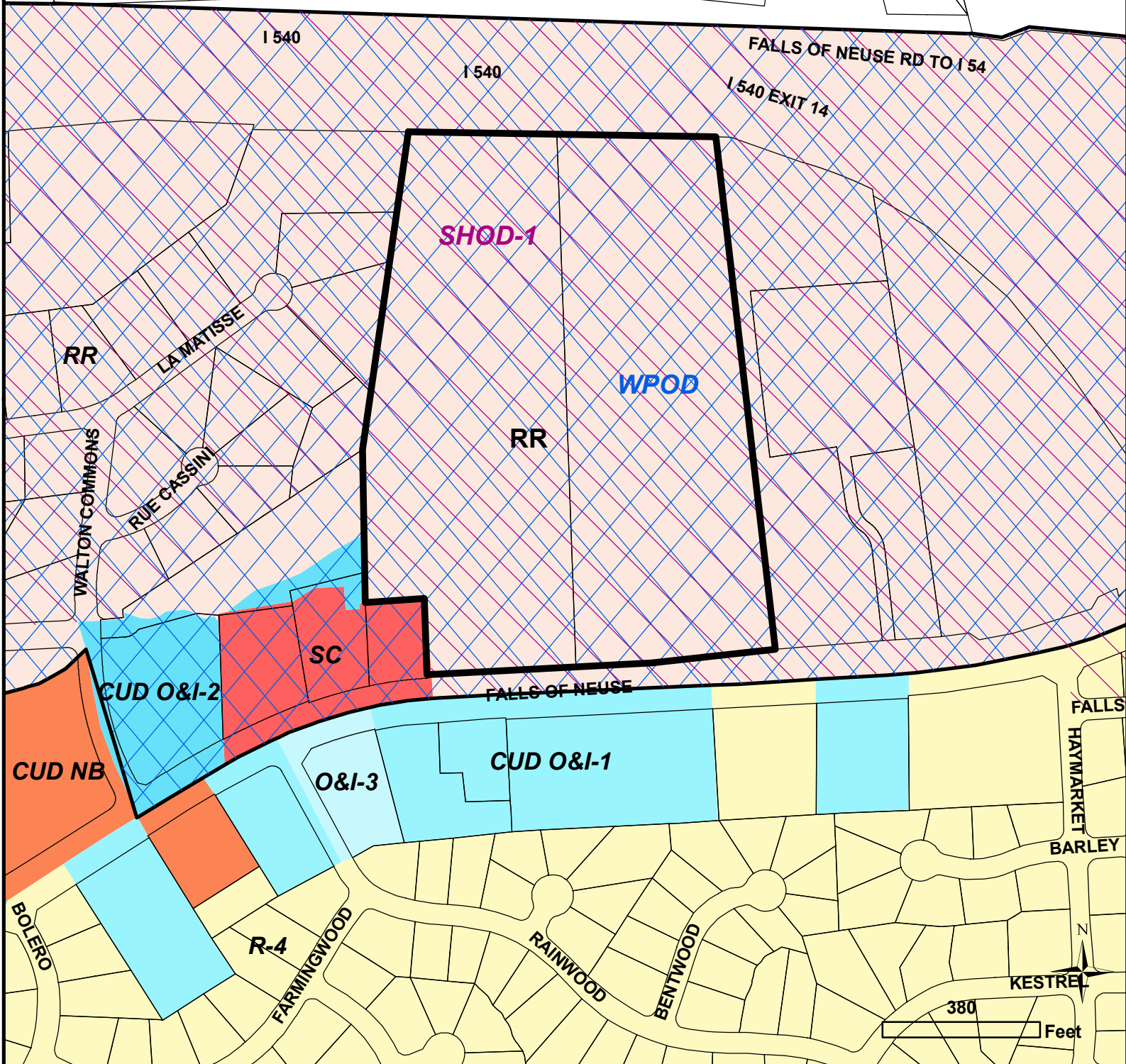
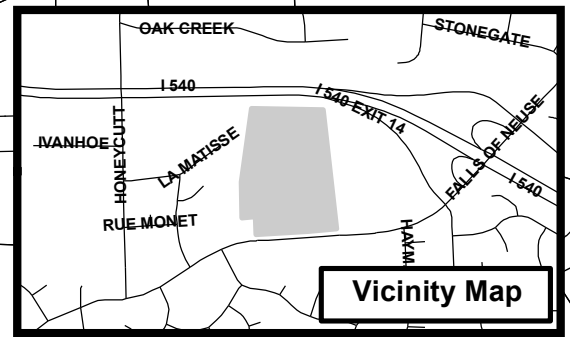


Existing Zoning Map Case Number: Z-5-13

Wake CO.



Request:

25.71 ac from RR w/ WPOD & SHOD-1 to
PDD w/ WPOD and SHOD-1

City of Raleigh Public Hearing
January 15, 2013
(May 15, 2013)



Certified Recommendation

Raleigh Planning Commission

CR# 11524

Case Information - Z-5-13/ MP-4-12 Falls of Neuse Road

<i>Location</i>	Falls of Neuse Road, north side, east of its intersection with Walton Commons Drive
<i>Request</i>	Rezone property from Rural Residential with Watershed Protection Overlay District (WPOD) and Special Highway Overlay District-1 (SHOD-1) to Rural Residential with Planned Development Conditional Use Overlay District, and with WPOD and SHOD-1
<i>Area of Request</i>	25.71 acres
<i>Property Owner</i>	Falls of Neuse Driving Range, Inc.
<i>Contact</i>	Beth Trahos; 919-755-8760, beth.trahos@smithmoorelaw.com
<i>Citizens Advisory Council</i>	North -- Joe Corey; 919-845-1716, corey3rd@gmail.com
<i>PC Recommendation Deadline</i>	May 15, 2013

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
<i>CONSISTENT Policies</i>	<ul style="list-style-type: none">- LU 2.2 Compact Development- LU 3.5 Watershed Management- LU 4.5 Connectivity- LU 5.6 Buffering Requirements- LU 7.6 Pedestrian Friendly Development- T 4.4 R.O.W. Reservation for Transit- T 5.1 Enhancing Bike/Pedestrian Circulation- T 5.3 Bicycle and Pedestrian Mobility- T 5.10 Building Orientation- T 6.1 Surface Parking Alternatives- T 6.8 Green Parking Facilities- EP 2.3 Open Space Preservation- EP 5.3 Canopy Restoration- UD 3.7 Parking Lot Placement- AP-FL-3 Falls Lake Secondary Watershed Impervious Surface- AP-540F-3 Frontage Lots on Falls of Neuse Road

<i>INCONSISTENT Policies</i>	<ul style="list-style-type: none"> - LU 1.2 Future Land Use Map and Zoning Consistency - LU 5.1 Reinforcing the Urban Pattern - LU 7.1 Encouraging Nodal Development - LU 10.6 Retail Nodes - EP 8.1 Light Pollution - AP-FL-1 Falls Lake Secondary Watershed Zoning - AP-540F-1 Development Character on Falls of Neuse Road - AP-540F-4 Falls of Neuse Low Intensity Appearance - AP-540F-5 Falls of Neuse Road Access - AP-540F-6 Falls of Neuse Access Spacing
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Summary of Proposed Conditions

1. Site development is to be in general accordance with provisions of proposed Master Plan.

Public Meetings

<i>Neighborhood Meeting</i>	<i>Public Hearing</i>	<i>Committee</i>	<i>Planning Commission</i>
9/2/12	1/15/13	COW – 2/5/13 (deferred); COW – 3/5/13 (recommended approval)	3/12/13 (deferred); 3/26/13 (recommended approval)

☐ ***Valid Statutory Protest Petition***

Attachments

1. Staff report

Planning Commission Recommendation

<i>Recommendation</i>	The Planning Commission finds that this case is inconsistent with the Comprehensive Plan, however based on the findings and reasons stated below, should be approved in accordance with the zoning condition and Master Plan as amended March 19, 2013.
<i>Findings & Reasons</i>	<ol style="list-style-type: none"> 1. Although the proposal is inconsistent with the Future Land Use Map and several Comprehensive Plan policies governing development on the corridor and in the watershed, the proposed use and intensity of development is sufficiently offset by the measures offered to mitigate environmental impacts. The stormwater treatment efforts offered are especially exemplary. 2. The requested use of the site for recreational purposes is in the public interest. 3. The proposal is compatible with the surrounding area, in that though the property is adjacent to residential uses, the existing wooded buffer abutting those properties will be expanded per the Master Plan.
<i>Motion and Vote</i>	Motion: Fleming Second: Buxton In Favor: Buxton, Fleming, Fluhrer, Harris Edmisten, Haq, Mattox, Schuster, Sterling Lewis and Terando

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	<u>3/26/13</u> Date
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Staff Coordinator: Doug Hill; Doug.Hill@raleighnc.gov



Zoning Staff Report – Case Z-5-13

Conditional Use District

Z-5-13 Falls of Neuse Road

Case Summary

Overview

The proposal seeks to redevelop a 25.71-acre site, from use as a golf driving range and putt-putt course to a health club/ swimming pool/ accessory use complex.

The intensity of development proposed would introduce a new sense of scale to the site and to the corridor area. One-story, compact buildings existing on the site would give way to a 112,000 square-foot structure and a 3,000 square foot cabana. Most nearby buildings are one to two stories. The North Quarter office buildings directly across the street from the site are conditioned to a maximum 30 feet in height and stand on ground lower than street grade. The proposed building could be 57 feet tall and would stand above the grade of the street.

The current 99-space double-bay parking area would increase to more than 550 spaces. The main building would sit 200 to 215 feet back from the street behind four bays of parking. Existing site development is mostly within 200 feet of Falls of Neuse Road. Rezoning could result in hardscape features covering most of the site for 500 feet back from the street. No other non-retail use on Falls of Neuse Road exhibits such character for a mile in either direction.

Topographically, the site falls off to the north from a ridgeline along Falls of Neuse Road. Most of the site is open space, with wooded areas edging the I-540 right-of-way and covering swales at either of the site's northern corners.

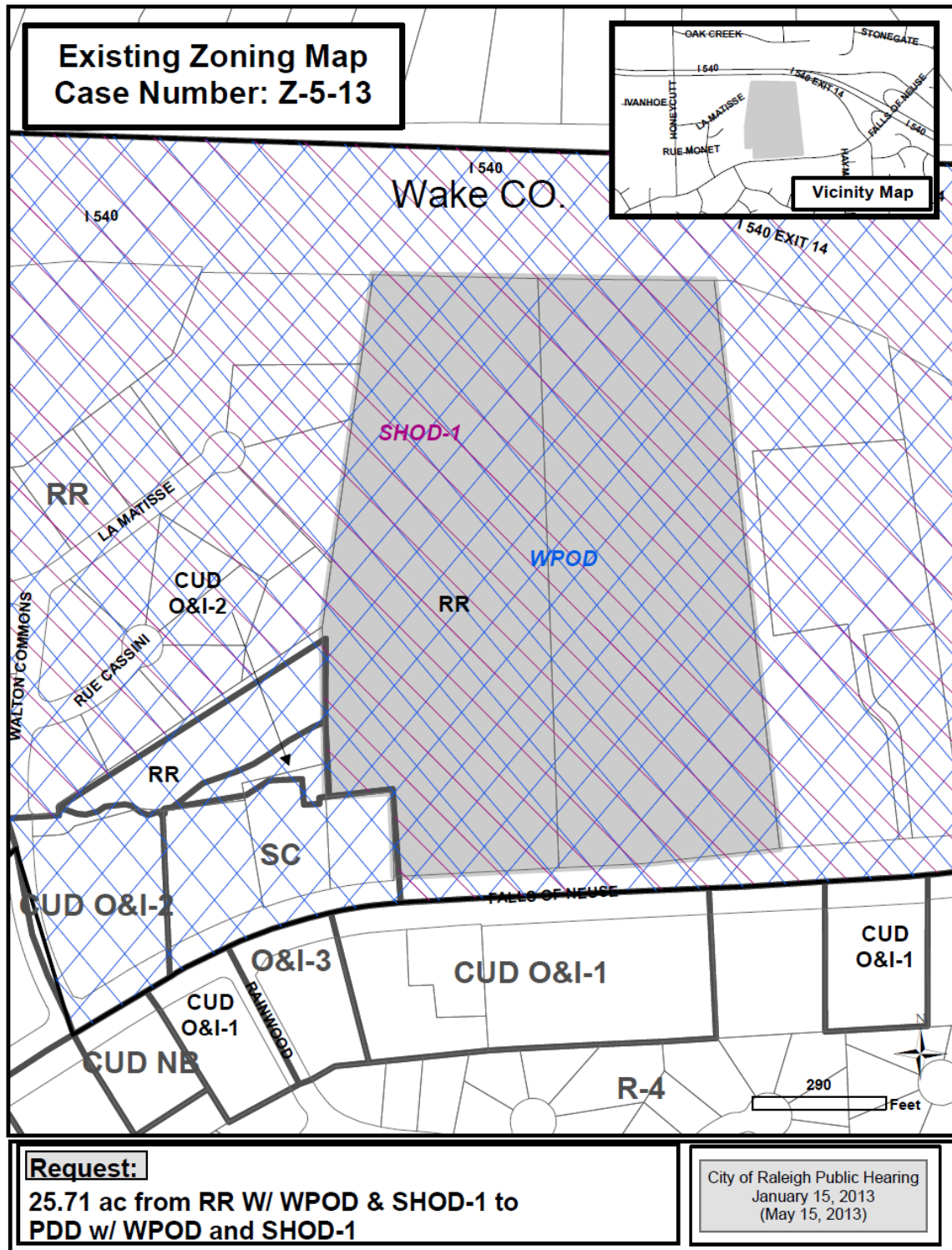
To address runoff impacts, two large stormwater devices are proposed, complemented by a series of parking lot bioswales. Beyond, forty percent of the site would remain open space, either as tree conservation or reforestation areas.

Existing adjacent uses reflect the incremental nature of corridor development over the past 35 years. Bordering on the east is a daycare facility. Across Falls of Neuse Road stand a community swimming pool, a martial arts school, a single family house, and the North Quarter office complex. To the west lie two car wash facilities and an automobile service/ convenience center, and behind them is a vacant parcel mainly used for open storage. Further back is the Lafayette subdivision, consisting of one-half to one-acre single-family residential lots. The I-540 right-of-way runs along the site's northern border.

Outstanding Issues

<i>Outstanding Issues</i>		<i>Suggested Mitigation</i>	
	1. Potential intensity and scale of site development		1. Scale back and/ or reconfigure/ redesign proposed development to a building scale and site design more in keeping with surrounding context.
	2. Anticipated increase in traffic congestion		2. Re-scale/ re-design the site to reduce trip generation/ improve site access.
	3. Potential downstream sewer and fire flow impacts		3. Address sewer and fire flow impacts as needed.

Zoning Request



Rezoning Case Evaluation

1. Compatibility Analysis

1.1 Surrounding Area Land Use/ Zoning Summary

	Subject Property	North	South	East	West
<i>Existing Zoning</i>	RR	RR	O&I-1 CUD, R-4	RR	RR, O&I-2 CUD, SC
<i>Additional Overlay</i>	WPOD, SHOD-2	WPOD, SHOD-2	(None)	WPOD, SHOD-2	WPOD, SHOD-2
<i>Future Land Use</i>	Rural Residential	Rural Residential	Office/ Research and Development	Rural Residential	Rural Residential, Neighborhood Mixed Use
<i>Current Land Use</i>	Recreation, Open Space	Interstate Right-of-Way	Office Complex, Single-Family Residence	Daycare	Single-family Residential, Vacant, Auto Repair & Service, Car Washes (2)

1.2 Current vs. Proposed Zoning Summary

	Existing Zoning	Proposed Zoning
<i>Residential Density:</i>	1.089 units/ acre; 27 DUs total	<i>(Not permitted, per Master Plan)</i>
<i>Setbacks:</i> <i>Front:</i> <i>Side:</i> <i>Rear:</i>	40 feet 10 feet 30 feet	30 feet min. (Sec. 8.B.) 20 feet min. (Sec. 8.J.) 20 feet min. (Sec. 8.J.)
<i>Retail Intensity Permitted:</i>	N/A	Up to 30% of primary building (34,800 sf max.)
<i>Office Intensity Permitted:</i>	N/A	<i>(Not defined)</i>

The proposed rezoning is:

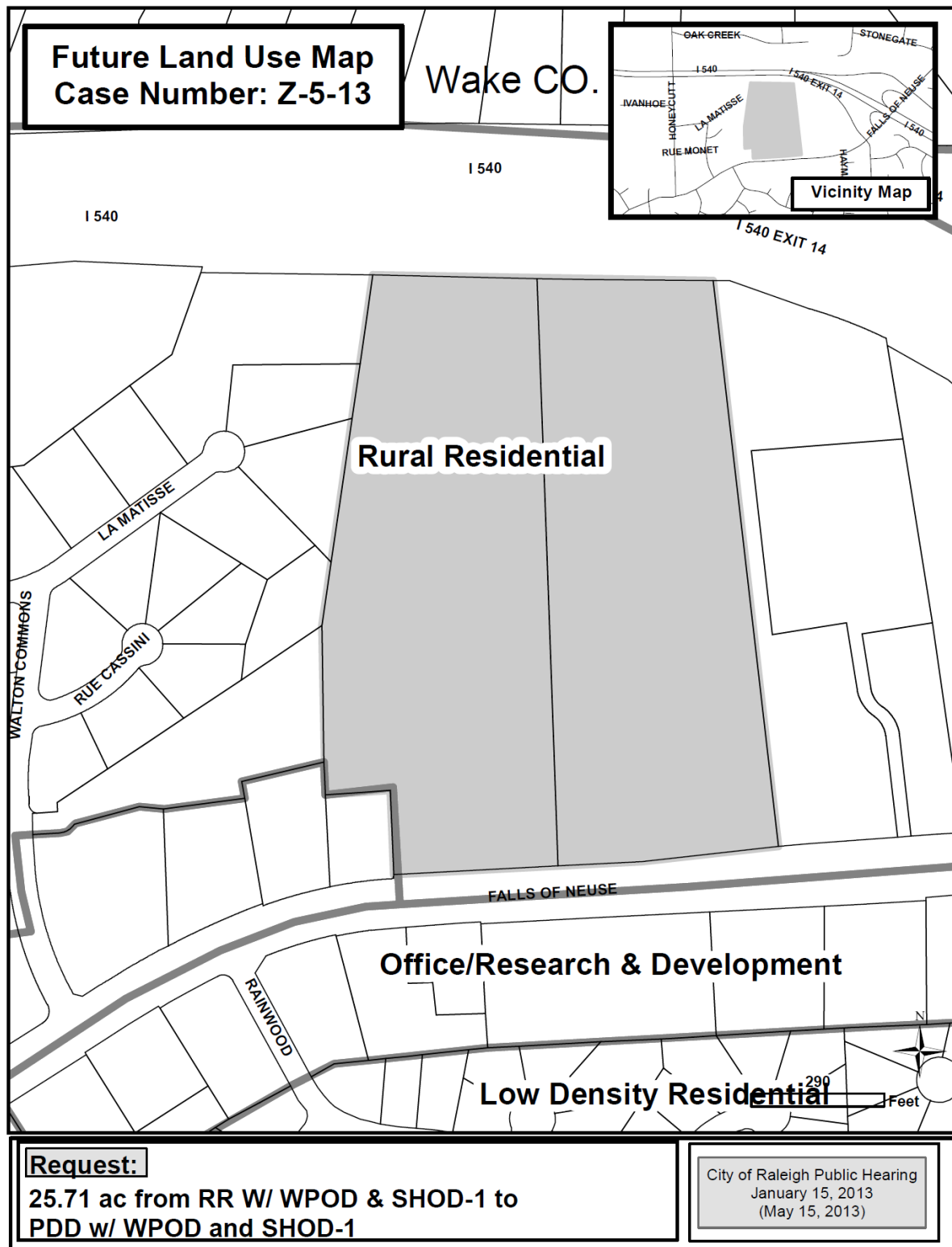
☐ **Compatible** with the property and surrounding area.

☒ **Incompatible.**

Analysis of Incompatibility:

The site and immediately-surrounding properties currently exhibit a low-intensity, low-density character, as an intermediate area located between designated commercial nodes. The proposed zoning would permit a scale of development and intensity of use more akin to those nodes.

Future Land Use Map



2. Comprehensive Plan Consistency Analysis

2.1 Future Land Use

Future Land Use designation: **Rural Residential**.

The rezoning request is:

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

☒ **Inconsistent**

Analysis of Inconsistency:

The Comprehensive Plan assigns Rural Residential designation “where intensification to more urban uses is not expected due to watershed constraints and existing fragmented parcel patterns. Rural Residential areas are generally developed with ‘ranchettes,’ hobby farms, estates, large-lot subdivisions, or conservation subdivisions with large common open space areas.” The Plan adds that “the intent of this designation is to preserve the rural character of these areas and achieve compatible resource conservation objectives such as watershed conservation and tree protection.” The proposal seeks a level of intensification similar to that of a retail center (e.g., Bent Tree shopping center, one half mile away, contains approx. 90,000 sf; Lafayette Village, 800 feet west, contains 143,000 square feet, but split among a five-building complex). No buildings on abutting sites are more than 11,000 sf in size.

2.2 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.

The proposal would permit an intensity of development inconsistent with the Future Land Use designation.

Policy LU 5.1 Reinforcing the Urban Pattern

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

Policy LU 7.1 Encouraging Nodal Development

Discourage auto-oriented commercial “strip” development and instead encourage pedestrian-oriented “nodes” of commercial development at key locations along major corridors. Zoning and design standards should ensure that the height, mass, and scale of development within nodes respects the integrity and character of surrounding residential areas and does not unreasonably impact them.

No other development of the intensity and the scale as that proposed exists within half a mile in either direction along the road corridor—and those, only in designated commercial areas. The Lafayette Village shopping center contains nearly 143,000 square feet of non-residential uses, but that is dispersed among 5 multi-tenant buildings, each conditioned to a maximum height of 38 feet; additionally, a substantial portion of that site's parking is underground. The largest structure within 800 feet of the site is less than 33,000 square feet in size; most nearby buildings range 10,000 to 25,000 square feet. The proposed building could encompass up to 112,000 square feet. The longest single building façade along the subject section of the thoroughfare—that of the office condo building at 8305 Falls of Neuse—extends approximately 180 feet; the proposed building façade would be more than 280 feet long—the same as the anchor food store at the Bent Tree Plaza shopping center, half a mile away. The office condo building has 3¾ bays of parking in front, but that parking parallels the road for only 200 feet. The parking lot at the day care facility just east of the site is a full 4 bays deep, but only 255 feet wide. The proposed 4-bay parking lot would parallel the road for more than 800 feet, broken up only by access drives and planting islands. For consistency with the above policies, building size and the associated parking should be of proportions commensurate with neighboring corridor properties.

Policy EP 8.1 Light Pollution

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

The Master Plan limits “exterior light fixtures” to being full cut-off, and 25 feet in height. However, the wall-mounted fixtures shown in the elevation drawings are described in the plan narrative as being either full cut-off “or shielded from view”. Given the visual prominence of those fixtures (20 feet above the ground, and close to 4 feet in length), the proposal should prescribe how non-cutoff light sources, if used, would be “shielded from view”.

2.3 Area Plan Policy Guidance

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

Policy AP-FL-1 Falls Lake Secondary Watershed Zoning

In the Falls Lake Secondary Watershed Protection Area, no new nonresidential zoning or land uses should be permitted.

The proposed zoning and land uses, per Master Plan Section 6., are exclusively non-residential.

Policy AP-540F-1 Development Character on Falls of Neuse Road

Development along Falls of Neuse Road should not adversely impact adjacent residential properties due to bulk, scale, mass, fenestration or orientation of structures, stormwater runoff, noise caused by high levels of activity in service areas, or on-site lighting.

A property directly across the street from the site—8600 Falls of Neuse Road—is a single-family residence. Per Policy EP 8.1 above, specific provisions for shielding building-mounted lighting should be provided. Additionally, it is unclear where outdoor mechanical equipment will be located, and what efforts will be taken to mitigate sound migration.

Policy AP-540F-4 Falls of Neuse Low Intensity Appearance

Non-residential frontage lots outside of mixed-use and retail centers along Falls of Neuse Road should have a low intensity appearance accomplished through landscaping, combining lots, building design, and shared access.

As proposed, the site building could be up to 57 feet tall. The buildings at the Lafayette Village retail center, the most-intensive existing development within one half mile, are limited to a height of 38 feet. The North Quarter office buildings directly across Falls of Neuse Road are conditioned to be no more than 30 feet tall (with pitched roofs), and stand below street grade. On adjoining non-residential properties, buildings are a single story. While the proposed site landscaping can assist in visual mitigation, building design should play a primary role. The amended design reduces building length by 10%, but at more than 280 feet, the facade would still be the longest on the subject section of the corridor outside a designated commercial area. Other architectural techniques (e.g., adding building articulation, employing step-backs and/ or pitched roofs, breaking up verticality by installing wide canopies or awnings) could be applied to reduce apparent scale.

Policy AP-540F-5 Falls of Neuse Road Access

Adequate access should be provided to Falls of Neuse Road without causing undue congestion or placing excessive traffic or parking loads on adjacent local residential streets.

The Master Plan has been amended to provide street access to the site from Walton Commons Drive, as means to diffuse traffic generated by the site. Staff review of the updated Traffic Impact Analysis, though, indicates that adding the third access point would not sufficiently offset traffic impacts to the thoroughfare. The extension of Rue Monet Drive also could create a cut-through to Honeycutt Road, across the neighboring Lafayette subdivision.

Policy AP-540F-6 Falls of Neuse Access Spacing

Direct access points onto Falls of Neuse Road should be no closer than 400 feet apart except where existing topographic conditions require an exception to the 400 feet rule. Cross access and shared parking should be used whenever possible.

The proposal indicates site driveways are to be 280 feet apart, and within 300 to 360 feet of existing driveways on neighboring properties along the roadway. While not consistent with the above policy, that configuration is noted by the applicants as having been accepted by transportation authorities.

3. Public Benefit and Reasonableness Analysis

3.1 Public Benefits of the Proposed Rezoning

- Introduction of new recreational concept/ facility, in close proximity to potential users.
- Preservation of existing trees and open space in the Watershed Protection Overlay; proposed partial reforestation of site.
- Reduction of stormwater peak flows and nutrient exports to below pre-development levels.
- Provision for multi-modal access (bike racks, pedestrian ways to and through site, transit stop easement).
- Building oriented to street.
- Removal of tall sports field lighting (currently impacting adjacent residences).

3.2 Detriments of the Proposed Rezoning

- Introduction of large areas of impervious surfaces in the Watershed Protection Overlay.
- Traffic impacts (as identified by Transportation Planning Division): Build-out could result in significant congestion on the Falls of Neuse Road corridor.
- Inconsistent and potentially precedent-setting visual/ urban form:
 - Proposal could result in construction of largest building on the subject section of corridor, although site is outside any designated mixed-use area, and is instead foreseen as supporting low density residential uses.
 - Site design isolates building; it would be set back more than 200 feet from street behind four bays of parking, and be more than 200 feet from the nearest road-front buildings on the neighboring properties.
 - Net effect: Design could further fragment rather than unify development character along the corridor.

4. Impact Analysis

4.1 Transportation

<u>Primary Streets</u>	<u>Classification</u>	<u>2011 NCDOT Traffic Volume (ADT)</u>	<u>2035 Traffic Volume Forecast (CAMPO)</u>			
Falls of Neuse Road	Secondary Arterial	32,000	34,400			
<u>Street Conditions</u>						
<u>Falls of Neuse Road</u>	<u>Lanes</u>	<u>Street Width</u>	<u>Curb and Gutter</u>	<u>Right-of-Way</u>	<u>Sidewalks</u>	<u>Bicycle Accommodations</u>
Existing	5	75'	Back-to-back curb and gutter section	117'	5' sidewalks on north side of the street and 8' MUP on the south side of street	None
City Standard	6	89'	Back-to-back curb and gutter section	110'	minimum 5' sidewalks on both sides	Striped bicycle lanes on both sides
Meets City Standard?	NO	NO	YES	YES	YES	NO
<u>Expected Traffic Generation [vph]</u>	<u>Current Zoning</u>	<u>Proposed Zoning</u>	<u>Differential</u>			
AM PEAK	22	290	268			
PM PEAK	81	496	415			
Suggested Conditions/ Impact Mitigation:		Staff has reviewed a revised traffic impact analysis study for this case. There are congestion issues on Falls of Neuse Road between I-540 and Honeycutt Road. The interchange of I-540 and Falls of Neuse Road is constrained by the need to give priority to north/south traffic flow. It is neither cost-effective nor practical to add additional travel lanes to Falls of Neuse Road at Honeycutt Road and the I-540 interchange. It is highly unlikely that retiming traffic signals along Falls of Neuse Road would lead to appreciable increases in capacity. The applicant's proposed mitigation, a third access onto Rue Monet Drive, will help decrease the amount of				

	<p>traffic impacts but the improvements are modest. Redevelopment of the subject property for a health/fitness complex would increase delay for motorists traveling along Falls of Neuse Road. Staff concludes that there are significant congestion issues during the peak hour travel times along Falls of Neuse Road that are expected to increase with the development of Life Time Fitness. Below is a potential impact mitigation measure for consideration.</p> <ul style="list-style-type: none"> • Provide additional public street access to the site by extension of Rue Monet Drive or an alternate connection. The extension of Rue Monet Drive from the southern end of the subject property to Walter Commons Drive through parcel 1718-21-7422 will require a right-of-way dedication of at least fifty feet (50') in width before a building permit is issued. A roadway of at least thirty-one feet (31') in width from back of curb to back of curb, with curb and gutter, and sidewalk on one side will need to be constructed in the dedicated right-of-way before a certificate of occupancy is issued. The receiving end of the Rue Monet Drive extension at Walter Commons Drive shall require a right-of-way dedication of forty-five feet (45') where a 50' right-of-way dedication is not feasible.
Additional Information:	Neither NCDOT nor the City of Raleigh has any roadway construction projects scheduled in the vicinity of this case.

Impacts Identified: Likelihood of increased corridor congestion and queuing issues.

4.2 Transit

Site development could increase transit demand. Offer of a 15' x 20' transit easement is included in the Master Plan.

Impact Identified: None.

4.3 Hydrology

<i>Floodplain</i>	No FEMA Floodplain present
<i>Drainage Basin</i>	Falls Lake
<i>Stormwater Management</i>	Subject to Part 10, Chapter 9
<i>Overlay District</i>	WPOD

Impact Identified: Subject to Part 10, Chapter 9 Stormwater Regulations and Part 10, Chapter 10 Reservoir Watershed Protection Area Regulations (reservoir, secondary water supply), limiting percent impervious surface.

4.4 Public Utilities

	<i>Maximum Demand (current)</i>	<i>Maximum Demand (proposed)</i>
Water	25,710 gpd	321,375 gpd
Waste Water	25,710 gpd	321,375 gpd

The proposed rezoning would add approximately 295,665 gpd to the wastewater collection and water distribution systems of the City. There is currently an eight (8") inch sanitary sewer main and a twelve (12") inch water main within the Falls of Neuse Road right-of-way at the property.

Impact Identified: The developer must submit a downstream sewer capacity study and those required improvements identified by the study must be permitted and constructed in conjunction with or prior to the proposed development being constructed. Verification of available capacity for water fire flow is required as part of the building permit submittal

process. Any water system improvements required to meet fire flow requirements will also be required.

4.5 Parks and Recreation

The subject tract is not located adjacent to a Capital Area Greenway corridor; the proposed zoning will not impact recreation level of service.

Impact Identified: None.

4.6 Urban Forestry

The site will comply with the tree conservation ordinance (10-2082.14) by setting aside 15% as tree conservation area. The site will also provide 40% as wooded area through preservation and tree planting for compliance with 10-10021 (g).

Impact Identified: None.

4.7 Designated Historic Resources

No properties listed on the National Register of Historic Places located on or within 1,000 feet of site. No Raleigh Historic Landmarks are located on or within 1,000 feet of the site.

Impact Identified: None.

4.8 Community Development

The site is not located within a Redevelopment Plan area.

Impact Identified: None.

4.9 Appearance Commission

At its January 10, 2013 meeting, the Appearance Commission offered the following comments and recommendations:

- The Commission recommends relocation of some or all of the parking to the rear of the building to help bring the building to the street. The Commission also encourages structured parking to further reduce impervious surfaces.
- The Commission suggests preserving the mature trees at the front of the property
- The Commission recommends using impervious pavement for the sidewalks and the inclusion of a sidewalk on the new street at the rear of the building.
- The Commission discourages the use of beech trees.
- The Commission suggests that additional pedestrian crossings and pathways be added in the parking lot and to connect the transit stop directly to the building entrance.
- The Commission suggests that all building materials and design, landscape materials and design, fencing, and lighting be included in the Master Plan language to ensure compliance.
- The Commission suggests that the applicant work with NCSU and the Department of Agriculture on the details of reforestation program.

4.10 Impacts Summary

- Potential intensity and scale of site development
- Anticipated increase in traffic congestion
- Potential downstream sewer and fire flow impacts

4.11 Mitigation of Impacts

- Scale back and/ or reconfigure/ redesign the proposed development to a building scale and site design more in keeping with surrounding context.
- Provide additional public street access to the site by extension of Rue Monet Drive or an alternate connection, and/or reduce the building footprint and the associated trips generated by the development.
- Address sewer and fire flow impacts as needed.

5. Conclusions

While a major portion of the overall site would be left in open space or directly dedicated to stormwater mitigation, the proposal would introduce a new scale and intensity of development to a section of the Falls of Neuse Road corridor characterized by smaller, lower-intensity uses. Site-generated traffic could have a pronounced negative impact. Sewer and fire flow issues may also arise.



Z - 0 5 - 1 3

Petition to Amend the Official Zoning Map

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

The petitioner seeks to show the following:

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

2012 SEP 21 AM 9:58
CITY OF RALEIGH
CITY PLANNING DEPT

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

ALL CONDITIONAL PAGES MUST BE SIGNED BY ALL PROPERTY OWNERS


Signature(s)	Print Name	Date
	FALLS OF NEUSE DRIVING RANGE, INC. BENJAMIN A. DEAN - SEC.	09/20/12

EXHIBIT B. Request for Zoning ChangePlease use this form only – form may be photocopied. Please type or print. See instructions in *Filing Addendum***Contact Information**

	Name(s)	Address	Telephone/Email
Petitioner(s)	Falls of Neuse Driving Range, Inc.	8515 Falls of Neuse Road Raleigh, NC 27615	
(for conditional use requests, petitioners must own petitioned property)			
Property Owner(s)	Same as above		
Contact Person(s)	Beth Trahos Smith Moore Leatherwood LLP Attorney for Contract-Purchaser	434 Fayetteville Street Suite 2800 Raleigh, NC 27601	919.755.8760 beth.trahos@smithmoorelaw.com

Property information

Property Description (Wake County PIN)	1718312840 and 1718317729
Nearest Major Intersection	Falls of Neuse Rd and I-540 Interchange
Area of Subject Property (in acres)	25.71±
Current Zoning Districts (include all overlay districts)	Rural Residential RWPOD and SHOD-1
Requested Zoning Districts (include all overlay districts)	Rural Residential with Planned Development Conditional Use Overlay District with RWPOD and SHOD-1

Z - 05 - 13

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

[illegible]

Life Time Fitness_Rezoning.txt

S1

1718312840
FALLS OF NEUSE DRIVING RANGE INC
8515 FALLS OF NEUSE RD
RALEIGH NC 27615-3513

S2

1718317729
FALLS OF THE NEUSE DRIVING RANGE INC
8515 FALLS OF NEUSE RD
RALEIGH NC 27615-3513

1

1718410568
BRICK BY BRICK TOO LLC
1053 TACKETTS POND DR
RALEIGH NC 27614-7887

2

1718410894
NORTH RALEIGH CHURCH OF CHRIST
8701 FALLS OF NEUSE RD
RALEIGH NC 27615-3517

3

1718401998
STORMWATER PROPERTIES LLC
8604 FALLS OF NEUSE RD
RALEIGH NC 27615-3514

4

1718309966
BAZARGAN, NIA DARIUS
8600 FALLS OF NEUSE RD
RALEIGH NC 27615-3514

5

1718305993
TDC NORTH QUARTER LLC
8450 FALLS OF NEUSE RD
RALEIGH NC 27615-3514

6

1718302956
TDC NORTH QUARTER LLC
5310 S ALSTON AVE
DURHAM NC 27713-4381

7

1718301847
TDC NORTH QUARTER LLC
5310 S ALSTON AVE
DURHAM NC 27713-4381

8

1718209869
ARCHER, JOHN T TRUSTEE ETAL
MARTIN, TOM TRUSTEE
COMMUNITY BANK OF RAYMORE TRUST DPT
PO BOX 200
RAYMORE MO 64083-0200

9

1718310273
SUPREME CAR WASH INC

Life Time Fitness_Rezoning.txt

1508 LEANNE CT
RALEIGH NC 27606-4143

10
1718219225
WALTON, WILLIAM L
1065 MOULTON RD
LOUISBURG NC 27549-7760

11
1718217422
CHRIS CAVINESS INVESTMENTS LLC
715 W JOHNSON ST
RALEIGH NC 27603-1208

12
1718219702
LAFAYETTE HOMEOWNERS ASSN INC
6739 FALLS OF THE NEUSE RD
RALEIGH NC 27615

13
1718217991
DAVIS, RONALD J & ANNE D
8324 LA MATISSE RD
RALEIGH NC 27615-3358

14
1718229021
ROTZ, LEIGH ANN PERRY & GREGORY G
8328 LA MATISSE RD
RALEIGH NC 27615-3358

15
1718229119
THAKUR, SUBODH & SANGEETA
8332 LA MATISSE RD
RALEIGH NC 27615-3358

16
1718228350
LAFAYETTE HOMEOWNERS ASSN INC
6739 FALLS OF THE NEUSE RD
RALEIGH NC 27615

17
1718331025
FOWLER, JOHN T & AMY J
936 OAK CREEK RD
RALEIGH NC 27615-2245

18
1718332073
PEREZ, CESAR V PEREZ, MARIA M
940 OAK CREEK RD
RALEIGH NC 27615-2245

19
1718334022
EDDINGER, JASON & CANDACE
215 HILL ROW LN
CLAYTON NC 27527-3775

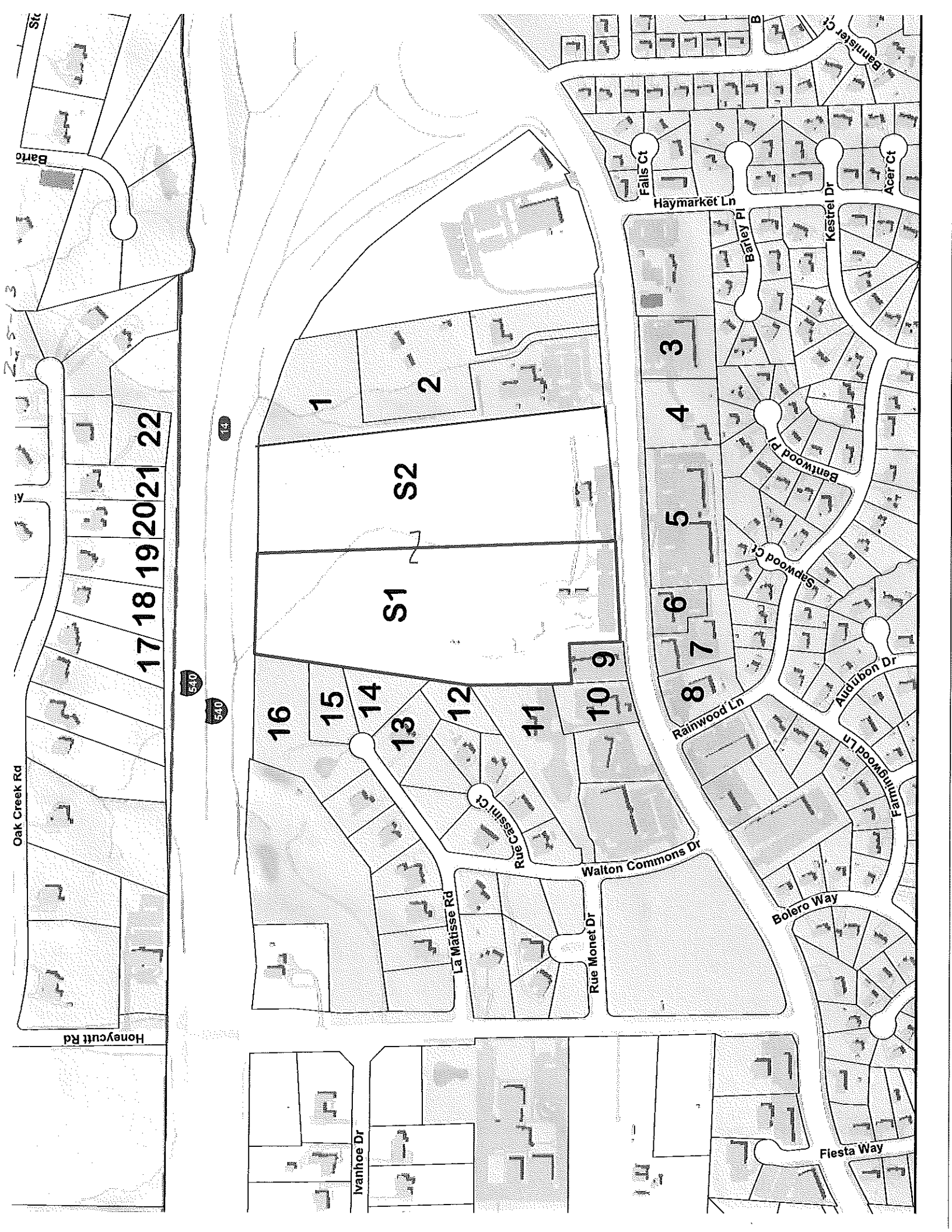
20
1718335071
GRAY, JAMES W & CHRISTI W

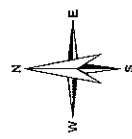
Life Time Fitness_Rezoning.txt

948 OAK CREEK RD
RALEIGH NC 27615-2245

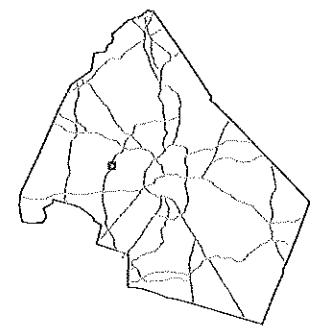
21
1718337000
WILLIAMS, JOHN & BARBARA
1000 OAK CREEK RD
RALEIGH NC 27615-2248

22
1718328952
HEATER UTILITIES INC
202 MACKENAN DR
CARY NC 27511-6447





9/20/2012 1:15 PM



1 inch = 500 feet



EXHIBIT C. Request for Zoning Change

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

4/17/13
4:50 pm
CS

Conditional Use District requested: _____

Narrative of conditions being requested: Rural Residential with SHOD-1, WPOD and PDD

1. No development shall take place on the subject property except in general accordance with the accompanying Master Plan, and amendments thereto approved by the City Council.
2. Prior to issuance of any building permit, the property owner shall petition the City of Raleigh for annexation into its corporate limits.
3. Stormwater runoff resulting from standard design storm water events up to and including the 100 year storm from all impervious surface located upon the subject property shall be pumped away from the Falls Lake Reservoir generally as described in the accompanying Master Plan until and unless the City Council adopts a resolution to reverse the flow of stormwater toward the Falls Lake Reservoir and utilize or convert to the "Non-Piping (Low Impact Development) Option" generally as described in the accompanying Master Plan.
4. No development of the subject property shall increase stormwater peak flow rates during the occurrence of standard design storm events up to and including the 100 year storm to that area receiving pumped stormwater run-off from the site from existing levels, nor shall the introduction of the pumped stormwater runoff create an unreasonable condition for any receiving off-site area. The City of Raleigh Stormwater Division shall approve the drainage route for pumped stormwater run-off under this condition.
5. In the event the health club and associated uses are not constructed, the subject property may be utilized for any use permitted in the Residential-1 zoning district under the Unified Development Ordinance.

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

ALL CONDITIONAL PAGES MUST BE SIGNED BY ALL PROPERTY OWNERS

Signature(s)

Print Name

Date

FALLS OF NEUSE DRIVING RANGE, INC.

04-16-2013

BENJAMIN A. DEAN, SECRETARY

STATE OF NORTH CAROLINA

BEFORE THE CITY COUNCIL
AND PLANNING COMMISSION
CITY OF RALEIGH

COUNTY OF WAKE

IN RE: Petition to rezone property known by Wake County Property
Identification Numbers: 1718 31 2840 and 1718 31 7729

Petitioner's Brief in Support of Rezoning Petition

I. Introduction

Now comes the Petitioner, by and through counsel of record, respectfully requesting approval of its petition to rezone 25.71± acres located on Falls of Neuse Road immediately south of I-540 from Rural Residential with the Special Highway Overlay District- 1 and Watershed Protection Overlay District to Rural Residential with the Planned Development Conditional Use Overlay District. In support of this request, the Petitioner provides the following information:

II. Project Location and Context

The property subject to the proposed zoning is located on the north side of Falls of Neuse Road immediately south of I-540. The subject property has been operated as a driving range since the 1970's. Today it includes the driving range, a putt-putt golf course with thirty-six holes, a retail golf store and a snack bar. The property is located at the edge of the Falls Lake Secondary Water Supply Watershed such that a portion of the property is included within the secondary watershed and a portion of the property is outside of the watershed.

The subject property is located in an area developed primarily for commercial uses. Surrounding and nearby land uses include a shopping center, several office buildings, several gas stations, two car washes, a landscape business, a day care, a church, a Montessori school, and a small residential neighborhood accessed from

Honeycutt Road. Adjacent and nearby zoning includes Shopping Center, Neighborhood Business, Office & Institutional-1 CUD and Rural Residential.

The proposed zoning is for Rural Residential with the Planned Development Conditional Use Overlay District, including a Master Plan ("PDD"). Among its varied purposes and values, a PDD is designed to promote efficient, responsive development for projects focused on innovative approaches to design, the preservation of natural features and open spaces, the preservation of land for economic base uses, the more economic arrangements of buildings on a site, and the provision of community-wide services and amenities.

III. Consistency of the Proposed Map Amendment with the Comprehensive Plan.

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

The Future Land Use Map of the 2030 Comprehensive Plan designates this property as "Rural Residential." According to the Future Land Use Map "[t]he intent of this designation is to preserve the rural character of these areas and achieve compatible resource conservation objectives such as watershed conservation and tree preservation." Appropriate rural residential uses are described as "ranchettes", hobby farms, estate lots, and conservation subdivisions. Neither the existing driving range and putt-putt golf course, nor the proposed health club are consistent with the Future Land Use Map. Immediately adjacent properties are designated for Neighborhood Mixed Use and Office/Research & Development on the Future Land Use Map.

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

The property is subject to the Falls Lake Plan (Area 7 Plan), as well as the I-540/Falls of Neuse Plan 12 (Area Plan 12).

Area Plan 7: Falls Lake Plan

The proposed zoning is entirely consistent with the primary objective of the Falls Lake Plan to protect water quality. The plan states, "It is essential that public and private improvements in the watershed be designed to have the least negative impact on water quality." This project as defined by the PDD Master Plan achieves this objective of protecting water quality in unsurpassed fashion.

Land use decisions in the watershed should protect water quality. The proposed PDD Master Plan utilizes low impact development best management practices and techniques to mimic run-off characteristics of the predevelopment conditions and improves upon calculated nitrogen and phosphorous nutrient loads exported to Falls Lake as compared to current, pre-development conditions. These impressive results are achieved without utilizing off site treatment (such as the purchase of credits from private mitigation banks of the North Carolina Riparian Buffer Restoration Fund for areas that naturally drain to Falls Lake.)

Policy AP-FL 3: Falls Lake Secondary Watershed Impervious Surface provides that where public utilities are available, impervious surface should be limited to thirty percent (30%). Water and sewer are immediately available to this property. The proposed plan complies with this 30% impervious surface limit. This limitation is satisfied for the entire site -- including those portions of the property located outside the watershed.

Policy AP-FL 1: Falls Lake Secondary Watershed Zoning provides that no new non-residential zoning or land uses should be permitted. While the proposed PDD Master Plan does not conform to this policy, Policy AP-FL1 was established in the 1980's when understandings were that residential uses best protected water quality. Scientific studies and a growing body of knowledge of best management practices now agree that well designed non-residential uses may be far better at protecting water quality than large lot residential uses.

Area Plan 12- I-540/ Falls of Neuse Road

The proposed map amendment and Master Plan are consistent with the I-540/Falls of Neuse Road Area Plan.

Policy AP-540F 1: Development Character on Falls of Neuse Road provides that development on Falls of Neuse Road should develop such that adjacent residential neighbors are not negatively impacted. Care has been taken to design the proposed site such that the built-upon area is near Falls of Neuse Road and away from the few adjacent homes. Significant buffers are provided by locating tree conservation and tree planting areas adjacent to existing homes. In addition, the redevelopment of the existing driving range and putt-putt golf course will result in the removal of the stadium style lights illuminating the green.

The proposed health club conforms to all other plan policies related to Area Plan 12.

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

As set forth above, the proposed map amendment and Master Plan are consistent with the Comprehensive Plan. Further, the proposed amendment and Master Plan conform to all plans and policies of the City Council, save and except Policy AP-FL-1. It is reasonable to approve this petition as the water quality purpose of Policy AP-FL-1 is more than satisfied by the innovative design and runoff management techniques proposed by the PDD Master Plan.

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

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

The subject property is currently developed as a golf driving range, golf equipment store, a putt-putt golf course and a snack bar. Adjacent and nearby properties are developed as a shopping center, car wash, gas station, convenience store, a restaurant; a bar and tavern, a day care, a church with an elementary school, a Montessori school, a drop-in day care, a martial arts facility, several office buildings, and single-family detached homes accessed via Honeycutt Road.

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

Surrounding and nearby properties are zoned Shopping Center CUD, Neighborhood Business, Office & Institution-1 CUD and Rural Residential with WPOD and SHOD-1. Buildings generally are situated behind several rows of parking fronting on Falls of Neuse Road.

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

The proposed map amendment and PDD Master Plan are compatible with (i) the suitability of the property for the particularly proposed health club use and design and (ii) the character of the surrounding area. Features of the property illustrating this suitability include: (w) the site's location along a major thoroughfare; (x) the site's proximity to other compatible uses for a health club (e.g. office, commercial, and residential uses); (y) the relatively large size of the existing lot, which permits the implementation of innovative water quality preservation techniques; and (z) the site's division by the boundary of the watershed.

V. **Benefits and detriments of the proposed map amendment.**

No detrimental effects of the proposed map amendment Master Plan have been identified.

Benefits include:

A. **For the landowner(s):**

- Redevelopment of the existing outdoor recreational use into a more modern indoor facility.

B. **For the immediate neighbors:**

- Reduction in existing noise and light impacts upon immediate neighbors from the driving range and putt-putt golf course operation.
- Reduction in potential off-site impacts of stormwater runoff from development of the site for single family residential or institutional uses that are currently permitted by right.

C. **For the surrounding community:**

- The proposed rezoning will result in an improvement in the quality of water draining to Falls Lake in regard to the export of nitrogen and phosphorous over existing conditions.
- The proposed rezoning will result in an improvement in the quality of water draining to Falls Lake in regard to the export of nitrogen and phosphorous over currently permitted uses by right.

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

No. The majority of nearby properties are not subject to any existing restriction that would preclude development of the proposed health club. To the contrary, the proposed map amendment and Master Plan, if approved, would remain a burden upon the site's future development far in excess of neighboring properties that are located outside the watershed.

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

The proposed map amendment is reasonable and in the public interest because it provides for an improvement in the treatment of stormwater quantity and quality above city and state regulations. The proposed use is compatible with surrounding and nearby uses and would otherwise be permitted under the current zoning with a special use permit were the operator a non-profit entity.

III. Recommended items of discussion (where applicable).

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

This question is not applicable to this petition.

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

The area surrounding the subject property has changed significantly since this property was originally developed as a driving range in the 1970's. State Highway I-540 has been constructed at the rear of the subject property and an interchange with Falls of Neuse Road has been installed near the subject property. Falls of Neuse Road has been widened to five lanes and designated a secondary arterial. Surrounding properties have developed for primarily commercial uses. The city's comprehensive plan had been amended to encourage a retail and office uses on property immediately adjacent to the subject property. Acknowledging the change from rural to urban, the City of Raleigh requested that the subject property be included within its Extra-Territorial Jurisdiction. Much of the surrounding property has been annexed into Raleigh corporate limits.

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

The proposed rezoning provides water quality protection that surpasses all city and state water quality regulations.

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

Public infrastructure is in place to serve this property. There is sufficient access to light and air, and mild topography.

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

North Carolina General Statute 160A-381 defines the fundamental purpose of zoning to be “. . .promoting health, safety, morals or the general welfare of the community. . .” The proposed rezoning advances this purpose by protecting water quality, providing significant open space, making efficient use of existing infrastructure, limiting sprawl, and providing for transition between uses.

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

Based upon the foregoing, the petitioner respectfully requests approval of this rezoning.

Z-05-13 / MP-4-12

CITY OF RALEIGH
CITY PLANNING DEPT

2012 SEP 21 AM 9:57

City of Raleigh, NC
Development Plans Review Center

P. O. Box 590, Raleigh, N. C. 27602
One Exchange Plaza 3rd Floor
Telephone: (919) 516-2626 FAX: (919) 516-2684
<http://www.raleighnc.gov/>

MASTER PLAN APPLICATION

PLANNED DEVELOPMENT OVERLAY DISTRICT

Section A.

SUBMITTAL CHECKLIST

AT THE TIME YOU SUBMIT, A PLANNING DEPARTMENT STAFF MEMBER WILL CHECK YOUR APPLICATION MATERIALS FOR COMPLETION. IF ANY OF THE FOLLOWING SUBMITTAL MATERIALS ARE MISSING OR INCOMPLETE, WE WILL ASK YOU TO COMPLETE THE PACKAGE AND RE-SUBMIT for the appropriate deadline date. This is an important step to ensure that your plan can be reviewed in a timely manner, so please plan on spending a few minutes with us when you submit. Please DO NOT simply leave your application materials with the receptionist.

PLANS SHALL BE SUBMITTED TO THE DEVELOPMENT PLANS REVIEW CENTER, ONE EXCHANGE PLAZA 3RD FLOOR WITH OTHER REQUIRED DOCUMENTATION FOR ZONING CASES BY THE DEADLINE DATE.

PLEASE INCLUDE ALL OF THE FOLLOWING (CHECK OFF). If any information is missing from the application package, you will be asked to complete the application and re-submit the petition, so please check the list below carefully before you submit: Insufficient information may result in a change in your schedule of review.

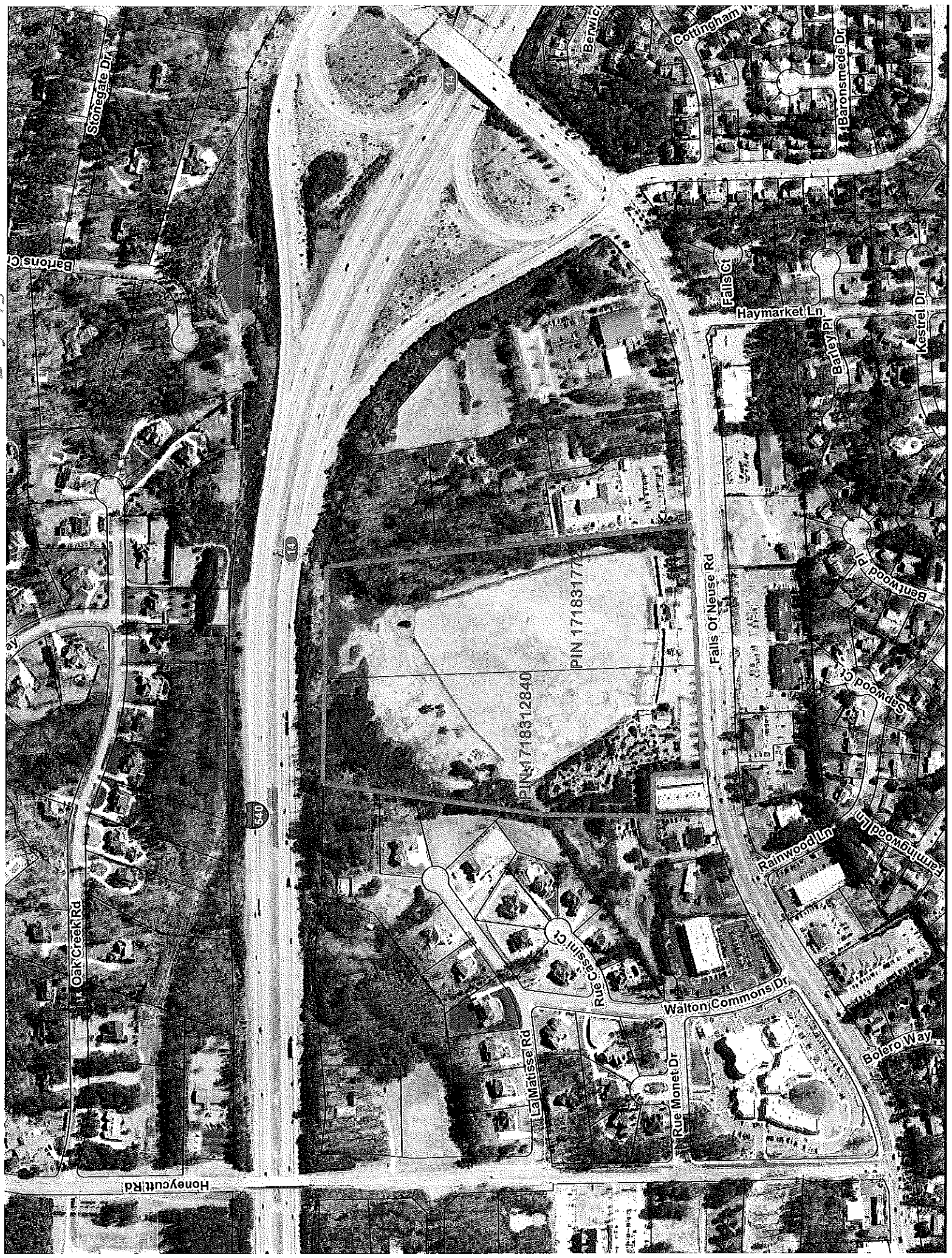
- ☐ **FILING FEE.** This represents approval filing fee and re-zoning fee. Checks may be made out to the City of Raleigh. Payments may be made by cash, check, Visa or Master Card.

Refer to the Development Fee Schedule for current fees:

Master Plans associated with a Planned Development
District
Revisions to approved master plans

- ☐ **COMPLETED RE-ZONING APPLICATION.** Available for download or pick up from 3rd floor, One Exchange Plaza.
- ☐ **THIS APPLICATION FORM** completed and signed by the **property owner** (agent cannot sign for owner).
- ☐ **USING "IMAPS", PLEASE SUBMIT A HIGHLIGHTED COPY OF YOUR PARCEL WITH YOUR PIN # AND A MOST RECENT AERIAL PHOTO OF THE PARCEL.**
- ☐ **TWELVE (12) COPIES OF THE MASTER PLAN DOCUMENTS.** You may chose to include illustrative site plans, text, drawings, charts or illustrations necessary to explain the concepts and details of the master plan. See Section C of this application for necessary information to be included in a master plan submittal. See accompanying template provided.
- ☐ **THREE (3) COPIES OF THE TRAFFIC IMPACT ANALYSIS** including the volumes generated by each use.
- ☐ **A DIGITAL COPY OF ONLY THE SITE PLAN AND ELEVATIONS.**
The purpose of this image is to illustrate the basic character of the preliminary plan. It should contain only such basic information as: building outline, landscaping, parking and drives, stormwater facilities, lot boundary. The

Z-5-13



digital image should be provided in the form of pdf on a CD. If the plan was not digitally created, provide an 8 1/2" x 11" reduction of the plan.

Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review.

NOTE!!! A FINAL DIGITAL OR REDUCED COPY OF THE PLAN IS TO BE SUBMITTED TO THE COORDINATING PLANNER ONCE ALL STAFF REVIEW COMMENTS HAVE BEEN APPROVED. It should contain only such basic information as: building outline, landscaping, parking and drives, stormwater facilities, lot boundary. The digital image should be saved in any of the following formats, listed in order of preference: .jpg, .gif, .pdf, on a CD. If the plan was not digitally created, provide an 8 1/2" x 11" reduction of the plan.

PLANNED DEVELOPMENT APPROVAL PROCESS:

The master plan will be reviewed by administrative staff, and comments will be sent to the applicant. At the point at which the Planning Director determines that the master plan submittal requirements are complete and adequate to properly review the proposal, a public hearing will be authorized on the request for re-zoning to Planned Development Overlay District. After the public hearing, the Master Plan and re-zoning request are referred to Planning Commission for a recommendation, and on to City Council for final consideration.

Section B.

SUMMARY INFORMATION - (SHOW ON MASTER PLAN)

ALL PLANS REQUIRE THE FOLLOWING INFORMATION ON THE FRONT COVER OF THE DRAWING SETS:

DEVELOPMENT NAME: _____

LOCATION: 8515 Falls of Neuse Road Raleigh, NC 27615

WAKE COUNTY PROPERTY IDENTIFICATION # (PIN) with property map _____

1718312840 and 1718317729

EXISTING ZONING DISTRICT(s): Rural Residential with Watershed Protected Overlay District and Special Highway Overlay District-1

PROPOSED ZONING DISTRICT(s): Rural Residential with Planned Development Conditional Use Overlay District

INSIDE CITY LIMITS? No

CLIENT (Owner or Developer):

Name(s) Falls of Neuse Driving Range, Inc.

Address: 8515 Falls of Neuse Road, Raleigh, NC 27615

Telephone: _____ FAX: _____

E-Mail Address: _____

CONSULTANT (Person to contact regarding questions or revisions to the plan):

Name(s): Beth Trahos (Attorney for contract purchaser)

Smith Moore Leatherwood

Address: 434 Fayetteville Street, Suite 2800, Raleigh, NC 27601

Telephone: 919.755.8760 FAX: 919.755.8800

E-Mail Address: beth.trahos@smithmoorelaw.com

TOTAL SITE ACRES: 25.71±RESIDENTIAL ACRES: None

Total residential units _____
 Single-family lots _____
 Multi-family units _____
 Group housing units _____
 Condominium units _____
 Congregate Care equivalent dwelling units _____
 Average residential density _____
 Maximum residential density _____
 Proposed minimum lot size for detached single family
 residential if requesting lots less than 5000 sq. ft. _____
 provide findings in accordance with 10-2057

INSTITUTIONAL ACRES: None

Building Sq. Ft. _____

OFFICE ACRES: None

Building Sq. Ft. _____

INDUSTRIAL ACRES: None

Building Sq. Ft. _____

RETAIL ACRES: None

Building Sq. Ft. _____

% OF SITE THIS CONSTITUTES

RECREATION ACRES: 25.71±Building Sq. ft. 109,000OPEN SPACE ACRES: 10.28±

Not-for-profit common area: _____

% OF SITE IT CONSTITUTES: 40%

Greenway (dedicated sq. ft.) _____

TREE CONSERVATION ACRES: 2.571±

acreage _____

% OF SITE IT CONSTITUTES 10%

Other public open space _____

OWNER'S SIGNATURE:

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed master plan as approved by the City.

I hereby designate Elizabeth C. Trahos, Smith Moore Leatherwood, LLP

to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

Date: 09-20-12Signed: [Signature]By: Benny DeanPosition: SEC.Printed Owner's name: Falls of Neuse Driving Range, Inc.**Section C.****DATA FOR MASTER PLAN DOCUMENTS****PLEASE INCLUDE ALL OF THE FOLLOWING (CHECK OFF)**☐ (a) Sheet size.

- (1) Plan-view drawings for the master plan shall be drawn on one of three (3) standard sheet sizes. These are:
- eighteen (18) by twenty-four (24) inches;
 - twenty-four (24) by thirty-six (36) inches;
 - thirty (30) by forty-two (42) inches;

(2) Other supporting documentation may be submitted on 8 1/2" x 11" sheets, 11" x 17" sheets or 8 1/2" x 14" sheets.

☐ (b) **Key Information.**

- (1) A vicinity sketch or key map at a scale of not more than one thousand (1000) feet to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the remainder of the preliminary subdivision plan;
- (2) True north arrow, with north being at the top of the map;
- (3) Scale of the map using engineer's scale (1"=10', 1"=50', etc.) and date of preparation, including all revision dates;

☐ (c) **Summary Information.**

- (1) The name of the development, name of the owner and agent, name, address and telephone number and fax number of the designer who prepared the plan;
- (2) All information included in Section B. of this application;
- (3) For properties in a conditional use zoning district, list of zoning conditions should appear on the plan;
- (4) Proposed heights and setbacks.

☐ (d) **Property Information.**

- (1) Boundary lines of the proposed development;
- (2) Existing easements including width dimensions and book and page references;
- (3) Property to be dedicated for public use, such as proposed easements, rights-of-way, or greenway, including acres, square feet and dimensions;
- (4) Street right-of-way lines and other property lines, drawn to scale;
- (5) Zoning district boundary lines;
- (6) Adjoining properties, land uses and owners names;
- (7) Existing wooded areas, streams and lakes;

☐ (e) **Transportation Information.**

- (1) Preliminary circulation plan showing existing and proposed driveway and access point limitations, existing and proposed major streets, new and widened rights-of-way within and adjacent to the site;
- (2) Traffic Impact Analysis including volumes generated and impact on surrounding intersections;
- (3) Information on how the layout of land uses and facilities encourages transit and pedestrian access;
- (4) Cross-sections of proposed streets to serve the property covered by the Master Plan, including specifications for all cross-sections that involve alternative designs not included in the City's current development regulations;

☐ (f) **Land Use / Phasing / Open Space Information.**

- (1) Proposed uses including locations and amounts, and a detailed list of uses allowed within each land use category specified. This plan should show a mixture of uses to provide convenient arrangements of complementary land uses, such as office, day care and residential;
- (2) Existing and proposed greenways, parks and open space, including designs for screening and buffering of conflicting land uses;
- (3) Maximum scale, floor area ratio, building lot coverage, impervious surface limitations or other proposed limitations on area and bulk;
- (4) Phasing of development, including covenants, assessments and other applicable restrictions, showing a generalized subdivision scheme;
- (5) Mechanisms for monitoring the construction of the land uses shown on the master plan, in order to assure that community facilities are completed and land use requirements are met;
- (6) Mechanisms for providing a unified approach to landscaping parking, driveways, drainage, sedimentation control and pedestrian circulation;
- (7) Maximum heights of buildings by land use category and a schedule of minimum yard setbacks by land use area in the Master Plan;
- (8) Location of outdoor uses such as display areas, landfills, cemeteries, quarries, mines, outdoor storage yards, chemical or petroleum refineries, "ready-mixed" concrete production, asphalt plants, community water and wastewater treatments tanks and facilities;

☐ (g) **Alternative Designs and Revisions.**

- (1) Information to support any requested alternative design
 - parking reductions
 - street cross sections
 - SIGNAGE

- LANDSCAPING
- LOT SIZES 10-2057.

(2) The proposed type, nature and extent of revisions that will be approved by the City staff subsequent to the approval of the Master Plan;

☐ (h) **Utility / Stormwater Information.**

- (1) Water and sewer plan for all uses proposed in the Master Plan, including location of existing and proposed sewer and water mains. Include estimate of average daily sewage flow demand for each phase;
- (2) Proposed stormwater management scheme, showing general methods of retaining or conveying stormwater throughout the site, and any adjoining off-site facilities, as well as proposed drainage easements in their general location;
- (3) Regulatory floodprone area elevations;

☐ (i) **Special Information.**

- (1) In all Special Highway Overlay Districts, protective yard areas along major access corridors and principal arterials, and distance from interchange if along a side street;
- (2) In Reservoir Watershed Protection Areas, watercourse buffer areas as required in §10-3052(b), square foot amount of existing and proposed impervious surface area per lot, estimated amount of impervious surface area of proposed public and private streets and public improvements, the location of and areas served by facilities used to retain the first one-half (1/2) inch of storm water as required in §10-3052(a), the allocation of impervious surface limitations to lots;
- (3) In cluster unit developments, calculations for density transfers among different phases and from rights-of-way, building envelopes and maintenance easements when the development is to be approved with minimum setback less than five (5) feet;
- (5) In Metro Park Protection Overlay Districts, watercourse buffer areas, impervious surface calculations, tree inventory if impervious surface area exceeds 30%, park buffer yards;
- (6) Phasing plan, if the construction of public improvements and/or the recording of lots is to be phased;
- (7) In Mobile Home zoning districts, an evacuation plan is to be filed with the Wake County Office of Emergency Preparedness for all mobile home parks located within floodprone areas;
- (8) Any other information that may be requested by the reviewing authority.

☐ (j) **Tree Conservation Plan, if applicable, (Refer to TC-07-04 Tree Conservation Ordinance)**

- (1) (Sheet 1) Requires a separate Tree Conservation Map with all proposed tree conservation areas (TCA's), see Section 10-2082.14);
- (2) Label Primary and Secondary Tree Conservation Areas utilizing the "Standardized Designation For Tree Conservation Areas" list.
- (3) (Sheet 2) Show existing and proposed grades, combining an accurate location of tree protection fence, also show acreage calculations of tree conservation areas as listed in Tree Conservation Data Sheet.
- (4) Completed Tree Conservation Data Sheet;
- (5) (Sheet(s) 3+) For the Secondary Tree Conservation Areas include the following:
 - a. Photo panoramic panel of proposed secondary TCA's. Each photo to represent 50 linear feet of tree conservation area. Include **(2 copies)**.
 - b. Certified tree cover report with description of each 50' of TCA. **(2 copies)**.
 - c. Most recent aerial photo.

☐ (k) **Urban Design Guidelines for Mixed-Use Neighborhood and Village Centers checklist (NEW)**

Indicates the guidelines and principles that will be adhered to and the extent to which specified apply to the "key elements" described in the Urban Design Guidelines for Mixed-Use Neighborhood and Village Centers. Use accompanying checklist provided.

☐ (l) **Below, provide a description of how your plan conforms to the guidelines of the Comprehensive Plan, including information such as Planning District, Small Area Plan, Corridor Plan, oversized focus area, PBOD, focus area and recommended use(s) for the property.**

Please see attached brief.

MASTER PLAN (MP-4-2012)
LIFE TIME FITNESS MASTER PLAN
PROPOSED PLAN DEVELOPMENT DISTRICT

25.71 ACRES

PROPERTY OWNER:

Falls of Neuse Driving Range, Inc.
8515 Falls of Neuse Road
Raleigh, North Carolina 27615

CONTRACT PURCHASER:

LTF Real Estate Company, Inc.
2902 Corporate Place
Chanhassen, MN 55317

CONSULTANTS:

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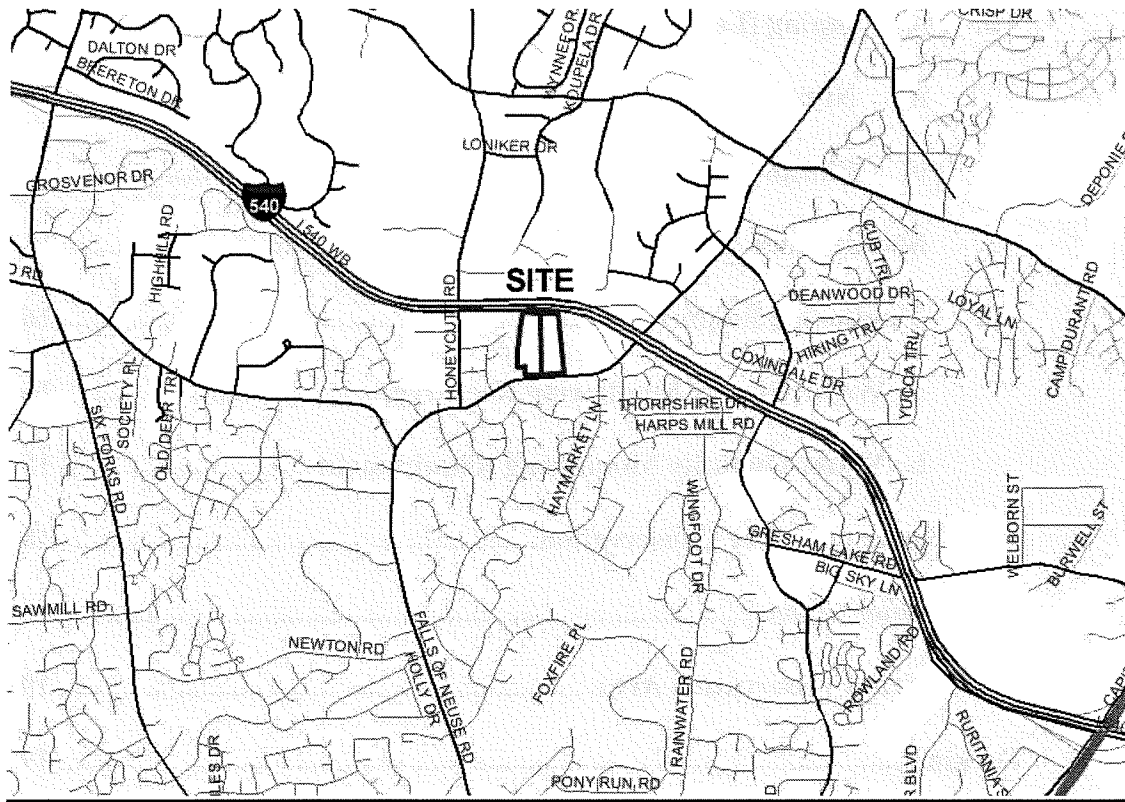
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1. VICINITY MAP



2. SUMMARY INFORMATION

A. Name of Development:	Life Time Fitness Center and Conservation Area
B. Name of Property Owners:	Falls of Neuse Driving Range, Inc. 8515 Falls of Neuse Road Raleigh, NC 27615
C. Contract- Purchaser:	LTF Real Estate Company, Inc. 2902 Corporate Place Chanhassen, MN 55317
D. Attorneys:	Elizabeth C. Trahos Smith Moore Leatherwood, LLP 434 Fayetteville Street, Suite 2800 Post Office Box 27525 Raleigh, North Carolina 27611 919.755.8760 919.838.3167 (fax) beth.trahos@smithmoorelaw.com David J. Neill Smith Moore Leatherwood, LLP 434 Fayetteville Street, Suite 2800 Post Office Box 27525 Raleigh, North Carolina 27611 919.755.8766 919.838.3168 (fax) dave.neill@smithmoorelaw.com

3. INTRODUCTION

This document and the accompanying exhibits submitted herewith (collectively, the “Master Plan”) are provided pursuant to provisions of the Raleigh City Code (the “Code”) dealing with the Planned Development Conditional Use Overlay District (“PDD”) for a Life Time Fitness Health Club proposed by Falls of Neuse Driving Range, Inc. (the “Property Owner”) and LTF Real Estate Company, Inc. (the “Contract-Purchaser”).

4. LOCATION AND CONTEXT

This Master Plan contemplates the redevelopment of the Falls of Neuse Driving Range, including the driving range, 36-hole putt-putt golf course, associated snack bar and retail golf store, as a modern, best-in-class, health and fitness center. The Falls of Neuse Driving Range property is comprised of two parcels totaling 25.71± acres located on the north side of Falls of Neuse Road near the interchange with I-540 (the “Property”).

Land use in the surrounding area is largely commercial. Adjacent and nearby uses include a shopping center, several office buildings, several gas stations, two car washes, a landscape business, a day care, a church, a school, and a small residential neighborhood accessed from Honeycutt Road. Adjacent and nearby zoning includes Shopping Center, Neighborhood Business, Office & Institutional-1 CUD and Rural Residential.

5. THE DEVELOPMENT CONCEPT

With the consent of the property owner, the Contract-Purchaser proposes to build a health club with gymnasium, indoor and outdoor swimming pools, an ancillary day care

facility providing child care services for members while they are on the premises, an ancillary restaurant, a snack bar at the outdoor pool, a spa and salon and a small store selling items related to health and fitness (the "Health Club"). Access to all facilities is restricted to members and their paying guests of the health facility. A Land Use Plan identifying the general development concept has been submitted as a part of this Master Plan.

6. LAND USES

The Property shall be utilized only for a health club facility which shall be restricted to membership (verification of membership status shall occur prior to engaging in any of the activities associated with the health club) and which may include the following uses as general uses on the Property as the same are utilized in Section 10-2071:

- (a) Recreational use restricted to membership-commercial;
- (b) indoor and outdoor swimming pools and spas;
- (c) one or more gymnasiums including indoor basketball, racquet ball or similar courts;
- (d) one day care facility which shall provide child care services only for the children of users of services offered upon the Property;
- (e) one eating establishment without a drive-thru window included within the same building as the Health Club and not comprising more than ten percent (10%) of the building floor area gross of the building;
- (f) one spa, medi-spa and salon, providing such services as hair care, nail care, waxing, facial treatments of all sorts, tanning, chiropractic treatments, massage, physical therapy, and nutrition counseling and classes among other services generally associated

with a spa, medi-spa and salon, included within the same building as the Health Club and not comprising more than ten percent (10%) of the building floor area gross of the building;

(g) a shop displaying health and fitness accessories within the same building as the Health Club and not comprising more than ten percent (10%) of the total heated area of the building;

(h) a snack bar without a drive-thru window located in a cabana near the outdoor pool;

(i) offices for employees of the Health Club;

(j) other service uses ancillary to the Health Club;

(k) a parking facility or facilities;

(l) open space, conservation area, tree planting and tree save areas;

(m) driveways, drive aisles, sidewalks, access ways and streets associated with the Health Club;

(n) accessory structures;

(o) stormwater devices, irrigation systems, sedimentation and erosion control devices; and related infrastructure;

(p) utility services;

(q) signage shall be permitted as allowed in the Thoroughfare District; and

(r) such other uses necessary for and incidental to the construction of a health club.

7. LAND USE INTENSITY.

A. Limitation on Impervious Area.

The site, including rezoned property that does not currently drain to the Falls Lake Reservoir, shall not exceed thirty percent (30%) impervious surface of the Property.

B. Building Number and Size Limitation.

One (1) principal building is permitted on the Property. The principal building on the site shall not exceed 112,000 square feet floor area gross. No more than three (3) accessory buildings not exceeding 3,000 square feet floor area gross in aggregate total shall be permitted on the site for storage of stormwater management supplies, irrigation systems, control systems, pump systems, etc. and a cabana building associated with the outdoor pool. For purposes of this document “floor area gross” shall mean: the sum in square feet of the gross horizontal areas of all floors of the building measured from the exterior walls or from the center line of separating two (2) buildings. The floor area gross of a building shall include basement floor area when more than one-half ($\frac{1}{2}$) of the basement height is above the established curb level or above the finished lot grade level where the curb level has not been established. Elevator shafts, stairwells, floor space used for mechanical equipment, attics, balconies and mezzanines, enclosed porches, and floor area devoted to accessory uses shall be included in the calculation of floor area gross. However, the following shall not be included in the floor area gross: any space devoted exclusively to off-street parking; or outdoor loading, display, utility service areas; or mechanical equipment and uninhabited enclosed space on tops of roofs; or attic space having head room of less than seven (7) feet ten (10) inches.

C. Building Height Limitation.

No building shall exceed two stories and fifty-seven feet (57') in height.

Buildings in the general area are similarly developed as two story buildings.

8. STANDARDS AND CRITERIA

A. Building Setback

To remain consistent with area properties, the principal building shall be set back at least thirty feet (30') on all sides.

B. Transportation

1. Traffic Impact Analysis

Please refer to the Traffic Impact Analysis submitted with this Master Plan and incorporated herein.

2. Circulation Plan

Please refer to the Preliminary Circulation Plan submitted with this Master Plan and incorporated herein.

a. Vehicular and Pedestrian Interconnectivity. Prior to the issuance of any building permit, pedestrian and vehicular interconnectivity shall be offered to the following properties with frontage along Falls of Neuse Road: (1) that certain parcel identified as Wake County PIN 1718 21 7422 and further described in Book 10396, Page 566, Wake County Registry; (2) that certain parcel identified as Wake County PIN 1718 21 9225 and further described in Book 1892, Page 449, Wake County Registry; (3) that certain parcel identified as Wake County PIN 1718 31 0273 and further described in Book 3455, Page 876, Wake County Registry; and (4) that certain parcel identified as Wake County PIN 1718 41 0568 and further described in Book 10506, Page

1716, Wake County Registry. Vehicular and pedestrian interconnectivity shall be provided prior to issuance of any building permit by construction of public street or public or private access easements to the identified adjoining properties. Pedestrian and vehicular interconnectivity to a specific parcel need not follow the same route. The pedestrian access way connecting Falls of Neuse Road to the facility's front door shall be identified using pavers as it traverses the parking area rather than painted striping.

b. Public Street Connection to Walton Commons Drive.

Prior to the issuance of any building permit for any building, right-of-way of fifty feet (50') in width, except at the connection to Walton Commons Drive where right-of-way will narrow to the available land area- approximately forty-five feet (45') in width, providing a connection to Walton Commons Drive by extending Rue Monet through that certain parcel identified as Wake County PIN 1718 21 7422 and further described in Book 10396, Page 566, Wake County Registry to the western boundary of the subject property shall be dedicated to the City of Raleigh, generally as shown on the attached **Exhibit A**. Prior to the issuance of a certificate of occupancy for any building, a public street thirty-one feet (31') in width from back of curb to back of curb including sidewalk on one side, except at the connection to the Property where the street width shall taper to connect with the twenty-four foot (24') wide private drive continuing onto the Property, shall be constructed within the previously dedicated right-of-way connecting the subject property to Walton Commons Drive ("Public Street Connection"), generally as shown on the attached **Exhibit A**. This Public Street Connection shall fulfill the vehicular and pedestrian interconnectivity requirements for that certain parcel identified as Wake County PIN 1718 21 7422 and further described in Book 10396, Page 566, Wake County

D. Stormwater Management

The Property is split by the ridge line such that approximately 22.96± acres of the Property currently drains toward Falls Lake via an unnamed tributary of Honeycutt Creek and, thus, are contained within the secondary water supply watershed and subject to the stormwater management requirements found in Part 10A, Chapter 10 of the City Code. The remainder of the site drains away from the Falls Lake Reservoir and is not included in the Water Supply Watershed but remains in the Neuse River Basin and is subject to the stormwater management requirements found in Part 10A, Chapter 9 of the City Code except where the condition set forth below exceed the requirements of the City Code. Stormwater management on this site shall address two primary issues: (a) peak discharge rates and (b) water quality management.

1. Peak Discharge Rates.

In addition to City Code requirements regulating the two-year and ten year storms, the peak stormwater runoff leaving the site for the one-year, 25 year and 100 year storm (collectively called the “Standard Design Stormwater Events”) shall be no greater for post-development conditions than pre-development conditions as the same are defined by Part 10A, Chapter 12 of the Code. The same methodologies used to calculate stormwater runoff must be used for both pre-development conditions and post-development conditions.

2. Water Quality Management.

a. Pumping Option

Stormwater runoff resulting from the Standard Design Stormwater Events from all impervious surfaces located upon the Property shall be pumped away from the Falls Lake Reservoir. Nitrogen and Phosphorous export load leaving the site to

the Falls Lake Reservoir from all impervious areas located upon the Property shall be zero (0) pounds per acre per year. Stormwater pumped away from the Falls Lake Reservoir under this option will be treated such that all discharge meets City Code standards for stormwater discharge within the Neuse River Basin and outside the Falls Lake Reservoir watershed.

i. Bond for Conversion from Option to Non-Pumping (Low Impact Development) Option

If the Project is constructed utilizing the Pumping Option, the property owner shall provide the City of Raleigh with a bond to convert the project from the Pumping Option to the Non- Pumping (Low Impact Development) Option, in the event the City Council adopts a resolution to reverse the flow of stormwater. The face value of the bond shall be one hundred and ten percent (110%) of the cost of conversion estimated by an engineer and approved by the City of Raleigh. The bond shall be posted prior to the issuance of a certificate of occupancy and kept in force for fifteen (15) years from that date.

b. Non-Pumping (Low Impact Development) Option

i. Nitrogen Export Load Limitations.

The Nitrogen export load leaving the site shall be less for post-development conditions than pre-development conditions as the same are defined by Part 10A, Chapter 12 of the Code utilizing generally accepted engineering calculations and in no event shall the post-development nitrogen export to the Falls Lake Reservoir from the site exceed 1.5 pounds of nitrogen per acre per year. Calculations submitted with this Master Plan utilize the *Jordan Lake Stormwater Load Accounting Tool* (JLSLAT), the most recent nutrient loading tool available from North Carolina

Department of Water Quality and approved for use in the Falls Lake watershed. For those areas of the site not draining towards the Falls Lake Reservoir, nitrogen loading calculations are computed using the methods approved by North Carolina Department of Water Quality as part of the Neuse River Basin Model Plan (1997) as per North Carolina Department of Water Quality. The same methodologies used to calculate nitrogen export load must be used for both pre-development conditions and post-development conditions. The property owner shall **not** have the option of offsetting their nitrogen export load to achieve the goal of nitrogen export load leaving the site being less for post-development conditions than pre-development conditions as described above by paying monies to the North Carolina Riparian Buffer Restoration Fund or a private mitigation bank as a part of their calculations for property that is in the secondary watershed; however, this does not preclude the property owner from making an offset payment to further reduce the computed nutrient export from site. Please see the attached engineering plans for more detailed calculations.

ii. Phosphorous Export Load Limitations.

The Phosphorous export load leaving the site shall be less for post-development conditions than predevelopment conditions as the same are defined by Part 10A, Chapter 12 of the Code utilizing generally accepted engineering calculations and in no event shall the post-development phosphorous export from the site to the Falls Lake Reservoir exceed 0.30 pounds of phosphorous per acre per year. Calculations submitted with this Master Plan utilize the *Jordan Lake Stormwater Load Accounting Tool* (JLSLAT), the most recent nutrient loading tool available from North Carolina Department of Water Quality and approved for use in the Falls Lake Watershed. The

same methodologies used to calculate phosphorous export load must be used for both pre-development conditions and post-development conditions. The property owner shall not have the option of offsetting their phosphorous export load to achieve the goal of phosphorous export load leaving the site being less for post-development conditions than pre-development conditions as described above by paying monies to the North Carolina Riparian Buffer Restoration Fund or a private mitigation bank as a part of their calculations for property that is in the secondary watershed; however, this does not preclude the property owner from making an offset payment to further reduce the computed phosphorous export from site. Please see the attached engineering plans for more detailed calculations.

3. Maintenance Bonding Requirement.

In addition to the replacement fund ordinarily required by the City of Raleigh for stormwater devices, the property owner shall provide the City of Raleigh with a maintenance bond to ensure the stormwater devices are properly maintained in the event of the property owner's absence or insolvency. The dollar amount of the bond shall be equal to the amount of money necessary to maintain the stormwater device for one year as defined in the stormwater maintenance manual for the project multiplied by five (5).

4. Monitoring Requirement.

a. Water Quality Monitoring Requirement.

In addition to the annual inspection ordinarily required by the City of Raleigh for stormwater devices, the property owner shall contract with an engineer to periodically monitor the export load levels of nitrogen and phosphorous to the Falls Lake

Reservoir from the site and provide a yearly report to the City of Raleigh. If, in any given year, the engineer's report shows that the export of nitrogen or phosphorous to the Falls Lake Reservoir exceeds the export load limits described in Section 8(D)(2)(b)(i) and (ii) above, the property owner shall be obligated to offset their additional export load by paying monies to the North Carolina Riparian Buffer Restoration Fund or a private mitigation bank. Any offset payment shall equal the cost of the actual additional nitrogen and/or phosphorous export to the Falls Lake Reservoir for one year multiplied by five (5). If the export of nitrogen or phosphorous to the Falls Lake Reservoir again exceeds the export load limits described above in another year, the property owner shall again be obligated to offset their export load by paying monies to the North Carolina Riparian Buffer Restoration Fund or a private mitigation bank as described above. The property owner shall be required to offset their export load each and every year it exceeds the export load limitations for nitrogen and/or phosphorous export to the Falls Lake Reservoir multiplied by a factor of five (5) as described above. The property owner shall donate to the City of Raleigh any offset credits purchased under this section for use by the City. If the property does not exceed the export load limitation for twenty (20) consecutive years, monitoring shall no longer be required.

In addition, if the export loads of nitrogen and/or phosphorous to the Falls Lake Reservoir exceed the export load limits described above, the property owner shall employ an engineer to design a plan and/or suggest operational changes to improve the nutrient removal ability of the stormwater system to meet the export load limits for nitrogen and phosphorous for review by the City of Raleigh. Once the City of

Raleigh has approved the revised stormwater system, the property owner shall install the recommended improvements and/or make the recommended operational changes.

b. Water Quantity Monitoring Requirement.

In addition to the annual inspection ordinarily required by the City of Raleigh for stormwater devices, the property owner shall contract with an engineer to periodically monitor the discharge of stormwater from the stormwater system to the Falls Lake Reservoir and provide a yearly report to the City of Raleigh. The stormwater management system will be designed and operated such that discharge from the system to the Falls Lake Reservoir will not occur for at least 90% of historical rainfall events as derived by statistical analysis of individual rainfall events from 1974 to 2003, as documented by the North Carolina State University Biological and Agricultural Engineering Department in a study entitled "Water Quality Design Storm: Sizing for the First Flush" (2006). If discharge from the stormwater system exceeds this amount to the Falls Lake Reservoir, the property owner shall employ an engineer to design a plan and/or suggest operational changes to improve the ability of the stormwater system to retain water on site for review by the City of Raleigh. Once the City of Raleigh has approved the revised stormwater system, the property owner shall install the recommended improvements and/or make the recommended operational changes. If the property does not exceed the stormwater discharge limitation for twenty (20) consecutive years, monitoring shall no longer be required.

E. Open Space and Tree Conservation.

1. Open Space.

A minimum of forty percent (40%) of the Property shall be maintained as open space and utilized only for conservation area; tree conservation area;

tree plantings area; landscape areas; and educational areas including associated access trails.

2. Tree Conservation Area.

At least fifteen percent (15%) of the site will be dedicated to Tree Conservation Area as defined by the Code. Tree Conservation will be provided generally as shown on the attached Tree Conservation Plan.

F. Parking

1. Vehicle Parking Maximum

Parking provided shall not exceed 6 spaces per 1,000 square feet of floor area gross.

2. Bicycle Parking

Bicycle racks containing capacity for at least forty (40) bicycles shall be provided adjacent to the entrance to the primary building.

3. Exterior Lighting

Exterior light fixtures shall be full cut-off design and shall not exceed twenty-five feet (25') in height. Wall-mounted light fixtures shall be full cut-off design or shielded from view. Any skylight shall be constructed with a semi-opaque material designed to limit light transmission rather than of clear glass. Exterior lighting shall be installed such that light does not exceed 2 foot candles when measured at any property line abutting a non-residential use. Notwithstanding the foregoing, exterior lighting shall not exceed 0.5 foot candle at any property line abutting a residential zone or lot with an existing household living or congregate care facility.

G. Phasing

This project will be constructed as one (1) phase.

H. SHOD Yard

A fifty foot (50') wide SHOD-1 yard shall be maintained along I-540 in accordance with the Code. No SHOD yard shall be required along Falls of Neuse Road.

9. AMENDMENTS AND REVISIONS

A. By Property Owners Only

Only the parties owning property within the Life Time Fitness Master Plan shall have the right to amend this Master Plan and the exhibits hereto.

B. Administrative Amendments

Staff shall administratively approve master plan amendments that propose any of the following alterations.

1. An increase or decrease to the allowable residential density, total number of dwelling units not to exceed ten percent.

2. An increase or decrease to the minimum required non-residential square footage or maximum permitted non-residential square footage, not to exceed ten percent.

3. An increase to allowable height (as measured in feet), provided the increase does not exceed the maximum number of feet permitted by story in the height categories contained within section 3.3. Staff may not administratively approve an increase in number of stories as specified in the master plan.

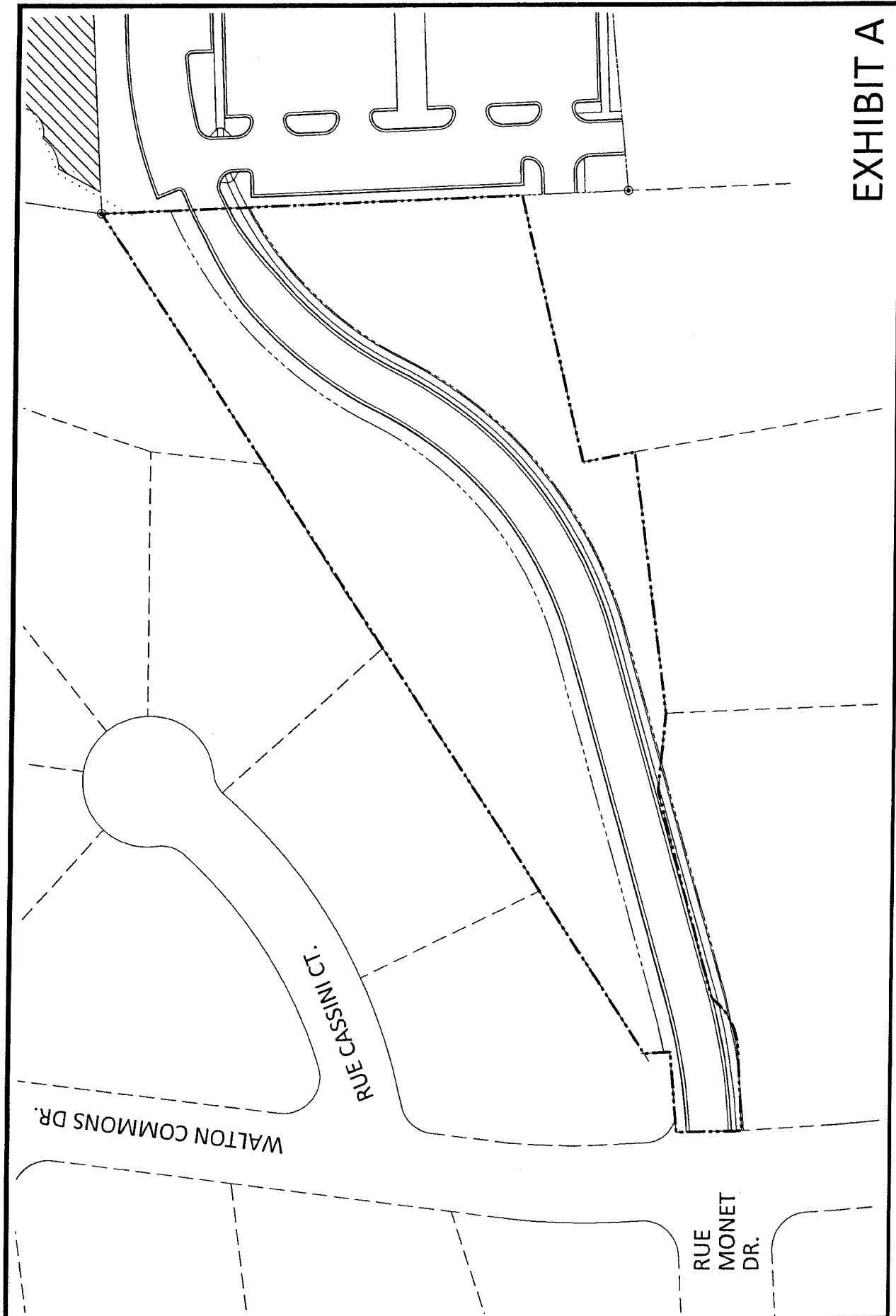
4. A transfer of non-residential floor area or residential dwelling units, from one area to another, not to exceed a twenty percent maximum for each standard.

5. Minor adjustments in location of building, parking and open space areas. A minor adjustment shall be a modification in orientation or distance to property line; however, the adjustment shall not exceed 100 feet in distance from the approved location, and shall not be any located any closer than 50 feet to the boundary of the Planned Development district. However, where a building or parking area is shown on the approved master plan within 50 feet of a property line, the building or parking area adjustment may not be located any closer to the property line than as shown on the approved Master Plan. In no event shall the principal building and parking be located further from than six hundred fifty feet (650') from the Falls of Neuse Road right-of-way. An adjustment to the location of transit facilities is permitted, provided the adjustment occurs prior to the recordation of the transit easement.

C. Other Revisions.

All other changes to the Master Plan, including termination thereof, shall be made by application to rezone the property to another zoning district under the Code.

EXHIBIT A



MASTER PLAN EXHIBITS
8515 FALLS OF NEUSE ROAD
RALEIGH, NORTH CAROLINA
PROJECT NUMBER: LTF-11000
CITY OF RALEIGH CASE NUMBER: MP-4-2012

DATE: SEPTEMBER 21, 2012
REVISED: NOVEMBER 1, 2012
REVISED: DECEMBER 19, 2012
REVISED: JANUARY 23, 2013
REVISED: FEBRUARY 19, 2013
REVISED: MARCH 19, 2013
REVISED: APRIL 18, 2013

**CONTRACT PURCHASER:
LTF REAL ESTATE CO., INC.
2902 CORPORATE PLACE
CHANHASSEN, MN 55317**

SHEET INDEX

- C-1 EXISTING CONDITIONS
- C-2 LAND USE PLAN
- C-3 PRELIMINARY MASTER SITE PLAN
- C-4 PRELIMINARY CIRCULATION PLAN
- C-5 PRELIMINARY STORMWATER MANAGEMENT PLAN - LID OPTION
- C-5B PRELIMINARY STORMWATER MANAGEMENT PLAN - PUMPING OPTION
- C-6 PRELIMINARY GRADING AND STORM DRAINAGE PLAN
- C-7 PRELIMINARY UTILITY PLAN
- LS-1 PRELIMINARY LANDSCAPE PLAN
- LS-2 PRELIMINARY LANDSCAPE PLAN
- TC-1 TREE CONSERVATION PLAN
- TC-2 SECONDARY TREE CONSERVATION AREA
- TC-3 SECONDARY TREE CONSERVATION AREA
- A-1 PRELIMINARY BUILDING ELEVATIONS

[illegible]

VICINITY MAP
1"=1000'

SITE DATA

CONTRACT PURCHASER:	L'ROY REAL ESTATE CO., INC. 2602 CORPORATE PLACE CHAMPAIGN, MN 55317
PIN	1718-31-2840, 1718-31-7729
SITE AREA	25.71 AC
EXISTING ZONING	R-R WITH RESERVOR WATERSHED PROTECTION AREA OVERLAY DISTRICT AND SPECIAL HIGHWAY OVERLAY DISTRICT-1
PROPOSED ZONING	R-R WITH PLANNED DEVELOPMENT CONDITIONAL USE OVERLAY DISTRICT AND RESERVOR WATERSHED PROTECTION AREA OVERLAY DISTRICT AND SPECIAL HIGHWAY OVERLAY DISTRICT-1
PROPOSED USE	RECREATION
EXISTING USE	RECREATION
BUILDING SETBACKS	FRONT - 30' SIDE - 30' REAR - 30'
BUILDING HEIGHT	25' MAXIMUM
BUILDING SQUARE FOOTAGE	117,000 SQ. FT. MAXIMUM

PRELIMINARY NUTRIENT EXPORT – FALLS LAKE BASIN-LID OPTION

TOTAL PRE-DEVELOPMENT NUTRIENT AREA:	1,019,581 SF
TOTAL PRE-DEVELOPMENT NITROGEN EXPORT RATE:	1.71 lbs/ac/yf
TOTAL PRE-DEVELOPMENT NITROGEN EXPORT:	40.02 lbs/y
TOTAL PRE-DEVELOPMENT PHOSPHORUS EXPORT RATE:	0.56 lbs/ac/yf
TOTAL PRE-DEVELOPMENT PHOSPHORUS EXPORT:	13.06 lbs/y
TOTAL POST-DEVELOPMENT NUTRIENT AREA:	1,097,748 SF
TOTAL POST-DEVELOPMENT NITROGEN EXPORT RATE:	1.15 lbs/ac/yf
TOTAL POST-DEVELOPMENT NITROGEN EXPORT:	28.62 lbs/y
TOTAL POST-DEVELOPMENT PHOSPHORUS EXPORT RATE:	0.41 lbs/ac/yf
TOTAL POST-DEVELOPMENT PHOSPHORUS EXPORT:	4.51 lbs/y

PRELIMINARY NUTRIENT EXPORT - NEUSE RIVER BASIN- LID OPTION

TOTAL PRE-DEVELOPMENT NUTRIENT AREA:	100,550 SF
TOTAL PRE-DEVELOPMENT NITROGEN EXPORT RATE:	8.15 lbs/ac/yr
TOTAL PRE-DEVELOPMENT NITROGEN EXPORT:	1880 lbs/yr
TOTAL PRE-DEVELOPMENT PHOSPHORUS EXPORT RATE:	N/A
TOTAL PRE-DEVELOPMENT PHOSPHORUS EXPORT:	N/A
TOTAL POST-DEVELOPMENT NUTRIENT AREA:	24,555 SF
TOTAL POST DEVELOPMENT NITROGEN EXPORT RATE:	4.13 lbs/ac/yr
TOTAL POST DEVELOPMENT NITROGEN EXPORT:	2.33 lbs/yr
TOTAL POST DEVELOPMENT PHOSPHORUS EXPORT RATE:	N/A
TOTAL POST DEVELOPMENT PHOSPHORUS EXPORT:	N/A

NOTES:

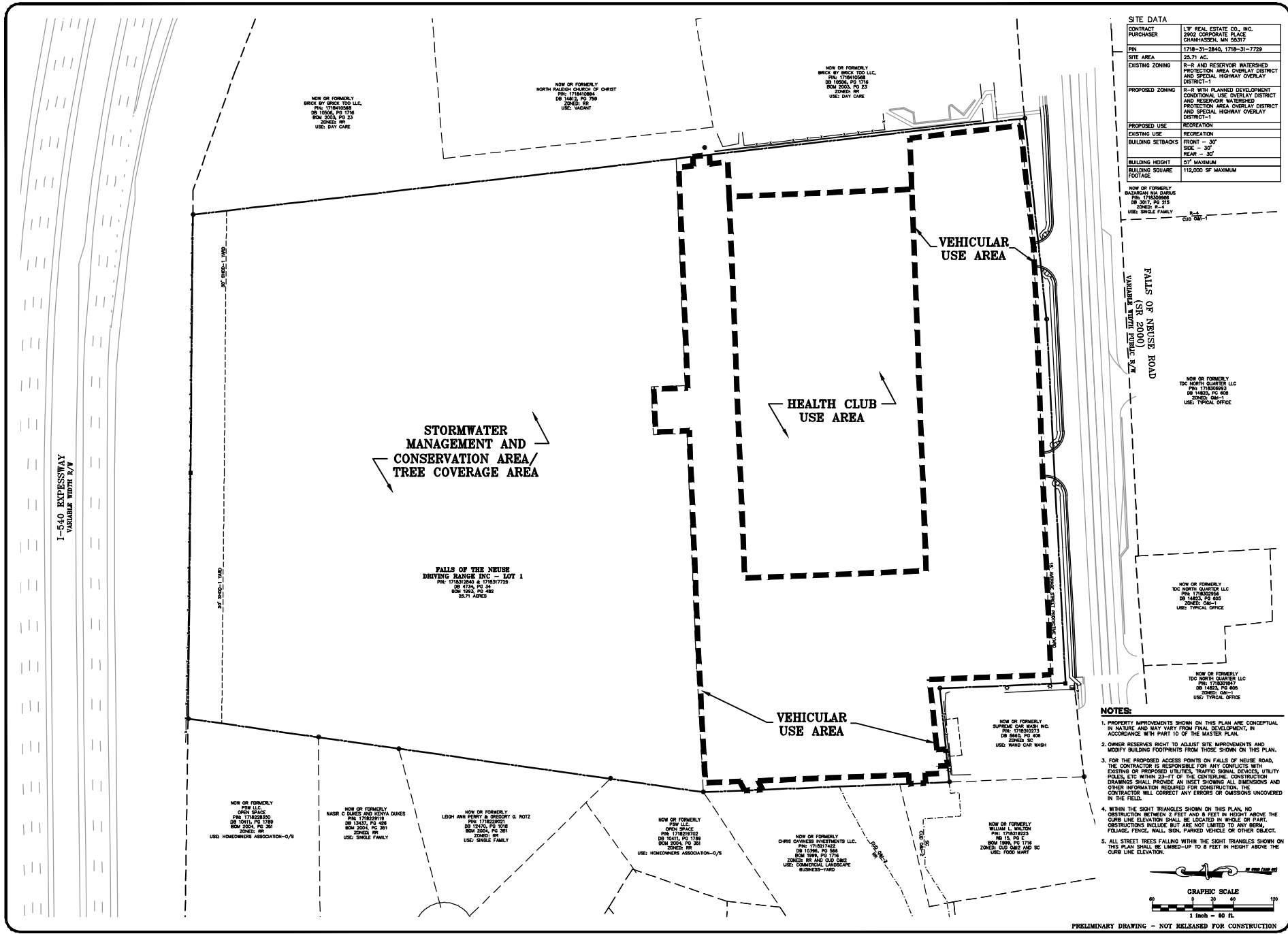
- NOTES:
1. PROPERTY IMPROVEMENTS SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE AND MAY VARY FROM FINAL DEVELOPMENT, IN ACCORDANCE WITH PART 10 OF THE MASTER PLAN.
 2. OWNER RESERVES THE RIGHT TO ADJUST THE LOCATION OF SITE IMPROVEMENTS AND MODIFY BUILDING FOOTPRINTS FROM THOSE SHOWN ON THIS PLAN.



**THE JOHN R. McADAMS
COMPANY, INC.**

ENGINEERS • PLANNERS • SURVEYORS • ENVIRONMENTAL

RESEARCH TRIANGLE PARK • CHARLOTTE
2905 Meridian Parkway, Durham NC 27713
800-733-5646 • www.johnrmcadams.com • License No.: C-0293



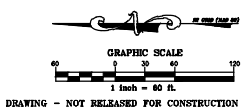
SITE DATA	
CONTRACT PURCHASER	LTF REAL ESTATE CO., INC. 2902 CORPORATE PLACE CHANHASSEN, MN 55317
R/W	1778-21-2840, 1778-31-7729
SITE AREA	25.71 AC
EXISTING ZONING	R-R AND RESERVOIR WATERSHED PROTECTION AREA OVERLAY DISTRICT AND SPECIAL HIGHWAY OVERLAY DISTRICT-1
PROPOSED ZONING	R-R WITH PLANNED DEVELOPMENT CONDITIONAL USE OVERLAY DISTRICT AND RESERVOIR WATERSHED PROTECTION AREA OVERLAY DISTRICT AND SPECIAL HIGHWAY OVERLAY DISTRICT-1
PROPOSED USE	RECREATION
EXISTING USE	RECREATION
BUILDING SETBACKS	FRONT - 30' SIDE - 20' REAR - 30'
BUILDING HEIGHT	27' MAXIMUM
BUILDING SQUARE FOOTAGE	112,000 SF MAXIMUM

NOW OR FORMERLY BAZARDIAN NIA BARUS P/N: 177820885 DR 10400, PG 215 ZONED: RM-1 USE: SINGLE FAMILY	NOW OR FORMERLY TOD NORTH QUARTER LLC P/N: 177820885 DR 10400, PG 215 ZONED: RM-1 USE: TYPICAL OFFICE	NOW OR FORMERLY TOD NORTH QUARTER LLC P/N: 177820885 DR 10400, PG 215 ZONED: RM-1 USE: TYPICAL OFFICE
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NOW OR FORMERLY TOD NORTH QUARTER LLC P/N: 177820885 DR 10400, PG 215 ZONED: RM-1 USE: TYPICAL OFFICE	NOW OR FORMERLY TOD NORTH QUARTER LLC P/N: 177820885 DR 10400, PG 215 ZONED: RM-1 USE: TYPICAL OFFICE	NOW OR FORMERLY TOD NORTH QUARTER LLC P/N: 177820885 DR 10400, PG 215 ZONED: RM-1 USE: TYPICAL OFFICE
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NOW OR FORMERLY SUPREME CAR WASH INC. P/N: 177820885 DR 10400, PG 215 ZONED: RM-1 USE: WASH CAR WASH	NOW OR FORMERLY WILSON L. WILSON P/N: 177820885 DR 10400, PG 215 ZONED: RM-1 USE: FOOD MART	NOW OR FORMERLY CHRIS OWNERS INVESTMENTS LLC P/N: 177820885 DR 10400, PG 215 ZONED: RM-1 AND CUD 080 USE: COMMERCIAL LANDSCAPE BUSINESS-YARD
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- NOTES:**
- PROPERTY IMPROVEMENTS SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE AND MAY VARY FROM FINAL DEVELOPMENT, IN ACCORDANCE WITH PART 10 OF THE MASTER PLAN.
 - OWNER RESERVES RIGHT TO ADJUST SITE IMPROVEMENTS AND MODIFY BUILDING FOOTPRINTS FROM THOSE SHOWN ON THIS PLAN.
 - FOR THE PROPOSED ACCESS POINTS ON FALLS OF NEUSE ROAD, THE CONTRACTOR IS RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING OR PROPOSED UTILITIES, TRAFFIC SIGNAL DEVICES, UTILITY POLES, ETC WITHIN 23'-FT OF THE CONTIGUOUS CONSTRUCTION DRAWINGS SHALL PROVIDE AN INSET SHOWING ALL DIMENSIONS AND OTHER INFORMATION REQUIRED FOR CONSTRUCTION. THE CONTRACTOR WILL CORRECT ANY ERRORS OR OMISSIONS UNCOVERED IN THE FIELD.
 - WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, PARKED VEHICLE OR OTHER OBJECT.
 - ALL STREET TREES FALLING WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN SHALL BE LIMITED-UP TO 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION.



THE JOHN R. McADAMS COMPANY, INC.
ENGINEERS • PLANNERS • SURVEYORS • ENVIRONMENTAL
2902 Corporate Place, Chanhassen, MN 55317
954-933-0000 • Fax 954-933-0001 • Email: jrm@jrmc.com

EXTENSIONS:

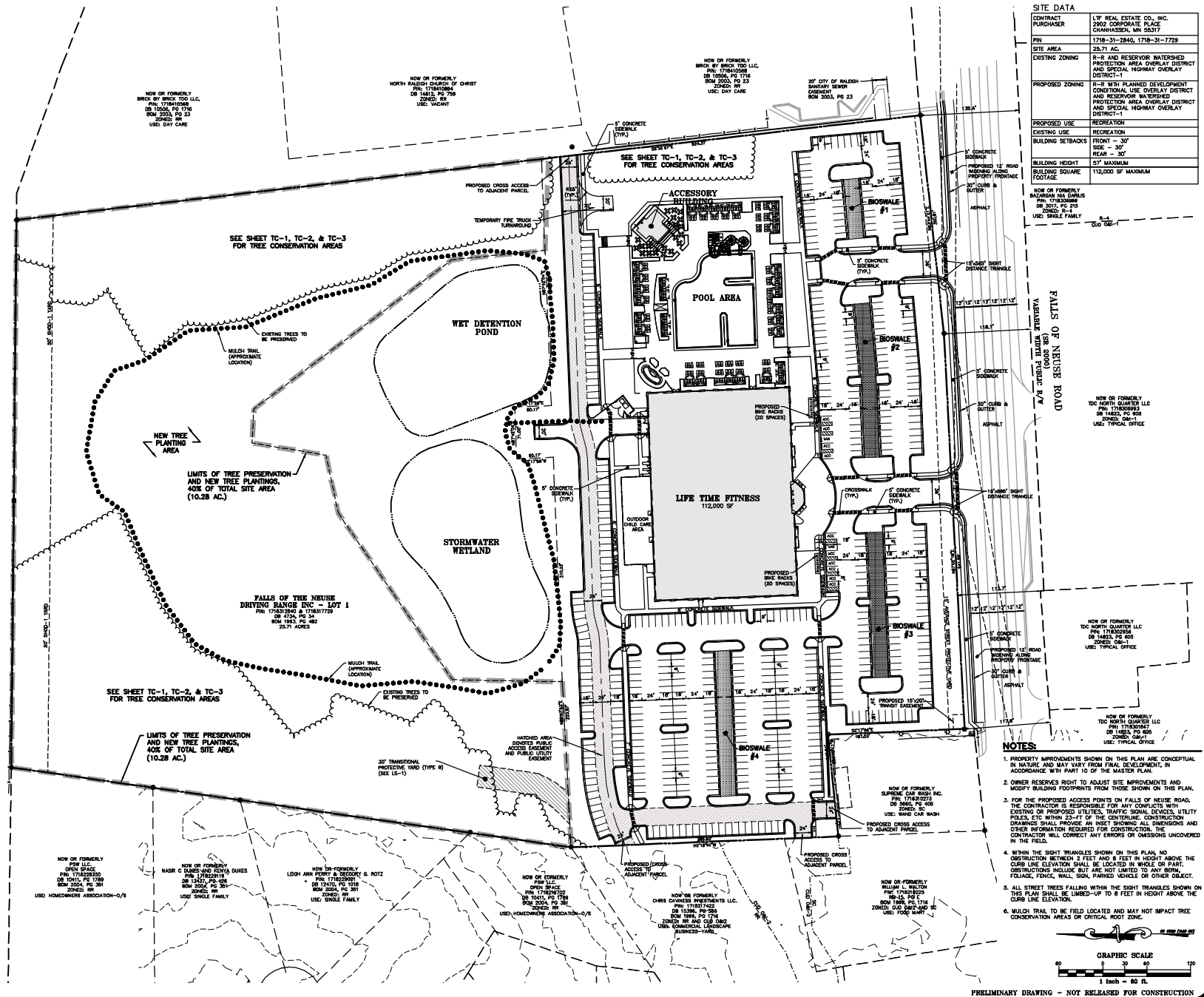
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11-11-2013 FOR CITY COMMENTS	11-11-2013 FOR CITY COMMENTS	11-11-2013 FOR CITY COMMENTS

CONTRACT PURCHASER:
LTF REAL ESTATE CO., INC.
2902 CORPORATE PLACE
CHANHASSEN, MN 55317

LAND USE PLAN

LIFE TIME FITNESS
FALLS OF NEUSE ROAD
RALEIGH, NORTH CAROLINA

PROJECT NO. LTF-11000
PRELIMINARY LTF11000-LUP1
SHEET NO. BOP
DATE 03-21-12
C-2
McADAMS



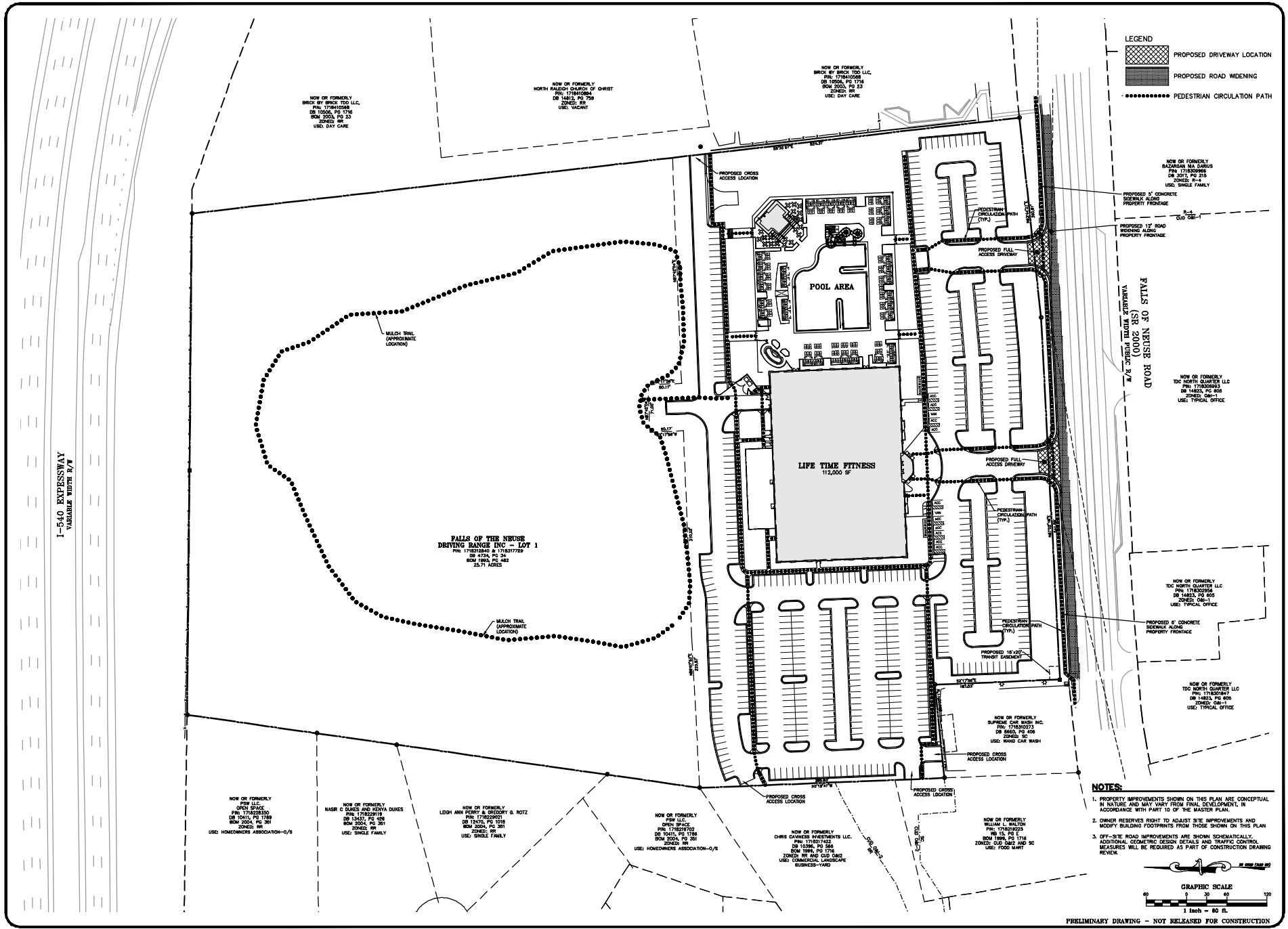
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

LIFE TIME FITNESS
FALLS OF NEUSE ROAD
RALEIGH, NORTH CAROLINA

LTF REAL ESTATE CO., INC.
2902 CORPORATE PLACE
CHANHASSEN, MN 55317

**THE JOHN R. McADAMS
COMPANY, INC.**
ENGINEERS • PLANNERS • SURVEYORS • ENVIRONMENTAL
RESEARCH TRIANGLE PARK • CHARLOTTE

PROJECT NO.	LTF-11000
DESKAND	LTF11000-S1
DESIGNED BY	BOP
REVIEW BY	RLJ
SCALE	1" = 60'
DATE	09-21-12
HEET NO.	C-3



- NOTES:**
1. PROPERTY IMPROVEMENTS SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE AND MAY VARY FROM FINAL DEVELOPMENT. IN ACCORDANCE WITH PART 10 OF THE MASTER PLAN.
 2. OWNER RESERVES RIGHT TO ADJUST SITE IMPROVEMENTS AND MODIFY BUILDING FOOTPRINTS FROM THOSE SHOWN ON THIS PLAN.
 3. OFF-SITE ROAD IMPROVEMENTS ARE SHOWN SCHEMATICALLY. ADDITIONAL GEOMETRIC DESIGN DETAILS AND TRAFFIC CONTROL MEASURES WILL BE REQUIRED AS PART OF CONSTRUCTION DRAWING REVIEW.

THE JOHN R. McADAMS COMPANY, INC.
ENGINEERS • PLANNERS • SURVEYORS • ENVIRONMENTAL
2802 Middleway, Durham, NC 27705
919-286-0000 • Fax 919-286-0001

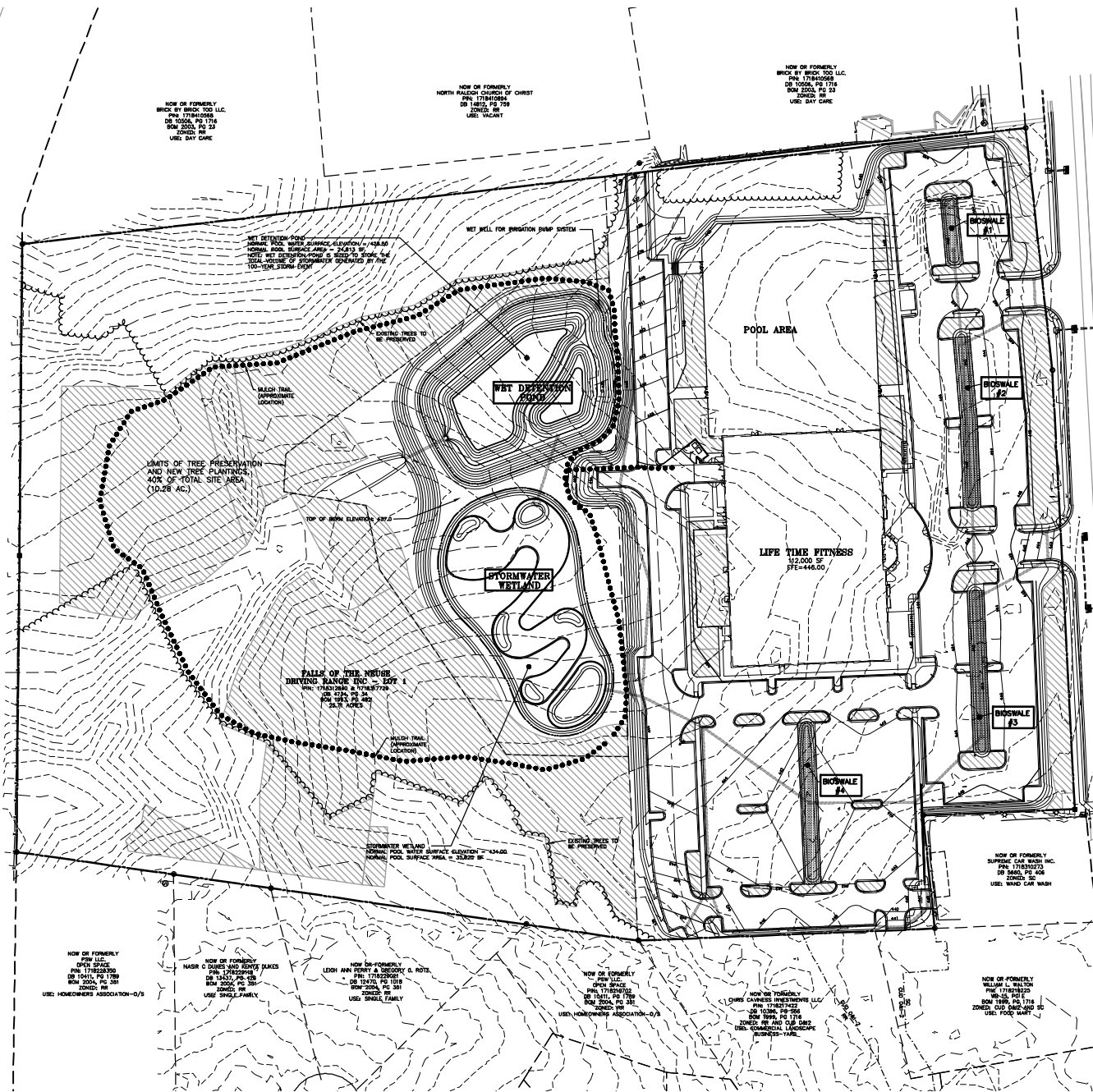
CONTRACT PURCHASER:
LTF REAL ESTATE CO., INC.
2802 CORPORATE PLACE
CHANNASSEN, MN 55317

LIFE TIME FITNESS
FALLS OF NEUSE ROAD
RALEIGH, NORTH CAROLINA

PRELIMINARY CIRCULATION PLAN

PROJECT NO. LTF-11000
DRAWING NO. LTF11000-CP1
DATE: 05-21-12
BY: C-4
C-4
McADAMS

I-540 EXPRESSWAY
VARIABLE WIDTH 2/4



STORMWATER TREATMENT STEPS (UD OPTION)

STORMWATER TREATMENT STEPS (UD OPTION)	POLLUTANT TYPE	NOTES
1. BIOSWALE	TYPICAL 40% NITROGEN AND 40% PHOSPHORUS REMOVAL. NO REMOVAL CREDIT TAKEN.	TREATS 3.02 ACRES OF IMPERVIOUS SURFACE. OUT OF 7.04 AC. OF TOTAL SITE AREA.
2. STORMWATER WETLAND	30% NITROGEN REMOVAL. 60% PHOSPHORUS REMOVAL. REMOVES 100% OF DWG NUTRIENT LOADING TOOL.	TREATS ALL PROPOSED IMPERVIOUS AREA DRAINING TO FALLS LAKE. DRAINAGE TO FALLS LAKE. CAN CONTAIN ENTIRE NO DESIGN STORM.
3. WETLAND DETENTION POND	14% NITROGEN REMOVAL. 24% PHOSPHORUS REMOVAL. REMOVES 100% OF DWG NUTRIENT LOADING TOOL.	REMOVES DRAIN DOWN FROM STORMWATER WETLAND. CAN CONTAIN ENTIRE 100-YEAR DESIGN STORM. DRAINAGE TO FALLS LAKE. CAN CONTAIN ENTIRE NO DESIGN STORM.
4. IRRIGATION/INFILTRATION	80% NITROGEN REMOVAL. 98% PHOSPHORUS REMOVAL. WORST CASE - 0.40 N/DAY FOR 4 DAYS. NO SOAKING. 24 HOURS AFTER PREVIOUS RAIN EVENT.	WORST CASE SCENARIO ASSUMES VIRTUALLY NO CAPTURE OF STORM EVENTS. 0.40 N/DAY FOR 4 DAYS. NO SOAKING. 24 HOURS AFTER PREVIOUS RAIN EVENT.

PRELIMINARY STORMWATER PERFORMANCE METRICS - TO FALLS LAKE (UD OPTION)

RALEIGH CITY CODE REQUIREMENTS	NITROGEN = 3.2 LB/AC/YR PHOSPHORUS = 0.30 LB/AC/YR + ONLY 60% OF TARGET REMOVAL REQUIRED ON-SITE	NITROGEN = 55.13 LB/YR PHOSPHORUS = 6.27 LB/YR
CURRENT CONDITIONS (DRAINAGE RANGE AND PLOT-TO-TOUS COURSE)	NITROGEN = 1.71 LB/AC/YR PHOSPHORUS = 0.57 LB/AC/YR	NITROGEN = 42.02 LB/YR PHOSPHORUS = 13.24 LB/YR
PROPOSED USE (WORST CASE)	NITROGEN = 1.15 LB/AC/YR PHOSPHORUS = 0.18 LB/AC/YR	NITROGEN = 28.82 LB/YR PHOSPHORUS = 4.51 LB/YR

- NOTES (UD OPTION):
- PROPOSED SITE AREA TO FALLS LAKE = 23.08 AC.
 - ALL LOADS TO FALLS LAKE COMPUTED USING LATEST VERSION OF NC DWG NUTRIENT LOADING TOOL.
 - CURRENT CONDITIONS BASED ON 23.41 AC. SITE AREA TO FALLS LAKE.
 - CURRENT RALEIGH CITY CODE ALLOWS 40% OF TREATMENT TO OCCUR OFF-SITE. THIS SITE AREA WILL EXCEED OFF-SITE TREATMENT AND WILL AREA DRAINAGE TO FALLS LAKE IN ORDER TO MEET OR EXCEED NUTRIENTS FROM THE EXISTING CONDITION.

AREA TO BE IRRIGATED
OPEN SPACE = 6.63 AC.

FALLS OF NEUSE ROAD
(SR 2000)
VARIABLE WIDTH PUBLIC R/W

NOW OR FORMERLY
TFC NORTH QUARTER LLC
PIN: 171800993
DB 14623, PG 605
ZONED: C-1
USE: TYPICAL OFFICE

NOW OR FORMERLY
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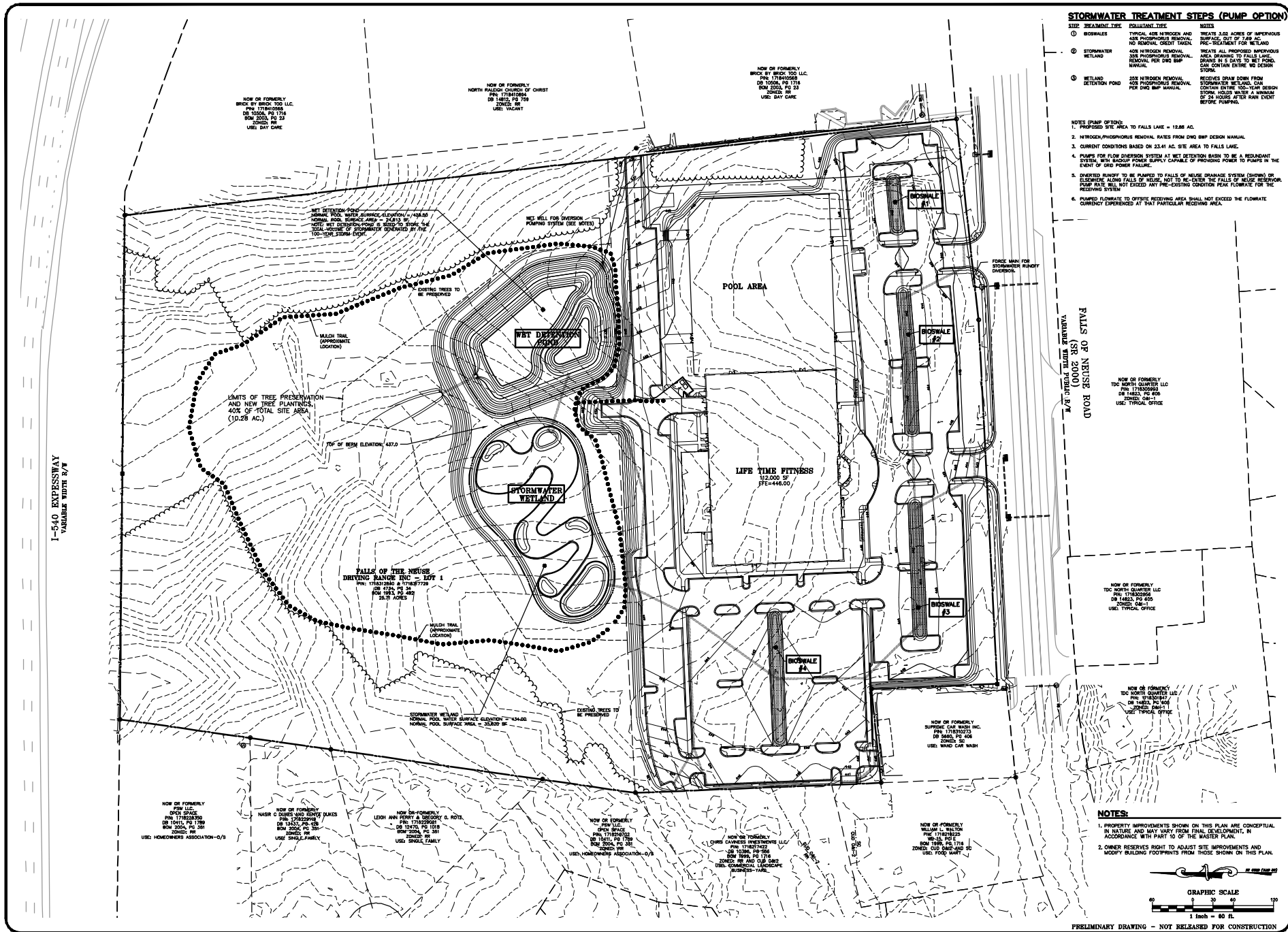
THE JOHN R. McADAMS COMPANY, INC.
ENGINEERS - PLANNERS - SURVEYORS - ENVIRONMENTAL
2902 Corporate Place
Chanhassen, MN 55317
612-251-1212
www.jrmc.com

CONTRACT PURCHASER:
LTF REAL ESTATE CO., INC.
2902 CORPORATE PLACE
CHANHASSEN, MN 55317

LIFE TIME FITNESS
FALLS OF NEUSE ROAD
RALEIGH, NORTH CAROLINA

STORMWATER MANAGEMENT PLAN-LID OPTION

PROJECT NO. LTF-11000
DRAWING NO. LTF11000-SM1
SHEET NO. BOP
DATE: 02-21-12
C-5
McADAMS



THE JOHN R. McADAMS COMPANY, INC.
ENGINEERS - PLANNERS - SURVEYORS - ENVIRONMENTAL
2902 CORPORATE PLACE
CHANNASSEN, MN 55317
612-351-0000
FAX: 612-351-0001
WWW.JRMCDAMS.COM

CONTRACT PURCHASER:
LIFE TIME FITNESS
2902 CORPORATE PLACE
CHANNASSEN, MN 55317

EXTENSIONS:
A-1-10-2013 PER CITY COMMENTS
A-2-10-2013 PER CITY COMMENTS
A-3-10-2013 PER CITY COMMENTS
A-4-10-2013 PER CITY COMMENTS
A-5-10-2013 PER CITY COMMENTS
A-6-10-2013 PER CITY COMMENTS

PROJECT NO.: LTF-11000
PRELIMINARY: LTF11000-SM1-B
DATE: 05-21-12
BY: C-5B
McADAMS

GENERAL NOTES:

1. CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (1-800-433-4444) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICE INDEPENDENT OF "NORTH CAROLINA ONE CALL".
2. ALL WATER AND SEWER MAINS WITHIN PUBLIC CASSEMENTS AND RIGHT-OF-WAYS TO BE OWNED, OPERATED AND MAINTAINED BY THE CITY OF RALEIGH.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
4. ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATELY LOCATED. ACTUAL LOCATION AND DEPTH SHALL BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION.
5. BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS WITHIN ANY CITY OR N.C.D.O.T. STREET OR HIGHWAY RIGHT-OF-WAY, THE FOLLOWING PROCEDURES SHOULD BE UNDERSTAND: CITY RIGHT-OF-WAY: CONTACT LOCAL AUTHORITIES' TRAFFIC ENGINEERING DEPT. FOR INFORMATION ON VOLUMES, OPEN CUTTING OF STREETS OR FOR ANY CONSTRUCTION WITHIN RIGHT-OF-WAY, N.C.D.O.T. RIGHT-OF-WAY: CONTACT PROJECT ENGINEERS AND OBTAIN ALL PERMITS AND ENCROACHMENTS (DEEP COPIES ON CONSTRUCTION SITE). ALSO CONTACT N.C.D.O.T. DISTRICT OFFICE 24 HOURS IN ADVANCE BEFORE PLACING CURBS AND GUTTERS.
6. THERE ARE WETLANDS WITHIN THIS SITE. IT IS THE OWNER'S RESPONSIBILITY FOR WETLANDS JURISDICTION AND DISTURBANCE PRIOR TO ANY GRADING ACTIVITY.
7. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST. PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADING CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

SANITARY SEWER NOTES:

1. BACKFLOW PREVENTORS SHALL BE PROVIDED FOR ALL UNITS WITH FINAL FLOOR ELEVATIONS OF BUILDINGS LESS THAN 1'-0" ABOVE UPSTREAM MANHOLE.
 2. MINIMUM COVER OF 5 FEET IN TRAFFIC AREAS TO BE PROVIDED FOR ALL COLLECTOR LINES 4 INCHES AND LARGER. IF LESS THAN 5 FEET, DUCTILE IRON PIPE SHALL BE REQUIRED.
 3. MINIMUM SLOPE FOR 4 INCH & 6 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 1.0% WITH CLEANSOUTS EVERY 75 LINEAL FEET.
- ### WATER:
1. WATER MAIN TO BE INSTALLED AT A DEPTH WITH A MINIMUM COVER OF 36 INCHES, WITH 18 INCHES VERTICAL CLEARANCE MINIMUM FROM OTHER UNDERGROUND UTILITIES AND 10 FEET HORIZONTAL CLEARANCE FROM ALL OTHER UTILITIES.
 2. PRESSURE REDUCING VALVE SHALL BE PROVIDED IF PRESSURE IS IN EXCESS OF 80 PSI.
 3. WATERLINES WILL BE 3' OFF CURB AND GUTTER UNLESS SHOWN OTHERWISE.

NOW OR FORMERLY
BRICK BY BRICK TOO LLC
P.O. 1778100008
ON 10/20/11, PG 1118
BOM 2003, PG 23
ZONED: R-4
USE: DAY CARE

NOW OR FORMERLY
NORTH RALEIGH CHURCH OF CHRIST
P.O. 1778100008
ON 10/20/11, PG 1118
BOM 2003, PG 23
ZONED: R-4
USE: VACANT

NOW OR FORMERLY
TOD NORTH QUARTERS LLC
P.O. 1778100008
ON 10/20/11, PG 1118
BOM 2003, PG 23
ZONED: R-4
USE: TYPICAL OFFICE

NOW OR FORMERLY
TOD NORTH QUARTERS LLC
P.O. 1778100008
ON 10/20/11, PG 1118
BOM 2003, PG 23
ZONED: R-4
USE: TYPICAL OFFICE

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P.O. 1778100008
ON 10/20/11, PG 1118
BOM 2003, PG 23
ZONED: R-4
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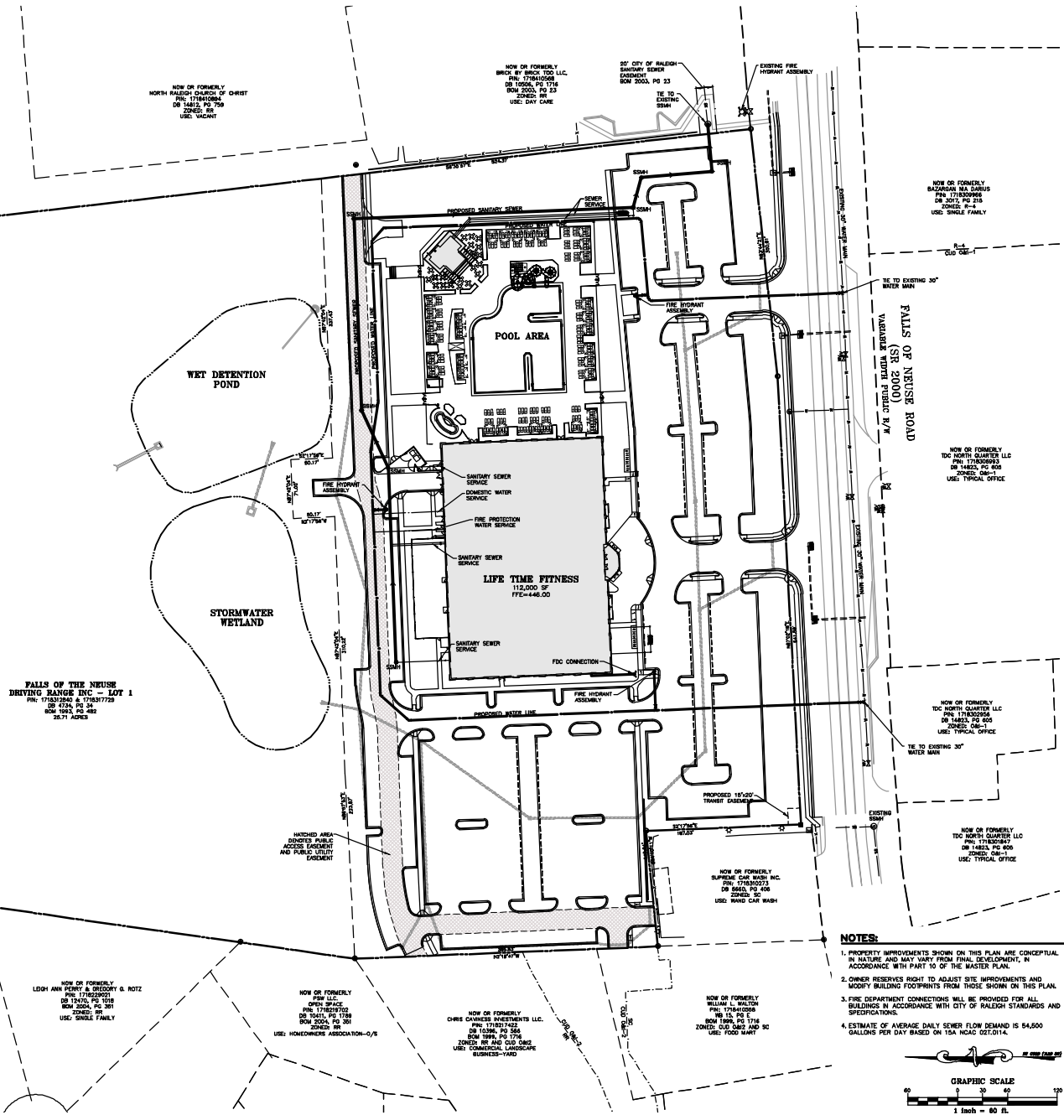
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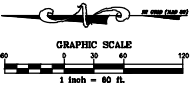
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ON 10/20/11, PG 1118
BOM 2003, PG 23
ZONED: R-4
USE: TYPICAL OFFICE



NOTES:

1. PROPERTY IMPROVEMENTS SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE AND MAY VARY FROM FINAL DEVELOPMENT, IN ACCORDANCE WITH PART 10 OF THE MASTER PLAN.
2. OWNER RESERVES RIGHT TO ADJUST SITE IMPROVEMENTS AND MODIFY BUILDING FOOTPRINTS FROM THOSE SHOWN ON THIS PLAN.
3. FIRE DEPARTMENT CONNECTIONS WILL BE PROVIDED FOR ALL BUILDINGS IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
4. ESTIMATE OF AVERAGE DAILY SEWER FLOW DEMAND IS 64,500 GALLONS PER DAY BASED ON 15A NCAC 02.014.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. McADAMS COMPANY, INC.
ENGINEERS • PLANNERS • SURVEYORS • ENVIRONMENTAL
2902 Corporate Place
Chanhassen, MN 55317
612-751-0000 • Fax 612-751-0001 • Email: JRM@mcadams.com



EXTENSIONS:
11-10-2013 FOR CITY COMMENTS
11-10-2013 FOR CITY COMMENTS
11-10-2013 FOR CITY COMMENTS
11-10-2013 FOR CITY COMMENTS

CONTRACT PURCHASER:
LTF REAL ESTATE CO., INC.
2902 CORPORATE PLACE
CHANHASSEN, MN 55317

LIFE TIME FITNESS
FALLS OF NEUSE ROAD
RALEIGH, NORTH CAROLINA
PRELIMINARY UTILITY PLAN

PROJECT NO.	LTF-11000
PREPARED BY	LTF11000-U1
DESIGNED BY	BDP
DRAWN BY	BDP
CHECKED BY	BDP
DATE	02-21-12
SCALE	1" = 60'
SHEET NO.	C-7

McADAMS

STREET PROTECTIVE YARD & VSA PLANT SCHEDULE

TREES				
KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE REMARKS
ACOG	327 (MIN)	October Glory Red Maple	Acer rubrum 'October Glory'	3-1/2" Cal. Street
ACOG		October Glory Red Maple	Acer rubrum 'October Glory'	2" Cal. VSA
QUER		Willow Oak	Quercus phellos	2" Cal. VSA/PERIMETER
QUER		Shumard Oak	Quercus shumardii	2" Cal. VSA
BETH		River Birch	Betula nigra	2" Cal. VSA/BIOSWALE
CHAM		Chinese Elm	Ulmus parviflorus	2" Cal. VSA
CHAM		Eastern Redbud	Cercis canadensis	2" Cal. VSA/PERIMETER
CEC		Cedar	Cedrus deodora 'Mile Blue'	2" Cal. PERIMETER
CEC		American Dogwood	Cornus florida	2" Cal. VSA/PERIMETER
CEC		Crane Myrtle	Leucospermum indigo 'Cranberry Spice'	2" Cal. VSA/DOCK/PERIMETER
MAU		Teddy Bear Magnolia	Southern Magnolia 'Teddy Bear'	2" Cal. VSA/DOCK/PERIMETER
LYR		Lady Slipper	Platanus incisa	2" Cal. PERIMETER
LYR		Tulip Poplar	Liriodendron tulipifera	2" Cal. PERIMETER

SHRUBS

KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING/REMARKS
SHR	2308 (MIN)	Boxelder	Achillea x grandifolia 'Robert Gouche'	24" Hgt.	VSA/PERIMETER
SHR		Indian Hawthorn	Rhododaphne indica	24" Hgt.	VSA/PERIMETER
SHR		Purple Diamond Lantana	Lantana graminifolia var. 'Purple Diamond'	24" Hgt.	VSA/PERIMETER
SHR		Isisberry	Isis glabra 'Nana'	24" Hgt.	VSA/PERIMETER
SHR		Gardenia	Gardenia jasminoides 'August Beauty'	24" Hgt.	VSA/PERIMETER
SHR		Bumelia Solera	Bumelia x bumelia	24" Hgt.	POOL
SHR		Gray Dogwood	Cornus rosmosa	24" Hgt.	POOL
MULY		Pink Muhly Grass	Manisuris capillaris	1' Section	PERIMETER
WYR		Winterberry Holly	Ilex verticillata 'Red Sprite'	24" Hgt.	VSA/PERIMETER
WYR		Wax Myrtle	Myrica cerifera	24" Hgt.	VSA/PERIMETER
WYR		Black Sandbar	Salix alba	24" Hgt.	VSA/PERIMETER
WYR		Witching Blue Vine	Wisteria floribunda	24" Hgt.	VSA/PERIMETER
WYR		Laurel Leaf Viburnum	Viburnum laurifolium	24" Hgt.	PERIMETER
WYR		Flowering Dogwood	Flowering Dogwood	24" Hgt.	PERIMETER

TREE PLANTING AREA-REFORESTATION

COMMON NAME	LATIN NAME	SIZE
Tulip Poplar	Liriodendron tulipifera	MIN 1" DBH/100 sq. ft. or 2" CA/200 sq. ft.
Shumard Oak	Quercus shumardii	MIN 1" DBH/100 sq. ft. or 2" CA/200 sq. ft.
Willow Oak	Quercus phellos	MIN 1" DBH/100 sq. ft. or 2" CA/200 sq. ft.
Shumard Oak	Quercus shumardii	MIN 1" DBH/100 sq. ft. or 2" CA/200 sq. ft.
Red Birch	Betula nigra	MIN 1" DBH/100 sq. ft. or 2" CA/200 sq. ft.
Loblolly Pine	Pinus taeda	MIN 1" DBH/100 sq. ft. or 2" CA/200 sq. ft.
Dogwood	Cornus florida	MIN 1" DBH/100 sq. ft. or 2" CA/200 sq. ft.
Cedar	Cedrus deodora	MIN 1" DBH/100 sq. ft. or 2" CA/200 sq. ft.
Flowering Dogwood	Flowering Dogwood	MIN 1" DBH/100 sq. ft. or 2" CA/200 sq. ft.
Red Maple	Acer rubrum	MIN 1" DBH/100 sq. ft. or 2" CA/200 sq. ft.

NOTE: CONTRACTOR TO PLANT NON-UNIFORM COMBINATIONS OF THE ABOVE SPECIES WITHIN THE NOTED REFORESTATION AREAS SO AS TO ACHIEVE A MORE NATURALIZED REFORESTED AREA IN APPEARANCE AND DIVERSITY.

SHOUD YARD PLANT SCHEDULE

TREES				
KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE REMARKS
ACOG	8	October Glory Red Maple	Acer rubrum 'October Glory'	3-1/2" Cal. SHOD
LYR		Tulip Poplar	Liriodendron tulipifera	3-1/2" Cal. SHOD
QUER		Shumard Oak	Quercus shumardii	3-1/2" Cal. SHOD
QUER		Shumard Oak	Quercus shumardii	3-1/2" Cal. SHOD
BETH		River Birch	Betula nigra	3-1/2" Cal. SHOD
PNE	15	Lens Leaf Pine	Pinus palustris	8" Hgt. SHOD
PNE		Loblolly Pine	Pinus taeda	8" Hgt. SHOD
MAU		Magnolia Brown Beauty	Magnolia speciosa 'Brown Beauty'	8" Hgt. SHOD
CEC	29	American Holly	Ilex opaca 'Caroline #2'	8" Hgt. SHOD
CEC		Flowering Dogwood	Flowering Dogwood	8" Hgt. SHOD
BETH		River Birch	Betula nigra	8" Hgt. SHOD
CEC		American Hornbeam	Carpinus caroliniana	8" Hgt. SHOD
CEC		Flowering Dogwood	Flowering Dogwood	8" Hgt. SHOD

SHRUBS

KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING/REMARKS
SHR	100	Isisberry	Isis glabra 'Nana'	24" Hgt.	SHOD
WYR		Wax Myrtle	Myrica cerifera	24" Hgt.	SHOD
WYR		Winterberry Holly	Ilex verticillata 'Red Sprite'	24" Hgt.	SHOD
WYR		Black Sandbar	Salix alba	24" Hgt.	SHOD
WYR		Red Finger Flower	Lantana graminifolia var. rubrum 'Munroby'	24" Hgt.	SHOD

TRANSITIONAL PROTECTIVE YARD PLANT SCHEDULE

TREES (MINIMUM OF 50% TO BE EVERGREEN)				
KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE REMARKS
ACOG	1	Red Maple	Acer rubrum	2" Cal. TYP.
LYR	6	Tulip Poplar	Liriodendron tulipifera	2" Cal. TYP.
PNE		Loblolly Pine	Pinus taeda	2" Cal. TYP.

SHRUBS

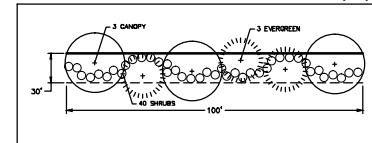
KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING/REMARKS
SHR	20	Isisberry	Isis glabra 'Nana'	24" Hgt.	TYP.
WYR		Wax Myrtle	Myrica cerifera	24" Hgt.	TYP.
WYR		Laurel Leaf Viburnum	Viburnum laurifolium	24" Hgt.	TYP.

BIOSWALE PLANT LIST (SHRUBS & GRASSES)

PLANTS					
KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
PANS	100	Switchgrass	Panicum virgatum 'Shenandoah'	1 Gallon	Bioswale
MULY	100	Pink Muhly Grass	Muhlenbergia capillaris	1 Gallon	Bioswale
RAPH	100	Indian Hawthorn	Rhoeo glabra 'Indica'	1 1/2" Ht.	Bioswale

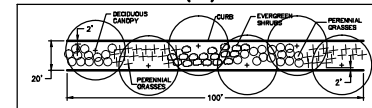
DETAIL 1

30' TRANSITIONAL PROTECTIVE YARD-TYPE 'B' DETAIL (TYP) N.T.S.



DETAIL 2

BIOSWALE PLANTING DETAIL (TYP) N.T.S.



NOTES:

- PROPERTY IMPROVEMENTS SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE AND MAY VARY FROM FINAL DEVELOPMENT, IN ACCORDANCE WITH PART 10 OF THE MASTER PLAN.
- OWNER RESERVES RIGHT TO ADJUST SITE IMPROVEMENTS AND MODIFY BUILDING FOOTPRINTS AND LANDSCAPE MATERIAL SELECTIONS FROM THOSE SHOWN ON THIS PLAN.
- WITHIN THE RIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN MIDDLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERN, FOLLAGE, FENCE, WALL, SIGN, PARKED VEHICLE OR OTHER OBJECT.
- ALL STREET TREES FALLING WITHIN THE RIGHT TRIANGLES SHOWN ON THIS PLAN SHALL BE LIMITED UP TO 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION.
- PLANT SELECTIONS FOR PROPOSED STORMWATER WETLAND AND BIOSWALES TO BE DETERMINED AT TIME OF SITE PERMITTING.
- MULCH TRAIL TO BE FIELD LOCATED AND MAY NOT IMPACT TREE CONSERVATION AREAS OR CRITICAL ROOT ZONE.

TREE SAVE AREA

SITE AREA = 25.71 AC.
REQUIRED TCA (15%) = 3.86 AC.
PROVIDED TREE SAVE = 3.86 AC.

PRIMARY TREE SAVE AREA = .36 AC.

SECONDARY TREE SAVE AREA = 3.50 AC.

ALTERNATE COMPLIANCE SECONDARY
TREE CONSERVATION AREA
85' WIDE PERIMETER YARD
(1.11 AC)

AREA WILL BE PLANTED TO MEET
LANDSCAPE REQUIREMENTS OF
10-2008. SEE LS-1 SHEET.

I-540 EXPRESSWAY
VARIABLE WIDTH PUBLIC R/W

PRIMARY TREE CONSERVATION AREA
50' WIDE SHED-1 YARD
(0.36 AC)
SEE SHEET TD-3 FOR DETAILS ON
BK CALCULATIONS

NOW OR FORMERLY
HOMES ASSOCIATION-0/0
USE: SINGLE FAMILY

NOW OR FORMERLY
NASH O DANCE AND NIGHT DANCE
127 & 10' DEN TRAIL &
CRITICAL ROOT ZONE WITHIN
85' NON-VACANT PROPERTY
(0.07 AC)
USE: SINGLE FAMILY

NOW OR FORMERLY
LEISH AND POINT & GUESTS
127 & 10' DEN TRAIL &
CRITICAL ROOT ZONE WITHIN
85' NON-VACANT PROPERTY
(0.07 AC)
USE: SINGLE FAMILY

NOW OR FORMERLY
HOMES ASSOCIATION-0/0
USE: SINGLE FAMILY

SECONDARY TREE
CONSERVATION AREA
127 & 10' DEN TRAIL &
CRITICAL ROOT ZONE WITHIN
85' NON-VACANT PROPERTY
(0.07 AC)

NOW OR FORMERLY
HOMES ASSOCIATION-0/0
USE: SINGLE FAMILY

NOW OR FORMERLY
HOMES ASSOCIATION-0/0
USE: SINGLE FAMILY

NOW OR FORMERLY
HOMES ASSOCIATION-0/0
USE: SINGLE FAMILY

NOW OR FORMERLY
HOMES ASSOCIATION-0/0
USE: SINGLE FAMILY

NOTES:

1. PROPERTY IMPROVEMENTS SHOWN ON THIS PLAN ARE CONCEPTUAL. IN NATURE AND MAY VARY FROM FINAL DEVELOPMENT. IN ACCORDANCE WITH PART 10 OF THE MASTER PLAN.
2. OWNER RESERVES RIGHT TO ADJUST SITE IMPROVEMENTS AND ADJUST BUILDING FOOTPRINTS FROM THOSE SHOWN ON THIS PLAN.

GRAPHIC SCALE
1 inch = 60 ft

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

LIFE TIME FITNESS

FALLS OF NEUSE ROAD

RALEIGH, NORTH CAROLINA

CONTRACT PURCHASER:
LTF REAL ESTATE CO., INC.
2902 CORPORATE PLACE
CHANNASSEN, MN 55317

EXTENSIONS:
A-1-1-2013 FOR CITY COMMENTS
A-2-1-2013 FOR CITY COMMENTS
A-3-1-2013 FOR CITY COMMENTS
A-4-1-2013 FOR CITY COMMENTS
A-5-1-2013 FOR CITY COMMENTS



THE JOHN R. McADAMS
COMPANY, INC.
ENGINEERS - PLANNERS - SURVEYORS - ENVIRONMENTAL
2902 Corporate Place, Channassen, MN 55317
612-333-1000 • Fax: 612-333-1001 • Email: jrm@jrmc.com

-
- McADAMS**



FRONT ELEVATION



POOL SIDE ELEVATION

SIDE ELEVATION



REAR ELEVATION

RALEIGH, NC





September 20, 2012

City of Raleigh
PO Box 590
Raleigh, NC 27602

Re: **Life Time Fitness: Off-Street Parking Requirements**

Dear Sir or Madame,

Life Time Fitness, Inc. currently operates 105 fitness centers across the United States and Canada that are similar in nature to the facility we are proposing at 8515 Falls of Neuse Road in Raleigh. Ensuring that our facilities are convenient to access and use is essential to our success and providing adequate parking is a critical component of that.

In order to ensure that we are providing an adequate amount of parking while not incurring the additional expenses and impacts associated with providing excess parking, we have closely studied the relationship between our club size and parking demand. In 2007, Life Time Fitness commissioned a parking study with TRC Engineers, Inc. of Hawthorne, New York. This report analyzed the parking demand of Life Time Fitness centers that were operating at maximum membership levels. What this study found was that peak demand for parking was between 5.12 and 5.63 stalls per 1,000 square-foot of building area. In the years since this report was commissioned, Life Time Fitness has used these recommendations in designing dozens of sites and has found this range to be appropriate.

If you should have any questions or need for additional information regarding the parking demand for our centers, please feel free to contact me at 952-229-7641 or via email at akoehler@lifetimefitness.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron Koehler", written over a horizontal line.

Aaron Koehler, P.E.
Development Manager

Pre-submittal Rezoning Information Meeting Minutes

A Pre-submittal Rezoning Information Meeting was held on Wednesday, September 5, 2012 at 7p.m. at the North Regional Library, 7009 Harps Mill Road, Raleigh to discuss the potential redevelopment of the Falls of Neuse Driving Range property located on Falls of Neuse Road. Ms. Trahos displayed a large aerial photo of the property, a conceptual site plan, conceptual elevations and a schematic floor plan during the meeting.

Ms. Trahos called the meeting to order about 7:05. She began the meeting by introducing the project team: Mike Munn of John R. McAdams and Aaron Koehler of Life Time Fitness. She told the group that Life Time Fitness would like to redevelop the Falls of Neuse Driving Range for a modern health club. She indicated that a portion of the property was located in the secondary watershed for Falls Lake. Mr. Munn spoke in detail about the significant measures put in place by the master plan to protect water quality. Mr. Koehler spoke about Life Time Fitness and invited attendees to visit the Cary location, which is very similar to the one proposed here. After the initial presentation, attendees were given the opportunity to ask questions. The following items were discussed:

- The Special Highway Overlay District along I-540 and Falls of Neuse Road.
- Traffic and the likelihood of a traffic light for this project.
- Hours of Operation for the health club.
- The time line for construction of the proposed health club.
- Plans for the area at the rear of the property.
- The existing driving range.
- Life Time Fitness as an amenity for area workers and residents.

The meeting adjourned about 7:45.

Attached please find a copy of the letter setting the neighborhood meeting (labeled Exhibit A); a list of neighbors to whom the letters were sent (labeled Exhibit B); and the sign-in sheet from the meeting (labeled Exhibit C).

2-5-13

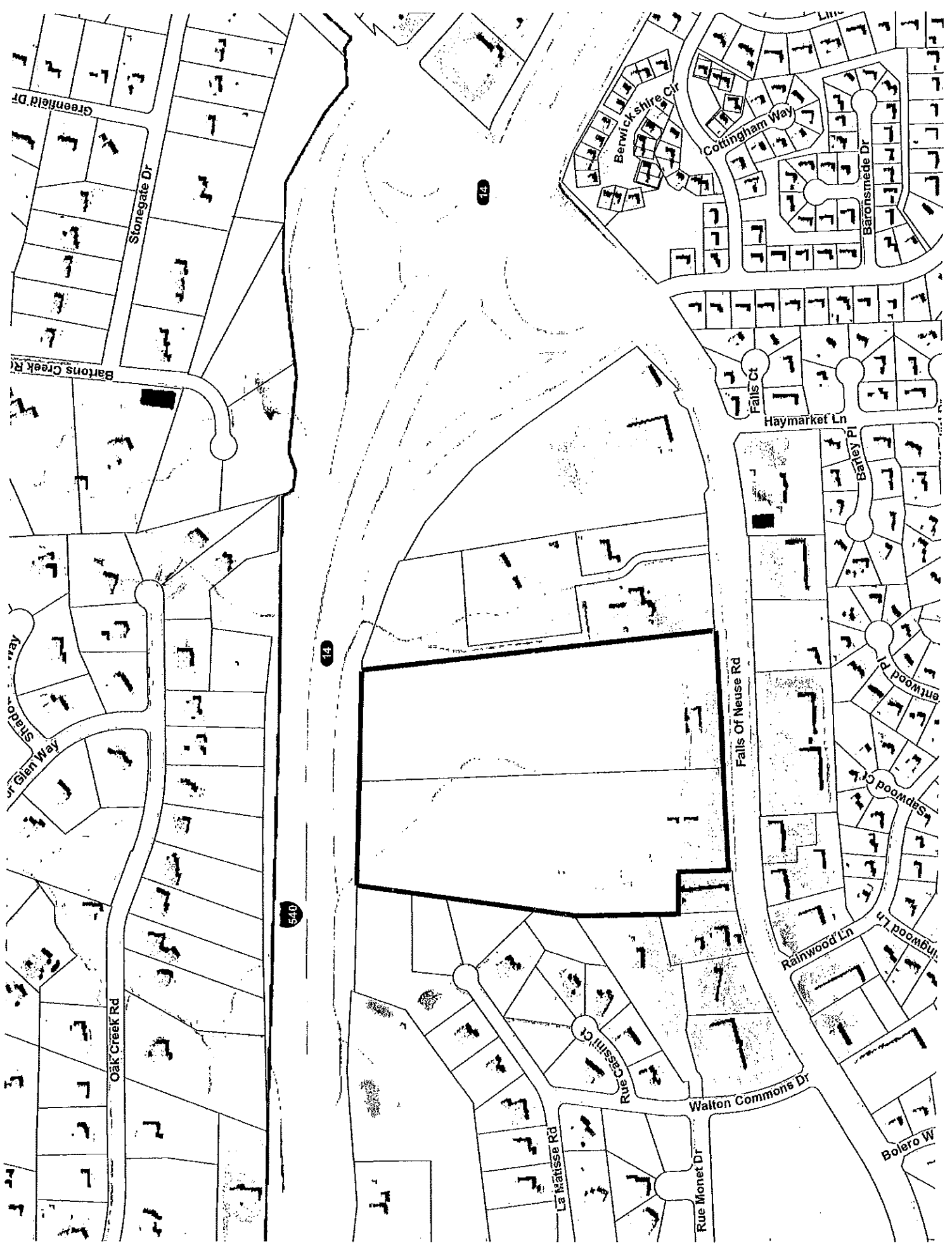


EXHIBIT B

Z - 05 - 13

FALLS OF NEUSE DRIVING
RANGE INC
8515 FALLS OF NEUSE ROAD
RALEIGH NC 27615-3513

CHRIS CAVINESS INVESTMENTS LLC
715 W JOHNSON STREET
RALEIGH NC 27603-1208

HEATER UTILITIES INC
202 MACKENAN DRIVE
CARY NC 27511-6447

BRICK BY BRICK TOO LLC
1053 TACKETTS POND DRIVE
RALEIGH NC 27614-7887

LAFAYETTE HOMEOWNERS
ASSN INC
6739 FALLS OF THE NEUSE ROAD
RALEIGH, NC 27615

NORTH RALEIGH CHURCH
OF CHRIST
8701 FALLS OF NEUSE ROAD
RALEIGH NC 27615-3517

RONALD J & ANNE D DAVIS
8324 LA MATISSE ROAD
RALEIGH NC 27615-3358

STORMWATER PROPERTIES LLC
8604 FALLS OF NEUSE ROAD
RALEIGH NC 27615-3514

LEIGH ANN PERRY &
GREGORY G ROTZ
8328 LA MATISSE ROAD
RALEIGH NC 27615-3358

NIA DARIUS BAZARGAN
8600 FALLS OF NEUSE ROAD
RALEIGH NC 27615-3514

SUBODH & SANGEETA THAKUR
8332 LA MATISSE ROAD
RALEIGH NC 27615-3358

TDC NORTH QUARTER LLC
8450 FALLS OF NEUSE ROAD
RALEIGH NC 27615-3514

JOHN T & AMY J FOWLER
936 OAK CREEK ROAD
RALEIGH NC 27615-2245

TDC NORTH QUARTER LLC
5310 S ALSTON AVENUE
DURHAM NC 27713-4381

CESAR V PEREZ
MARIA M PEREZ
940 OAK CREEK ROAD
RALEIGH NC 27615-2245

JOHN T ARCHER TRUSTEE ET AL
TOM MARTIN TRUSTEE
COMMUNITY BANK OF RAYMORE
TRUST DEPARTMENT
PO BOX 200
RAYMORE MO 64083-0200

JASON & CANDACE EDDINGER
215 HILL ROW LN
CLAYTON NC 27527-3775

SUPREME CAR WASH INC
1508 LEANNE COURT
RALEIGH NC 27606-4143

JAMES W & CHRISTI W GRAY
948 OAK CREEK ROAD
RALEIGH NC 27615-2245

WILLIAM L WALTON
1065 MOULTON ROAD
LOUISBURG NC 27549-7760

JOHN & BARBARA WILLIAMS
1000 OAK CREEK ROAD
RALEIGH NC 27615-2248

Sign In

Name	Address	Telephone or Email
Andy Holland	N. Raleigh Church of Christ 8701 Falls of Neuse Rd 27615	rama.holl@bellsouth.net
Ray Davis	8324 Lamotissc Rd	RD5 DAVIS 1802 Hotma
Rose Greene	The Dilweg Companies, Sk. 210 5310 S. Alston, Durham, NC 27713	(rep. North atr office Park) rgreene@dilweg.com
Michael White	8521 Falls of Neuse	white_bt@bellsouth.net
Benny Dean	8515 Falls of Neuse	
Leia Dean	" " "	lsdean1@bellsouth.net