservation and tree protection. Therefore, requesting a zoning change to R1-10-CU is not consistent with the City's land plan.

The most obvious concern is to provide protection of the Falls Lake Secondary Watershed which supplies Raleigh Citizens with their drinking water. There are two streams that bookend the proposed development both of which are Headwaters for Lower Barton Creek. This creek flows directly into Falls Lake. This development will drain into already flood prone areas along this watercourse. However, 2030 Comprehensive Plan already protects this land in the following policies:

EP 2.2 Environmentally Sensitive Dev. and EP 2.5 Protection of Water Features

EP 3.3 Water Supply Protection and PU 3.11 Protection of Water Supply

AP-FL 2 Falls Lake Secondary Watershed Density.

These policies clearly state the reason this small very narrow piece of land (16.25 acre) must be protected from being rezoned from R1 to R10.

Also to note, a committee made up of your peers upheld the City Comprehensive Plan and denied a rezoning request Z-28-13 less than 1 mile (4,000 feet) from this proposed site. That was a request to rezone R1- to R2. The Raleigh Planning Commission cited and I quote "the proposal is not consistent with the Future Land Use Map, which recommends Rural Residential (R1) one dwelling per acre for this environmentally sensitive area which lies within the Falls Lake Secondary Watershed. Falls Lake is the City of Raleigh's primary source of drinking water. Rezoning to allow such densities would set a precedent for potential up zonings in the Watershed". This land owner is wanting R10; the maximum density allowed.

We urge you to stand behind the 2030 Comprehensive Plan and the Future Land Use Map and all the Policies that have been written to protect Raleigh, our citizens and your drinking water. Don't set a precedent for destruction of Raleigh's drinking water.

Sincerely,



Brad Teeter
12818 Baybriar Dr
Raleigh, NC 27613
qusbwt@yahoo.com

MEREDITH MARR WATSON

9505 Springdale Drive

Raleigh, NC 27613

March 14, 2016

Raleigh City Planning and Raleigh City Council Members,

As a long time Raleigh resident and a resident of my home in Springdale Gardens for over 31 years, I have great concern and strong opinions about the rezoning application Z-1-16, 13120 Strickland Road.

This property, currently owned by Edna Saintsing Dillard is in the Falls Lake Watershed. Rezoning this property from R1 to R10 would be a sad state for the watershed and for the city of Raleigh. Lower Barton Creek starts at the back of my property, on this tract of land, and there is also a natural spring on this property. These clear and clean waters flow directly into Falls Lake and supply Raleigh's drinking water. There can be no manmade improvement over what has worked for centuries on this property. Any construction will severely impact natural water flows. These waters will flow into already flood prone areas along this watercourse.

The 2030 Comprehensive Plan for the City of Raleigh states that the intent of R1 designation is to preserve the rural character and to conserve resources for the good of all.

The 2030 Comprehensive Plan already protects this land in the following policies:

EP 2.2 Environmentally Sensitive Dev. EP 2.5 Protection of

Water features

EP 3.3 Water Supply Protection, PU 3.11 Protection of

Water supply and

AP-FL 2 Falls Lake Secondary Watershed Density

I have many objections to this rezoning but my worst fear is that this rezoning, if it happens, will set a new precedent for all land north of Strickland Road. It will be easier to build properties and rezone land that currently preserves clean water and nature that all of Raleigh enjoys.

I urge you to stand behind the 2030 Comprehensive Plan, the Future Land Use Map and all the policies that have been written to protect Raleigh, our citizens and your drinking water. Please do not set a precedent for destruction of Raleigh's drinking water.

Your most concerned citizen,

Meredith M. Watson

Meredith M. Watson
9505 Springdale Dr.

To: City of Raleigh Planning Committee

From: Patsy King, Springdale Gardens

Date: March 16, 2016

Re: Rezoning Z-001-16

Dear City of Raleigh Planning Board Member:

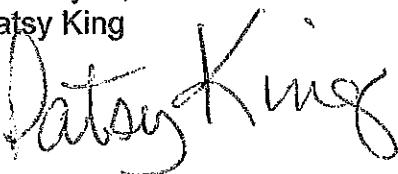
As a long time resident of Springdale Gardens, I am writing to register my opposition to rezoning Z-001-16. I am requesting your support in denying this rezoning request, as I fear that this move will set a negative precedent for Raleigh's future development. In order to maintain the established feel and intention of neighborhoods (LU8.10) and the safety of our water supply, this rezoning should be denied. Rezoning from R-1 to R-10 townhomes does not maintain the character nor the spirit of Raleigh's rural areas.

Active feeder streams to Raleigh's water supply lie within the proposed rezoning area. The construction of townhomes within a watershed area is environmentally dangerous and would create conditions harmful to the affected streams and water courses. The builder plans to address the 30% impervious surface requirement by not developing the marsh section at the rear of the property, but allowing the front of the property to become 100% impervious surfaces. This would create additional water flow into the marsh area, upsetting the delicate balance of the marshland, causing irreparable damage. Water flow and downstream conditions would be adversely affected during the 18 months construction period by dumping immense amounts of silt and debris into the area.

Properties within the watershed area are near active streams that would be heavily affected by construction, creating an even greater chance of flooding. Problems arising from diverting water flow during and after construction might not become apparent until several years later, leaving the property owners with problems and expenses as the landscape adjusts to these changes. In addition, collateral damage done to the quality of the water supply can not easily be undone.

Please say no to this rezoning and allow our rural neighborhoods to maintain their charm, integrity and character.

Thank you,
Patsy King

A handwritten signature in cursive script that reads "Patsy King". The signature is written in dark ink and is positioned below the typed name "Patsy King".

Raleigh City Planning Commission
Raleigh City Council

Dear Commissioners and Council Members:

I am a native Tar Heel. My husband and I moved back to North Carolina in 2007 after working in Massachusetts for 17 years. We were thrilled to find a home situated in a viable and very connectional neighborhood which was zoned R1. We both believe that healthy neighborhoods are the cornerstone for building sustainable communities and cities, and that all development should be governed by a long-sighted plan that embodies the defining vision for the common good.

The 2030 Comprehensive Plan for the City of Raleigh inspired confidence and confirmed all of our reasons for choosing to make this our home (both now and into retirement and beyond). But in December of 2015, we were notified about a proposed development of the narrow strip of land between our cul de sac on Springdale Drive and the shopping center at the intersection of Strickland and Leesville Roads. The developers are requesting that the property be rezoned from R1 to R10. They propose to build 70 townhomes on a site that, according to the city's Comprehensive Plan, is environmentally sensitive. The two streams on each end of the proposed development are Headwaters for Lower Barton Creek, which flows directly into Falls Lake.

Please refer to:

Policy EP 2.2 and EP 2.5 *Protection of Water Features*

Policy EP 3.3 and PU 3.11 *Protection of Water Supply*

AP-FL 2 *Falls Lake Secondary Watershed Density*

These policies clearly make the case for protecting this small, narrow piece of land and ensuring that future development will align with the vision for city growth that is documented in the 2030 plan.

It was called the 2030 Plan for a reason! We have been entrusted with the responsibility to care for and plan for the growth of this city in a way that ensures it's neighborly viability and environmental sustainability for future generations.

We, therefore, urge you to stand behind the Comprehensive Plan and Future Land Use Map by **denying the request to rezone 13120 Strickland Road.**

Sincerely,

Therese E. Churn and Moffett S. Churn
9513 Springdale Drive

March 14, 2016

126 Springmoor Dr.
Raleigh, NC 27612

Dear City of Raleigh Planning Board Member:

I am a resident of Raleigh. I live in Springmoor, a subdivision located off of Sawmill Road. I am concerned with the zoning petition Z-001-16. I am opposed to this request and encourage you to deny the rezoning request.

I believe it sets a bad precedent for the rest of Raleigh. Infill projects need to be managed to maintain the look and feel of neighborhoods (LU8.10), and allowing a rezoning from R-1 to R-10/town homes does not maintain the character of Raleigh's existing rural areas.

The construction of town homes in a Watershed area, with active feeder streams to Raleigh's water supply is environmentally dangerous. The land under consideration is very environmentally sensitive and since it contains active streams and water courses, the disturbance created during construction will affect adversely the streams. Additionally, the builder is meeting the 30% impervious surface requirement by not developing the marsh section at the rear of the property. The problem is that this means the front part of the land will be 100% impervious surfaces, creating additional water flow into the marsh, and upsetting a very precarious balance of the marshland, doing irreparable harm. The 18 months of construction will dump an immense amount of silt and debris into the watershed, affecting water flow and downstream conditions.

The watershed property has active streams that will be affected by the construction. Those flows are precariously close to flooding neighbors' properties now. Any change during or after construction could cause that water to divert into neighbors' properties, causing flooding conditions. The changes caused by the construction could take years to become apparent, leaving existing homeowners with the repair bill as the landscape adjusts to the changes over the next decade.

Thank you for your attention,

Dorothy F. McGee
Dorothy F. McGee

March 14, 2016

Phyllis H. Johnson
3 Springmoor Dr.
Raleigh, NC 27615

Dear City of Raleigh Planning Board Member:

I am a resident of Raleigh. I live in Springmoor, a subdivision located off of Sawmill Road. I am concerned with the zoning petition Z-001-16. I am opposed to this request and encourage you to deny the rezoning request.

I believe it sets a bad precedent for the rest of Raleigh. Infill projects need to be managed to maintain the look and feel of neighborhoods (LU8.10), and allowing a rezoning from R-1 to R-10/town homes does not maintain the character of Raleigh's existing rural areas.

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Thank you for your attention,

Phyllis H. Johnson

March 14, 2016

Elmer E. Johnson
35 Springmoor Dr
Raleigh NC 27615

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Elmer E. Johnson

March 14, 2016

Barbara E. Kessel
337 Springmoor
Raleigh, NC 25665

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Mary L. Munn
26 Springmoor
Raleigh NC 27675

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Mary L. Munn

March 14, 2016

Ruby M. Brooks
339 Springmoor Dr.
Raleigh NC 27615

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Gary A. Clark

*28 Springmoor Drive
Raleigh NC 27615*

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Raleigh, NC 27615