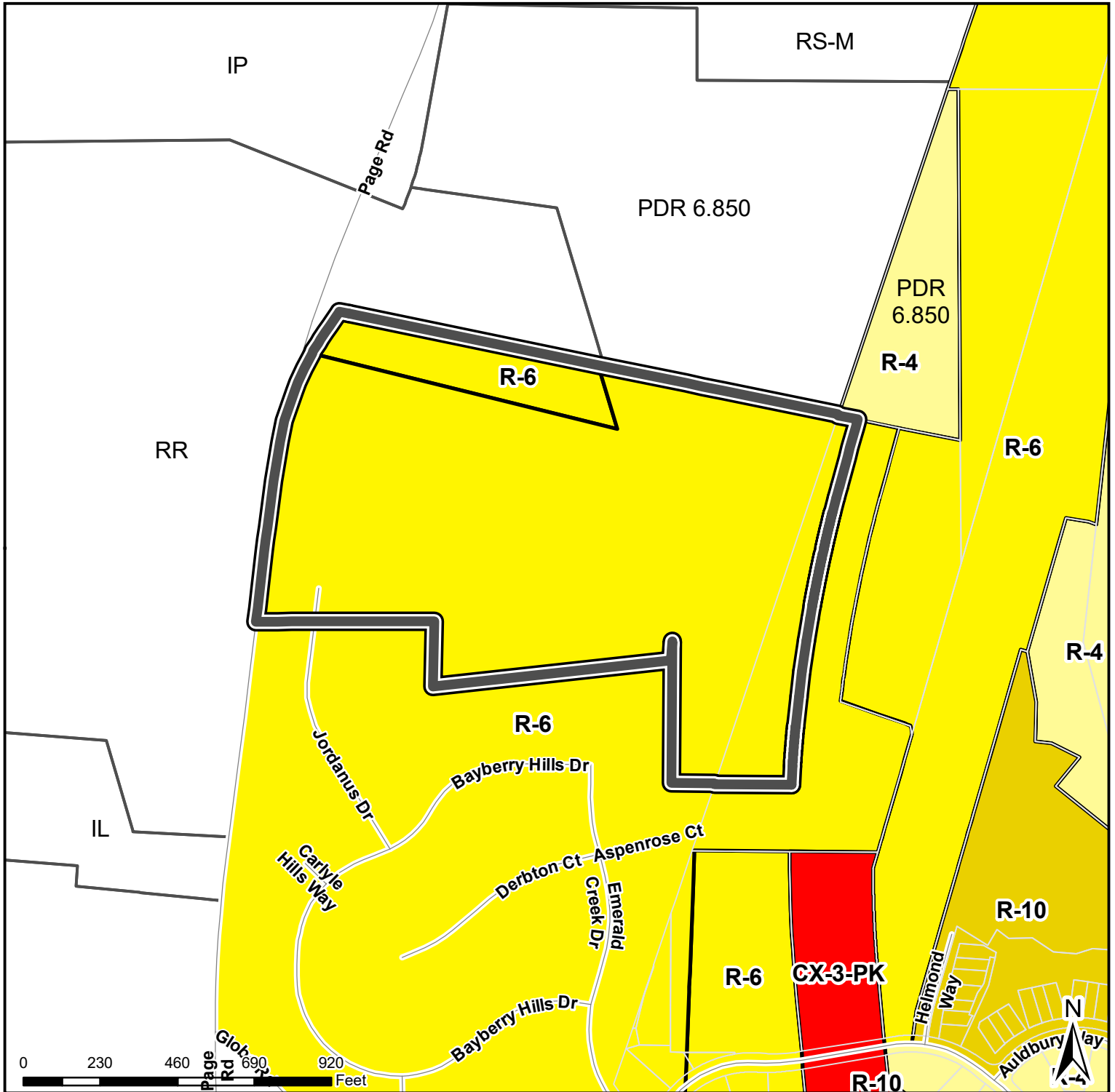
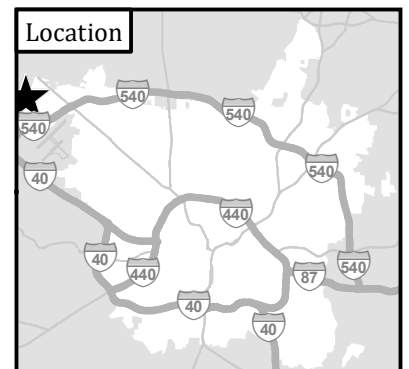


# Existing Zoning

# Z-11-2021



Property	2751 Page Rd & 0 TW Alexander Dr
Size	35.78 acres
Existing Zoning	R-6
Requested Zoning	R-10-CU



To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	John Anagnost, Senior Planner
Department	Planning and Development
Date	May 18, 2021
Subject	Public Hearing Agenda Item: June 15, 2021 Meeting Rezoning Z-11-21 Page Road

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At its May 18, 2021 meeting, the City Council scheduled a public hearing for the following item at its June 15, 2021 meeting:

**Z-11-21 Page Road**, on its east side, 1,700 feet south of T W Alexander Drive, being Wake County PINs 0758228236 and 0758569838. Approximately 35.78 acres are proposed to be rezoned by ESP Properties LLC from Residential-6 (R-6) to Residential-10-Conditional Use (R-10-CU). Proposed zoning conditions limit density to six units per acre, limit allowed uses, prohibit the apartment building type, require 25% of the site to be open area, and require landscaped buffers along portions of the site's northern and southern boundaries.

**Current Zoning:** Residential-6 (R-6)

**Requested Zoning:** Residential-10-Conditional Use (R-10-CU)

The request is **consistent** with the 2030 Comprehensive Plan.

The request is **consistent** with the Future Land Use Map.

The **Planning Commission** voted 9-0 to recommend approval of the request.

Attached are the Planning Commission Certified Recommendation (including the Staff Report), Zoning Conditions, Petition for Rezoning, and Neighborhood Meeting Report.



# RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 13017

## CASE INFORMATION: Z-11-21 PAGE ROAD

Location	Page Road, on its east side, 1,700 feet south of T W Alexander Drive  Addresses: 2751 Page Road, 0 T W Alexander Drive  PINs: 0758228236 & 0758569838  <a href="#">iMaps</a> , <a href="#">Google Maps</a> , <a href="#">Directions from City Hall</a>
Current Zoning	Reidential-6 (R-6)
Requested Zoning	Residential-10-Conditional Use (R-10-CU)
Area of Request	35.78 acres
Corporate Limits	The site is in Durham County but in Raleigh's area of annexation. It is within Raleigh's planning jurisdiction and has been annexed to Raleigh's corporate limits.
Property Owner	ESP Properties LLC 6100 Mount Herman Road Raleigh, NC 27617
Applicant	Laura Goode, Parker Poe
Council District	District E
PC Recommendation Deadline	July 12, 2021

## SUMMARY OF PROPOSED CONDITIONS

1. Limits density to six dwelling units per acre.
2. Limits principal uses to single-unit living, two-unit living, and multi-unit living.
3. Prohibits the apartment building type.
4. Requires 25% of the site to be used for "open area".
5. Requires a fence and evergreen plantings along a portion of the northern boundary.
6. Requires evergreen plantings along a portion of the southern boundary.

## COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Low Density Residential
Urban Form	None
Consistent Policies	Policy LU 1.2—Future Land Use Map and Zoning Consistency Policy LU 1.3—Conditional Use District Consistency Policy LU 5.1—Reinforcing the Urban Pattern Policy LU 8.1—Housing Variety

	Policy LU 8.3—Conserving, Enhancing, and Revitalizing Neighborhoods Policy LU 8.5—Conservation of Single-Family Neighborhoods Policy LU 8.10—Infill Development Policy LU 8.12—Infill Compatibility Policy H 1.8—Zoning for Housing
<b>Inconsistent Policies</b>	--

## **FUTURE LAND USE MAP CONSISTENCY**

The rezoning case is ☒ **Consistent** ☐ **Inconsistent** with the Future Land Use Map.

## **COMPREHENSIVE PLAN CONSISTENCY**

The rezoning case is ☒ **Consistent** ☐ **Inconsistent** with the 2030 Comprehensive Plan.

## **PUBLIC MEETINGS**

<b>First Neighborhood Meeting</b>	<b>Second Neighborhood Meeting</b>	<b>Planning Commission</b>	<b>City Council</b>
2/8/2021 (105 attendees)	4/7/2021 (29 attendees)	4/13/2021 (consent); 5/11/2021	

## **PLANNING COMMISSION RECOMMENDATION**

The rezoning case is **Consistent** with the Future Land Use Map and **Consistent** with the relevant policies in the Comprehensive Plan, furthermore **Approval** is reasonable and in the public interest because:

<b>Reasonableness and Public Interest</b>	The request is consistent with the Future Land Use Map and Comprehensive Plan and is in the public interest because it aligns with policies related to expanding housing options.
<b>Recommendation</b>	Approval. City Council may now schedule this proposal for a public hearing or refer it to committee for further study and discussion.
<b>Motion and Vote</b>	Motion: Miller Second: Rains In Favor: Bennett, Fox, Lampman, Mann, McIntosh, Miller, O'Haver, Rains, and Winters

## ATTACHMENTS

1. Staff report
2. Rezoning Application
3. Original conditions

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 and Comprehensive Plan Amendment Analysis.



Ken A. Bowers, AICP  
Planning and Development Deputy Director

Date: 5/11/2021

Staff Coordinator: John Anagnost: (919) 996-2638; [John.Anagnost@raleighnc.gov](mailto:John.Anagnost@raleighnc.gov)



# ZONING STAFF REPORT – CASE Z-11-21

## Conditional Use District

### OVERVIEW

The rezoning request is for two parcels with a total size of just over 35 acres. The site measures about 900 feet long from north to south and 1,500 feet from west to east. The existing zoning of the site is Residential-6 (R-6). The proposal is for Residential-10-Conditional Use (R-10-CU). The offered zoning conditions would prohibit apartments, limit density to six dwelling units per acre, and require 25% of the site to be used for “open area”.

The rezoning site is on the east side of Page Road about 1,700 feet south of T W Alexander Drive. It is almost completely forested. There are three stream channels on the site. One drains southward along the eastern boundary. Another also drains southward near the property’s frontage on Page Road. These two streams are tributaries to the third stream, which drains from west to east along the southern edge of the site. Slopes are varied in magnitude and direction. The elevation drops by more than 50 feet from the northwest of the site to its southeast corner.

The parcels to be rezoned are located in Durham County. Raleigh and Durham have adopted an annexation agreement that allows each municipality to annex land in the other’s host county where public utility connections are most practical. This site is within Raleigh’s area of annexation control and has been annexed to the City of Raleigh. The majority of the site was annexed in 2006 with the intent of developing a second phase of the Regency at Brier Creek neighborhood to the south.

The Regency at Brier Creek subdivision, including most of the rezoning property, was approved under case SUB-44-2007. The subdivision approval expired before work began on the rezoning site. A 3-acre area in the northwest corner of the site was not part of the proposed development. This portion of the site was rezoned and annexed in 2020 under cases Z-37-19 and AX-29-19. The approval of those cases resulted in the zoning site being uniformly zoned R-6.

The zoning and development in the surrounding area is mostly residential. Neighborhoods on the east side of Page Road are a mix of low density and moderate density residential. The west side of Page Road is more rural in character, though new developments are under construction with low to moderate densities. The Durham zoning to the west also includes industrial districts. A FedEx distribution facility is located on the west side of Page Road 650 feet north of the rezoning area. A 700-foot wide open space area extends from the east side of the site north to T W Alexander Drive. This area is the location of an overhead high-voltage powerline and a future extension of Aviation Parkway.

Raleigh’s Future Land Use Map extends into Durham County in the areas designated for annexation to Raleigh. The Future Land Use Map designation for the rezoning area and nearby areas to the east and south is Low Density Residential. To the north, Durham’s Future Land Use Map calls for Medium Density Residential. West of Page Road is a mix of

Low-Medium Density and Industrial designations. There is no Urban Form guidance for the site.

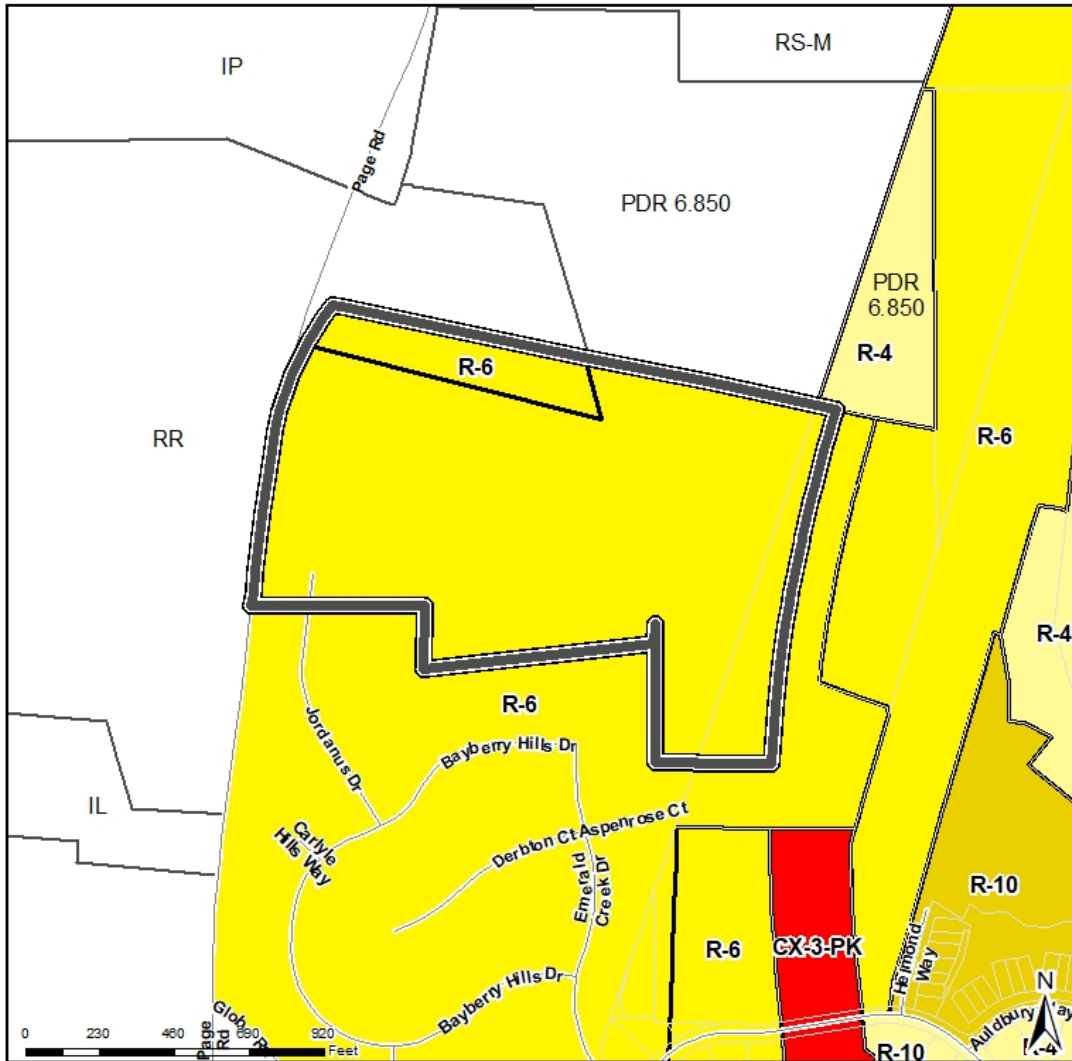
The rezoning request includes zoning conditions that limit development on the site to 214 dwelling units which may be detached house, attached house, or townhouse units. As mentioned above, there is also an offered condition requiring 25% open area. In comparison to the existing zoning, the proposal allows townhouses and requires additional open area.

### **OUTSTANDING ISSUES**

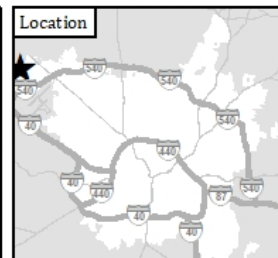
<b>Outstanding Issues</b>	None	<b>Suggested Mitigation</b>	N/A
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# Existing Zoning

Z-11-2021



<b>Property</b>	2751 Page Rd & 0 TW Alexander Dr
<b>Size</b>	35.78 acres
<b>Existing Zoning</b>	R-6
<b>Requested Zoning</b>	R-10-CU

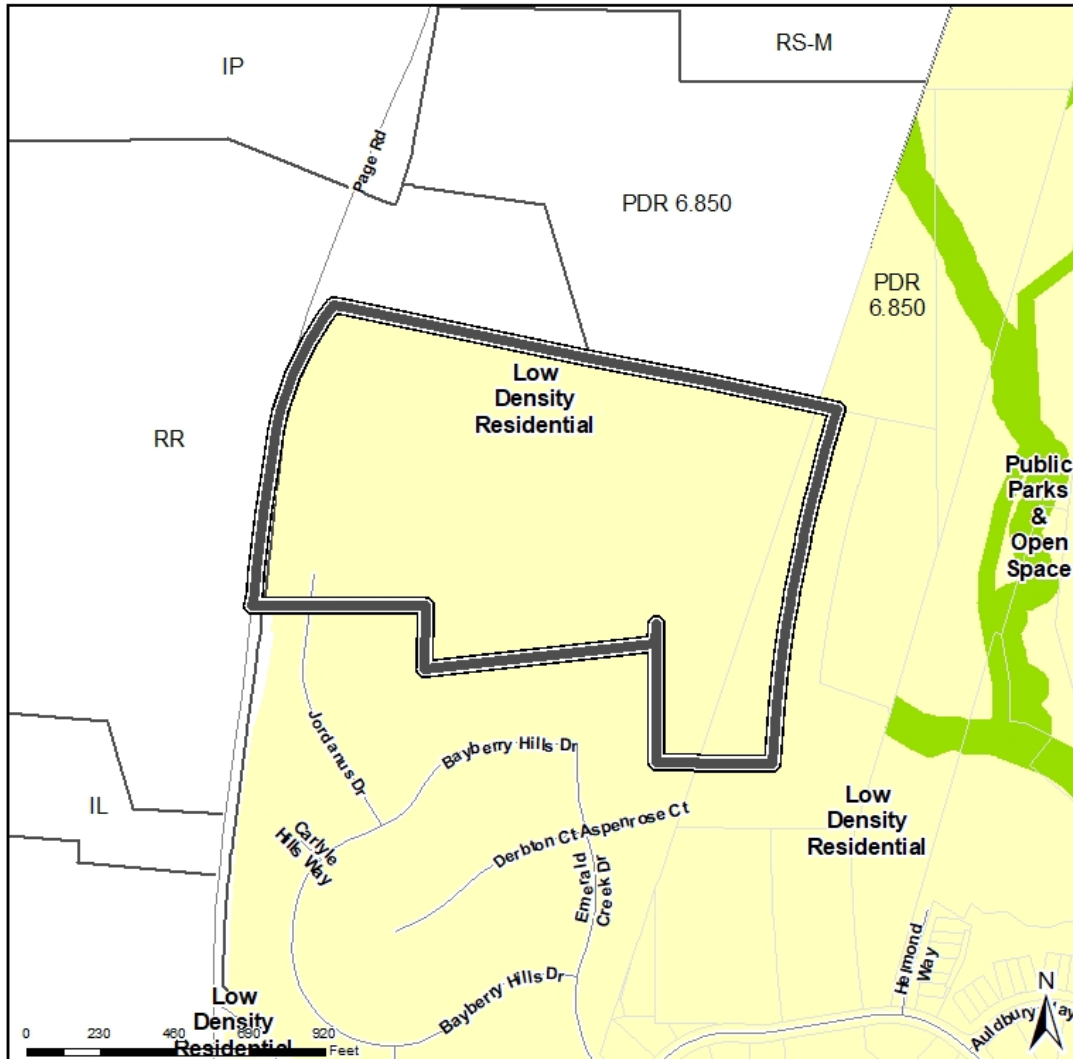


Map by Raleigh Department of City Planning (mansel@): 2/18/2021

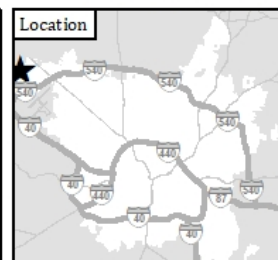


# Future Land Use

Z-11-2021



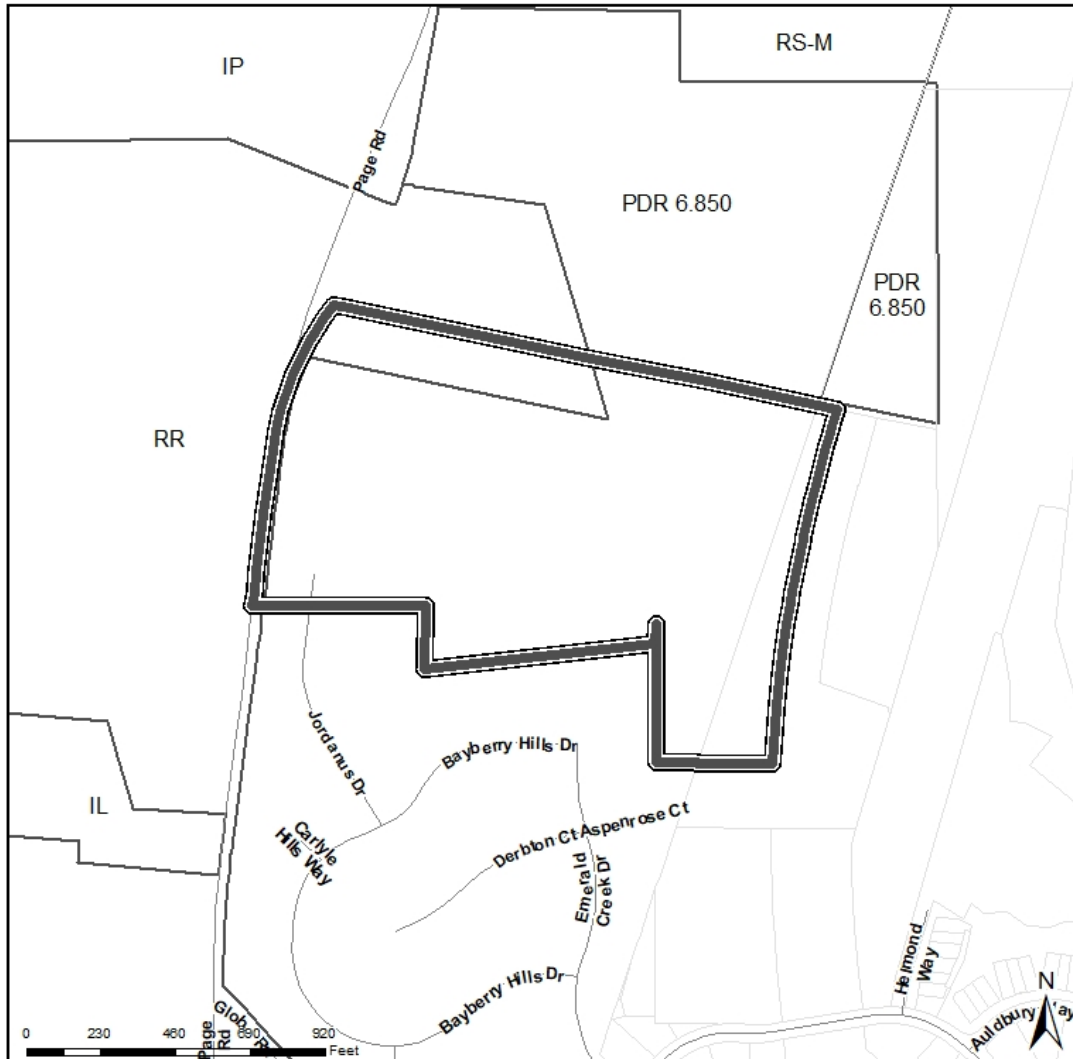
<b>Property</b>	2751 Page Rd & 0 TW Alexander Dr
<b>Size</b>	35.78 acres
<b>Existing Zoning</b>	R-6
<b>Requested Zoning</b>	R-10-CU



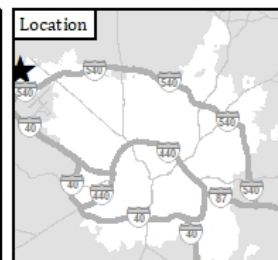
Map by Raleigh Department of City Planning (mansolf); 2/18/2021

# Urban Form

Z-11-2021



<b>Property</b>	2751 Page Rd & 0 TW Alexander Dr
<b>Size</b>	35.78 acres
<b>Existing Zoning</b>	R-6
<b>Requested Zoning</b>	R-10-CU



Map by Raleigh Department of City Planning (mansell); 2/18/2021

# COMPREHENSIVE PLAN

Determination of the conformance of a proposed use or zone with the Comprehensive Plan includes consideration of the following questions:

- A. Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?

The rezoning proposal is consistent with the Vision Theme of Expanding Housing Choices by allowing townhouse units on a site where they are currently prohibited. This may enable a more diverse set of households to consider living at the site. The request is also supported by the Growing Successful Neighborhoods and Communities Vision Theme because it will allow for a more “diverse” neighborhood in a “newly developed area” as the Vision Theme recommends. Overall, the request is consistent with the 2030 Comprehensive Plan.

- B. Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?

Yes, the requested residential density is within the recommended range called for in the Low Density Residential category on the Future Land Use Map. The proposal would allow the townhouse building type. Townhouses are only supported in Low Density Residential when open space is set aside on the site to compensate for more intense building styles. The offered zoning conditions include a requirement that 25% of the site be reserved as common “open area”. The combination of density, allowed building types, and reserved “open area” created by the request is consistent with the future Land Use Map designation.

- C. If the use is not specifically designated on the Future Land Use Map in the area where its location is proposed, is it needed to service such a planned use, or could it be established without adversely altering the recommended land use and character of the area?

Not applicable. The use is designated on the Future Land Use Map.

- D. Will community facilities and streets be available at City standards to serve the use proposed for the property?

Yes, the existing infrastructure in the area is adequate to serve new development or will be required to be improved as part of a development plan. New development on the site will also be required to extend water and sewer service in order to be annexed into the City of Raleigh. Street improvements to Page Road will also be required through a development plan.

## Future Land Use

**Future Land Use designation:** Low Density Residential

**The rezoning request is**

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

☐ **Inconsistent**

The Future Land Use Map designates the site for Low Density Residential. This category calls for residential uses with density of one to six units per acre. The rezoning request would allow a maximum density of six units per acre. The proposal would also allow the townhouse building type. Low Density Residential recommends against townhouse development unless there is open space conserved on the site to offset increased housing intensity. The request includes a zoning condition to require 25% of the site be maintained as "open area" for common use of the residents of future development. The open area requirement, along with the allowed density, makes the request consistent with the Future Land Use Map.

## Urban Form

**Urban Form designation:** None

**The rezoning request is**

☐ **Consistent** with the Urban Form Map.

☐ **Inconsistent**

☐ **Other** (no Urban Form designation OR no Urban Form designation, but zoning frontage requested)

Not applicable.

## Compatibility

**The proposed rezoning is**

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

☐ **Incompatible.**

The request would allow new residential development with density and building types that are similar to existing development in the surrounding area. A significant portion of the site will be reserved for private communal use. This ensures that the ability to develop townhouses will be mitigated by common areas within the site. The request does not present any substantial incompatibility with existing development.

## Public Benefits of the Proposed Rezoning

- The request would allow additional housing types that may increase accessibility of housing to a wider range of households.

## Detriments of the Proposed Rezoning

- No detriments identified.

## Policy Guidance

*The rezoning request is **consistent** with the following policies:*

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### **Policy LU 1.2—Future Land Use Map and Zoning**

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 requested zoning would allow density of up to six dwelling units per acre that may be developed in the townhouse building type. The Low Density Residential designation for this site supports density of up to six units per acre but does not recommend townhouse buildings unless additional open space is set aside within the site. The proposal is consistent with the Future Land Use Map because it restricts density and requires open space to accommodate potentially more intense townhouse development.*

### **Policy LU 1.3—Conditional Use District Consistency**

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

*The requested zoning includes a zoning condition to limit development to six dwelling units per acre instead of the ten units per acre otherwise enabled by the requested R-10 district. The zoning conditions also prohibit apartments and require open area to be reserved for common use. The conditions bring the proposal into greater conformity with the Future Land Use designation of Low Density Residential as well as with other policies in the 2030 Comprehensive Plan related to residential character.*

### **Policy LU 8.1—Housing Variety**

Accommodate growth in newly developing or redeveloping areas of the city through mixed-use neighborhoods with a variety of housing types.

*The request would allow development in the townhouse building type. This change increases the potential for housing variety.*

### **Policy LU 8.3—Conserving, Enhancing, and Revitalizing Neighborhoods**

Recognize the importance of balancing the need to increase the housing supply and expand neighborhood commerce with the parallel need to protect neighborhood character, preserve historic resources, and restore the environment.

*The potential character of new development allowed by the rezoning request may have a modest impact on neighborhood character for existing development to the south. For the larger area, the character of residential development is a mix of densities and building types. The expansion of allowed housing types enabled by the proposal is of greater importance than minor impacts on appearance for the area.*

### **Policy LU 8.10—Infill Development**

Encourage infill development on vacant land within the city, particularly in areas where there are vacant lots that create “gaps” in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern.

*New development permitted by the requested zoning would not create a sharp change in the character of the area because it would be of similar density and building types as nearby development. The allowed density is the same as the subdivision to the south. There is a townhouse neighborhood immediately to the north, which would match the townhouse building type to be permitted by the proposal.*

### **Policy H 1.8—Zoning for Housing**

Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing. In areas characterized by detached houses, accommodations should be made for additional housing types while maintaining a form and scale similar to existing housing.

*The townhouse type of housing allowed by the rezoning proposal would increase the housing options for the site. The character of new development will be similar in density and building types to existing subdivisions. The request would be more consistent with policy if senior housing types such as congregate care were not prohibited by an offered zoning condition.*

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

---

### **Policy LU 5.1—Reinforcing the Urban Pattern**

New development should acknowledge existing buildings, and, more generally, 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 8.5—Conservation of Single-Family Neighborhoods**

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

*New buildings may have different architectural features from existing homes in the area. The style of existing nearby development is two-story detached houses and townhouses with pitched roofs. In the townhouse neighborhood to the north, townhouse buildings typically contain four or fewer units and do not exceed 100 feet in any horizontal direction. The request would be more consistent with these policies if zoning conditions were offered to limit height to two stories, require pitched roofs, and/or limit the dimensions of townhouse buildings.*

**Area Plan Policy Guidance**

*There is no area plan guidance for the rezoning site.*

# HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

## Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	N/A	No transit service at the site.
Walk Score	31	6	Significantly lower than the citywide average.
Bike Score	41	6	Significantly lower than the citywide average.

Source: [Walk Score](#) is a publicly available service that measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. The higher the Transit Score or Walk Score, the greater the percentage of trips that will be made on transit or by walking, and the smaller the carbon footprint. The scores also correlate with shorter vehicle trips, which also produce less carbon. The city has a wide range of scores. Raleigh Municipal Building, for instance, has a Walk Score of 92, meaning the area is highly pedestrian-friendly and that many destinations are within a short walk. Some areas in the city have scores in single digits, indicating that few if any destinations are within walking distance, so nearly all trips are made by car.

**Summary:** The rezoning site is in an area with very few employment or shopping destinations within walking distance. Page Road has very few areas where sidewalks are present. No transit stops are within walking distance of the site. Residents of the site will be very dependent on private vehicles for transportation. A stop for GoDurham Route 2 is located on the south side of T W Alexander Drive and just over one-half mile from the north end of the site.

## Carbon/Energy Footprint: Housing

Housing Type	Average Annual Energy Use (million BTU)	Permitted in this project?
Detached House	82.7	Yes
Townhouse	56.5	Yes
Small Apartment (2-4 units)	42.1	No
Larger Apartment	34.0	No

Source: U.S. Energy Information Administration, 2015 survey. Statistics for residential structures in the South.



**Summary:** The request would allow Detached, Attached, and Townhouse buildings. It would not allow the types of residential development that may allow for lower energy consumption by residents.

### Housing Supply and Affordability

Does it add/subtract from the housing supply?	No change	The request would not alter the number of dwelling units that may be permitted on the site.
Does it include any subsidized units?	No	
Does it permit a variety of housing types beyond detached houses?	Yes	Attached houses and townhouses would be allowed by the proposed zoning.
If not a mixed-use district, does it permit smaller lots than the average?*	Yes	Lots permitted for new development under the requested zoning could be as small as 4,000 square feet for detached houses. This is smaller than the citywide average. Townhouse lots would also be allowed.
Is it within walking distance of transit?	No	There is no transit service within walking distance of the site.

*\*The average lot size for detached residential homes in Raleigh is 0.28 acres.*

**Summary:** The request would allow townhouses on a site where they are not currently permitted. The potential number of dwelling units would not change. The site is likely to have high transportation costs relative to the average home in Raleigh.

# IMPACT ANALYSIS

## Historic Resources

The site is not located within or adjacent to a National Register Historic District or Raleigh Historic Overlay District. It does not include nor is adjacent to any National Register individually-listed properties or Raleigh Historic Landmarks.

**Impact Identified:** None.

## Parks and Recreation

1. This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors.
2. Nearest existing park access is provided by Brier Creek Park (1.0 mile) and Leesville Park (7.5 miles).
3. Nearest existing greenway trail access is provided by Hare Snipe Creek Greenway Trail (8.3 mile).
4. Current park access level of service in this area is graded a D letter grade.
5. Because of the current park access level of service, this area is a high priority for enhanced development of the following elements:
  - a. Publicly Accessible Open Space
  - b. Public Art
  - c. Public Play Areas
  - d. Pet Amenity Areas
6. Raleigh's Comprehensive Plan has many policies to support the addition of the above elements to the proposed rezoning.
  - a. Comp Plan PR 1.7 New Parks in Growth Centers "Create new urban parks and enhance existing urban parks throughout Growth Centers using proactive planning, partnerships and innovative approaches"
  - b. Comp Plan PR 4.8 Private Parks "Encourage the provision of tot lots, pocket parks, and other privately-held and -maintained park spaces within residential developments to complement public park facilities"
  - c. Comp Plan PR 5.4 Improving Park Access "Public spaces should be included in private developments that can connect to and benefit from their proximity to public infrastructure and spaces such as greenway trails, public sidewalks, and plazas"
  - d. Comp Plan PR 5.5 Encourage Public Open Space in Rezoning "Encourage the provision of publicly accessible open space during the consideration of zoning petitions"
  - e. Comp Plan AC 1.1 Public Art and Neighborhood Identity "encourage the use of public art to create a neighborhood identity"

**Impact Identified:** Due to the lack of public park facilities nearby, residents of development on the site will have low level of service for parks for the foreseeable future.

## Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	0	53,500 gpd	53,500 gpd
Waste Water	0	53,500 gpd	53,500 gpd

### **Impact Identified:**

1. The proposed rezoning would add 53,500 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area (Jordanus Drive)
2. At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy
3. Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developer.
4. Offsite Sanitary Sewer Easement acquisition will be required to extend gravity sewer to the East side of property

## Stormwater

Floodplain	None
Drainage Basin	Brier Creek
Stormwater Management	UDO Sec. 9.2
Overlay District	None

**Impact Identified:** Site subject to Stormwater regulations under UDO 9.2 for runoff and nitrogen. No floodplain exists onsite. Possible alluvial soils. Possible Neuse Buffers exist. No impacts identified.

## Transportation

### **Site Location and Context**

#### *Location*

The Z-11-21 site is located in northwest Raleigh at the border of Durham, on the east side of Page Road.

#### *Area Plans*

The Z-11-21 site is not located within or adjacent to an area plan.

### **Other Projects in the Area**

The City of Raleigh has no programmed transportation projects within one mile of the site. NCDOT plans to convert US-70 (Glenwood Avenue) into a limited-access highway northwest of I-540. This is project U-5518 in the State Transportation Improvement Program (STIP). The project is likely to include changes to TW Alexander Drive and may include the construction of Aviation Parkway between TW Alexander Drive and US-70. The timeline of the project is uncertain at this time.

### **Existing and Planned Infrastructure**

#### *Streets*

Page Road is designated as a 4-lane divided avenue in the Street Plan (Map T-1 of the Comprehensive Plan); it is maintained by NCDOT. The street lies outside the city of Raleigh's extraterritorial jurisdiction. Jordanus Drive is a local residential street built to provide interconnected access to the Z-11-21 site. It is maintained by the City of Raleigh. Trilogy Boulevard is local street maintained by the City of Durham; it was also built to provide interconnected access to the Z-11-21 site.

In accordance with UDO section 8.3.2, the maximum block perimeter for an R-10 zoning district is 2,500 feet and the maximum dead-end length is 300 feet. The existing block perimeter is approximately 17,500 feet. This large block has a few stubbed streets on the western half and is bisected by the planned Aviation Parkway extension. Subdivision of the Z-11-21 site is expected to result in new street connections or stubs to at least four points:

- Page Road, along the site's western frontage
- Jordanus Drive
- Trilogy Boulevard
- A stub on the site eastern boundary that will connect to Aviation Parkway in the future.

These street connections are consistent with Comprehensive Plan Policies T 2.3, T 2.4, T 2.5, and T 2.6, which all concern interconnected streets. These policies, and standards in UDO Section 8.3.2 that support them, reduce per-capita vehicle miles traveled, increase the efficiency of providing city services such as solid waste collection, and equalize neighborhood traffic throughout each individual neighborhood, so that the portions of neighborhoods closest to major streets do not bear a disproportionate level of the traffic within a neighborhood.

### *Pedestrian Facilities*

There not currently sidewalks along Page Road near the subject site. Sidewalks exist on Jordanus Drive and Trilogy Boulevard.

### *Bicycle Facilities*

The nearest on-street bikeway is a bicycle lane on Arnold Palmer Drive. Page Road is designated for bicycle lanes in map T-3 of the Comprehensive Plan.

### *Transit*

GoDurham operates an hourly service along TW Alexander Road between Durham Station and Brier Creek. The site is approximately a half mile from the nearest stops on TW Alexander Road.

### *Access*

Access to the subject property will be by Page Road, the local neighborhood streets stubbed to the property, and a future connection to the planned Aviation Parkway extension.

### **TIA Determination**

Based on the Envision results, approval of case Z-11-21 would not increase the amount of projected vehicular peak hour trips to and from the site as indicated in the table below. The proposed rezoning from R-6 to R-10-CU is projected to generate no new trips in the AM peak hour and no new trips in the PM peak hour. These values do not trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual. A TIA may be required during site permit review.

Z-11-21 Existing Land Use Vacant	Daily	AM	PM
	0	0	0
Z-11-21 Current Zoning Entitlements Residential	Daily	AM	PM
	2,094	157	211
Z-11-21 Proposed Zoning Maximums Residential	36	214	PM
	2,094	157	211
Z-11-21 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	<b>0</b>	<b>0</b>	<b>0</b>

**Impact Identified:** There are no significant traffic impacts of the request. Development of the site is anticipated to create new street connections which will improve the local circulation network.

### Urban Forestry

Page Road is classified as a Thoroughfare. A 50 ft Primary Tree Conservation Area - Thoroughfare will be required along Page Rd, per UDO 9.1.4.A.8.

**Impact Identified:** None.

### Impacts Summary

There are few public parks near the rezoning site. Residents of new development will have a low level of service for parks experiences.

### Mitigation of Impacts

The applicant may wish to require some active recreation amenities such as a dog park or play area to mitigate lack of accessible public facilities.

## CONCLUSION

The rezoning petition applies to a 36-acre site in Durham County on the east side of Page Road. The site has been annexed into the City of Raleigh. The requested zoning of R-10-CU would allow the same number of units as the current R-6 zoning, according to an offered condition. The townhouse building type would be enabled by the proposal. Open area is required to form 25% of the site area.

The combination of density, allowed building types, and required open area aligns with the recommendations of the site's Low Density Residential designation on the Future Land Use Map. Other policies recommending housing diversity and compatible residential infill also support the request. The rezoning is consistent with the 2030 Comprehensive Plan.

## CASE TIMELINE

Date	Action	Notes
2/8/2021	First neighborhood meeting	
3/10/2021	Application complete	
4/7/2021	Second neighborhood meeting	
4/13/2021	Placed on Planning Commission consent agenda and not discussed	
4/7/2021	Second neighborhood meeting held	
5/11/2021	Placed on Planning Commission business agenda	Recommended for approval.

# APPENDIX

## SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	R-6	Rural Residential (Durham), Planned Development Residential (Durham)	R-6	R-6	Rural Residential (Durham)
Additional Overlay	None	None	None	None	None
Future Land Use	Low Density Residential	Low-Medium Density Residential	Low Density Residential	Low Density Residential, Public Parks & Open Space	Industrial
Current Land Use	Open Space	Moderate Density Residential	Low Density Residential	Open Space	Civic, Moderate Density Residential
Urban Form	None	None	None	None	None

## CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	R-6	R-10-CU
Total Acreage	35.78	35.78
Setbacks:		
Front	10'	10'
Side	5'	5'
Rear	20'	20'
Residential Density:	5.98	5.98
Max. # of Residential Units	214	214
Max. Gross Building SF	N/A	N/A
Max. Gross Office SF	Not permitted	Not permitted
Max. Gross Retail SF	Not permitted	Not permitted
Max. Gross Industrial SF	Not permitted	Not permitted
Potential F.A.R	N/A	N/A

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



# Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



Please complete all sections of the form and upload via the Permit and Development Portal ([permitportal.raleighnc.gov](http://permitportal.raleighnc.gov)). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov).

Rezoning Request				
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan	OFFICE USE ONLY Rezoning case #
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning base district: R-6		Height: N/A	Frontage: N/A	Overlay(s): N/A
Proposed zoning base district: R-10		Height: N/A	Frontage: N/A	Overlay(s): N/A
<b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number: Z-37-19; Z-50-06				

General Information		
Date: February 16, 2021	Date amended (1):	Date amended (2):
Property address: 2751 Page Road; 0 T W Alexander Drive		
Property PIN: 0758228236; 0758569838		
Deed reference (book/page): 2579/394; 8500/1176		
Nearest intersection: Page Rd and Smallwood Drive		Property size (acres): 35.78 ac
For planned development applications only:	Total units: N/A	Total square footage: N/A
	Total parcels: N/A	Total buildings: N/A
Property owner name and address: Pulte Home Company, LLC on behalf of E.S.P. Properties, LLC		
Property owner email: bob.anderson@pultegroup.com		
Property owner phone: 919-427-9360		
Applicant name and address: Laura Goode		
Applicant email: lauragoode@parkerpoe.com		
Applicant phone: 919-835-4648		
Applicant signature(s):	<div>DocuSigned by: <i>Bob Anderson</i> 7820D7E471D94A3...</div>	
Additional email(s): purdy@mcadamsco.com		

**Conditional Use District Zoning Conditions**

Zoning case #: Z-11-21

Date submitted: 4/30/2021

**OFFICE USE ONLY**

Existing zoning: R-6

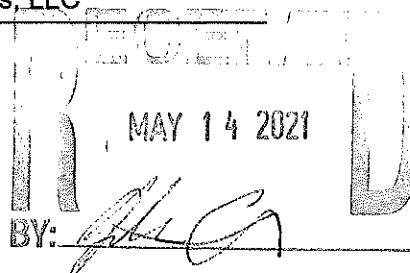
Proposed zoning: R-10-CU

Rezoning case #

**Narrative of Zoning Conditions Offered**

1. Residential density shall not exceed 6 units per acre.
2. Principle Uses shall be limited to Single-Unit Living, Two-Unit Living and Multi-Unit Living. All other uses shall be prohibited.
3. Apartment building types shall be prohibited.
4. A minimum of twenty-five percent (25%) of the net site area shall be designated as Open Area. "Open Area" as used in this condition shall mean land area (i) located outside of public right-of-way; (ii) located outside of a lot developed with a residential dwelling unit; (iii) located outside a parking area; and (iv) owned in accordance with UDO Section 2.5.7.A. Land area associated with any private community amenity area provided in accordance with this condition may count toward this Open Area requirement so long as it complies with the definition of Open Area in this condition.
5. For the first 295' directly east of Trilogy Boulevard, a 10' landscape buffer shall be placed along the northern property line abutting the property with the Parcel Identification Number (PIN) 0758-57-78-30001.DUR, as described in Deed Book 8853, Page 203 in the Durham County Register of Deeds office (the "Registry") (the "Northern Parcel"). Said buffer shall contain a 6' wood privacy fence and 15 evergreen plantings per 100 linear feet, with a 5' minimum height at planting. This condition shall not apply to those areas abutting the Northern Parcel that, as a part of a development plan, are designated and recorded as Tree Conservation Areas, or where street connections, utility easements, or drainage easements are required.
6. A 20' landscape buffer shall be placed along the southern property line abutting those properties with the following PINs and deed references in the Registry: 0758-45-93-7972.DW, Deed Book 6441, Page 813; 0758-01-46-5970, Deed Book 7479, Page 410; and along only the first 40' of PIN 0758-02-56-0669, Deed Book 6441, Page 813, directly east of PIN 0758-01-46-5970 (the "Southern Parcels"). Said buffer shall contain 15 evergreen plantings per 100 linear feet, with a 5' minimum height at planting. This condition shall not apply to those areas abutting the Southern Parcels that, as a part of a development plan, are designated and recorded as Tree Conservation Areas, or where street connections, utility easements, or drainage easements are required.

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature: Robert E. PagePrinted Name: Robert E. Page, Manager of E.S.P. Properties, LLC

STATE OF North Carolina

COUNTY OF Wake

OWNER'S AFFIDAVIT

Personally appeared before the undersigned attesting officer, duly authorized to administer oaths in said State and County, Robert E. Page, as a Manager of **E.S.P. Properties, LLC**, a North Carolina limited liability company, who after being duly sworn, deposes and says upon oath:

That **E.S.P. Properties, LLC**, a North Carolina limited liability company ("**E.S.P. Properties, LLC**"), is the legal owner of the property located at 2751 Page Road, Raleigh, North Carolina, with a Wake County PIN of 0758228236, as evidenced by that certain North Carolina General Warranty Deed recorded in Book 2579, Page 394 in the Durham County Register of Deeds Office, and 0 T W Alexander Drive, Raleigh, North Carolina, with a Wake County PIN of 0758569838, as evidenced by that certain North Carolina General Warranty Deed recorded in Book 8500, Page 1176 in the Wake County Register of Deeds Office.

Further, **E.S.P. Properties, LLC**, as the legal owner of the above-described property, hereby grants **Pulte Home Company, LLC**, a Michigan limited liability company ("**Pulte**"), the authorization and permission to submit to the City of Raleigh the application to rezone the described property. **Pulte**, is hereby authorized to act on behalf of the **E.S.P. Properties, LLC** as the applicant. Further, **E.S.P. Properties, LLC**, as the legal owner of the described property, understands and acknowledges that it must sign, approve and consent to any zoning conditions.

[SIGNATURE PAGE TO FOLLOW]

This the 13 day of February, 2021.

**E.S.P. Properties, LLC,**  
a North Carolina limited liability company

By: Robert E. Page (Seal)  
Print: Robert E. Page  
Title: Manager

STATE OF NC  
COUNTY OF Wake

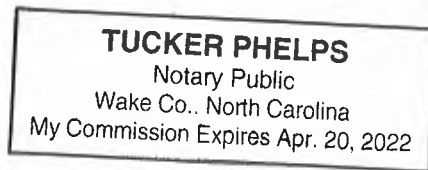
Signed and sworn to before me this the 13<sup>th</sup> day of February,  
2021, by Robert E. Page, as a Manager of E.S.P. Properties, LLC, a North Carolina  
limited liability company.



Notary Public  
Print Name: Tucker Phelps

[Note: Notary Public must sign exactly as on  
notary seal]

My Commission Expires: 04/20/2022  
[NOTARY SEAL] (MUST BE FULLY LEGIBLE)



Rezoning Application Addendum #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning case # <hr/>
The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.	
Statement of Consistency	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
See attached.	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
See attached.	

Rezoning Application Addendum #2	
Impact on Historic Resources	<b>OFFICE USE ONLY</b> Rezoning case # <hr/>
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
Inventory of Historic Resources	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
N/A	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	

## Urban Design Guidelines

The applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", OR;
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Urban form designation: N/A

Click [here](#) to view the Urban Form Map.

**1**

All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.

**Response:**

N/A

**2**

Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.

**Response:**

N/A

**3**

A mixed-use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed-use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed-use area should be possible without requiring travel along a major thoroughfare or arterial.

**Response:**

N/A

**4**

Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.

**Response:**

N/A

**5**

New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.

**Response:**

N/A

**6**

A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.

**Response:**

N/A

7	<p>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high-volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</p> <p><b>Response:</b> N/A</p>
8	<p>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</p> <p><b>Response:</b> N/A</p>
9	<p>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</p> <p><b>Response:</b> N/A</p>
10	<p>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</p> <p><b>Response:</b> N/A</p>
11	<p>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</p> <p><b>Response:</b> N/A</p>
12	<p>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</p> <p><b>Response:</b> N/A</p>
13	<p>New public spaces should provide seating opportunities.</p> <p><b>Response:</b> N/A</p>



<b>14</b>	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p><b>Response:</b> N/A</p>
<b>15</b>	<p>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</p> <p><b>Response:</b> N/A</p>
<b>16</b>	<p>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</p> <p><b>Response:</b> N/A</p>
<b>17</b>	<p>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</p> <p><b>Response:</b> N/A</p>
<b>18</b>	<p>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</p> <p><b>Response:</b> N/A</p>
<b>19</b>	<p>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</p> <p><b>Response:</b> N/A</p>
<b>20</b>	<p>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</p> <p><b>Response:</b> N/A</p>

21	<p>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</p> <p><b>Response:</b> N/A</p>
22	<p>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</p> <p><b>Response:</b> N/A</p>
23	<p>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</p> <p><b>Response:</b> N/A</p>
24	<p>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</p> <p><b>Response:</b> N/A</p>
25	<p>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</p> <p><b>Response:</b> N/A</p>
26	<p>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</p> <p><b>Response:</b> N/A</p>

Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – General Use or Conditional Use Rezoning	Yes	N/A	Yes	No	N/A
1. I have referenced this <b>Rezoning Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Pre-application conference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Rezoning application review fee (see <a href="#">Fee Guide</a> for rates).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties with 500 feet of area to be rezoned.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a Conditional Use District:</b>					
11. Completed zoning conditions, signed by property owner(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>If applicable, see page 11:</b>					
12. Proof of Power of Attorney or Owner Affidavit.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a Planned Development or Campus District:</b>					
13. Master plan (see Master Plan submittal requirements).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a text change to zoning conditions:</b>					
14. Redline copy of zoning conditions with proposed changes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Master Plan (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – Master Plan	Yes	N/A	Yes	No	N/A
1. I have referenced this <b>Master Plan Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Total number of units and square feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. 12 sets of plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Completed application; submitted through Permit & Development Portal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Vicinity Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Existing Conditions Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Street and Block Layout Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Development Plan (location of building types)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Parking Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Open Space Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Phasing Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Common Signage Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**January 29, 2021**

**Re: Notice of Neighborhood Meeting**

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on February 8, 2021 from 6–8 pm. The purpose of the meeting is to discuss an upcoming application to rezone land located at 2751 Page Road (PIN 0758228236), and 0 T W Alexander Drive (PIN 0758569838). The site is currently zoned R-6 and is proposed to be rezoned to R-10-CU. The applicant will describe the nature of this rezoning request and field any questions from the public. Enclosed are: (1) an aerial photograph of the parcels (2) a vicinity map outlining the location of the parcels; (3) a zoning map of the subject area; (4) a draft of the Rezoning Application cover page; and (5) draft conditions for the rezoning.

The meeting will be held virtually. You can participate online via Zoom or by telephone. To participate in the Zoom online meeting:

Visit:	<a href="https://zoom.us/join">https://zoom.us/join</a>
Enter the following meeting ID:	856 4910 3940
Enter the following password:	076251

To participate by telephone:

Dial:	1 929 436 2866
Enter the following meeting ID:	856 4910 3940 #
Enter the Participant ID:	#
Enter the Meeting password:	076251 #

The City of Raleigh requires a neighborhood meeting involving the residents and property owners within 500 feet of the area requested for rezoning prior to the submittal of any rezoning application. Any landowner who is interested in learning more about this project is invited to attend. Information about the rezoning process is available online; visit [www.raleighnc.gov](http://www.raleighnc.gov) and search for “Rezoning Process.” If you have further questions about the rezoning process, please contact:

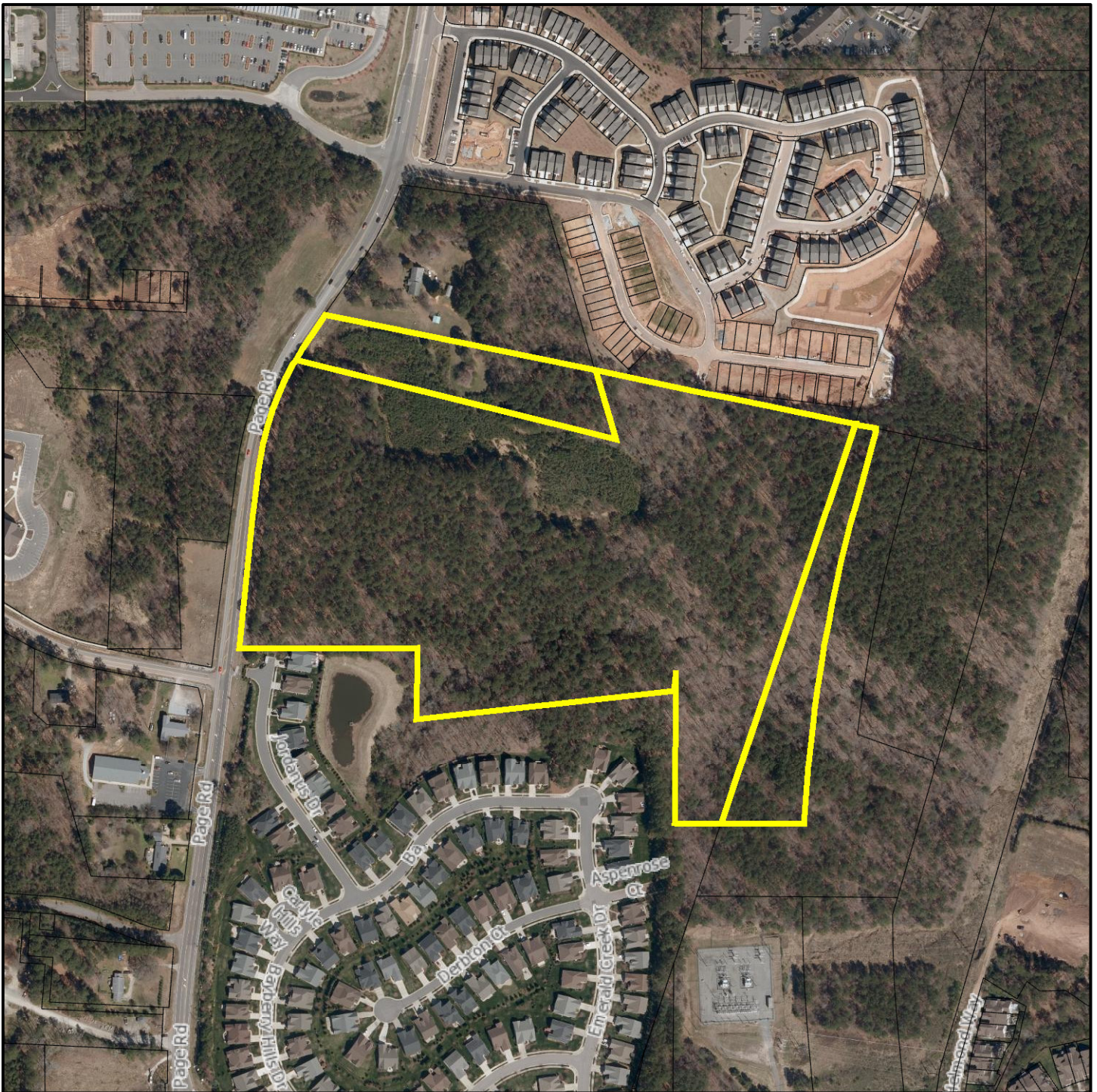
Carmen Kuan  
Raleigh Planning & Development  
(919) 996-2180  
[Carmen.Kuan@raleighnc.gov](mailto:Carmen.Kuan@raleighnc.gov)

If you have any questions about this rezoning, please contact me at (919) 835-4648 or via email at [lauragoode@parkerpoe.com](mailto:lauragoode@parkerpoe.com).

Thank you,

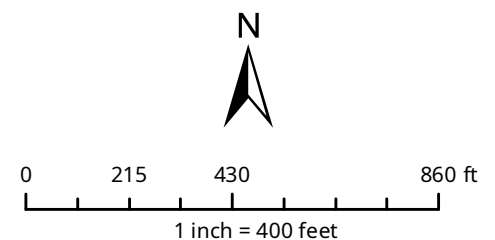
Laura Goode





# Rezoning of: 2751 Page Road; and 0 T W Alexander Drive

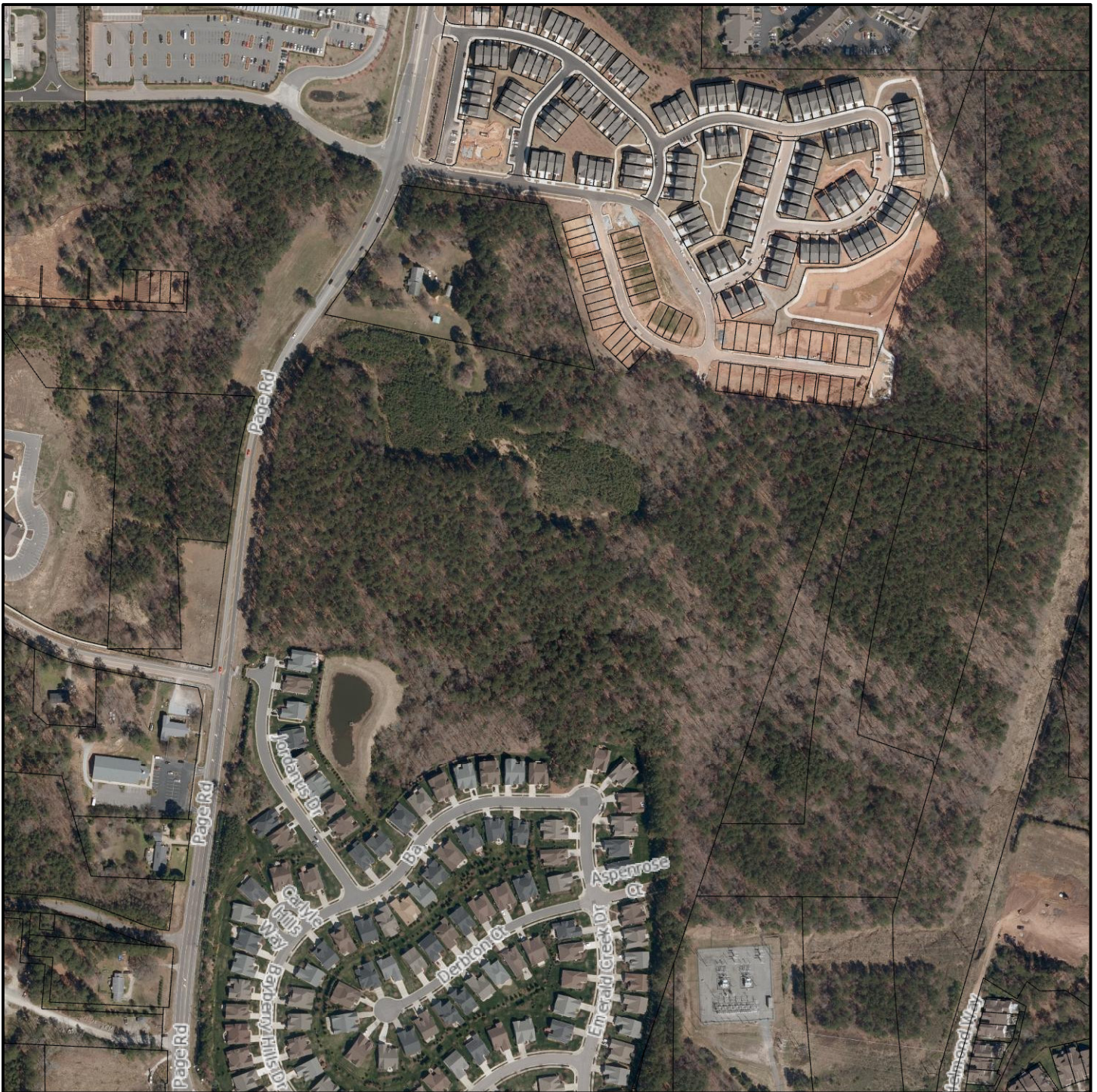
## Aerial Map



### **Disclaimer**

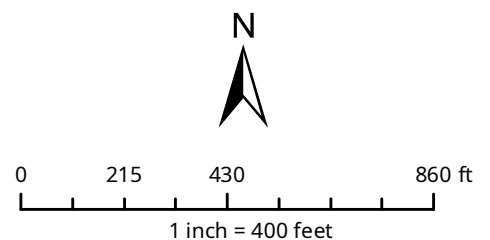
*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.*





# Rezoning of: 2571 Page Road; and 0 T W Alexander Drive

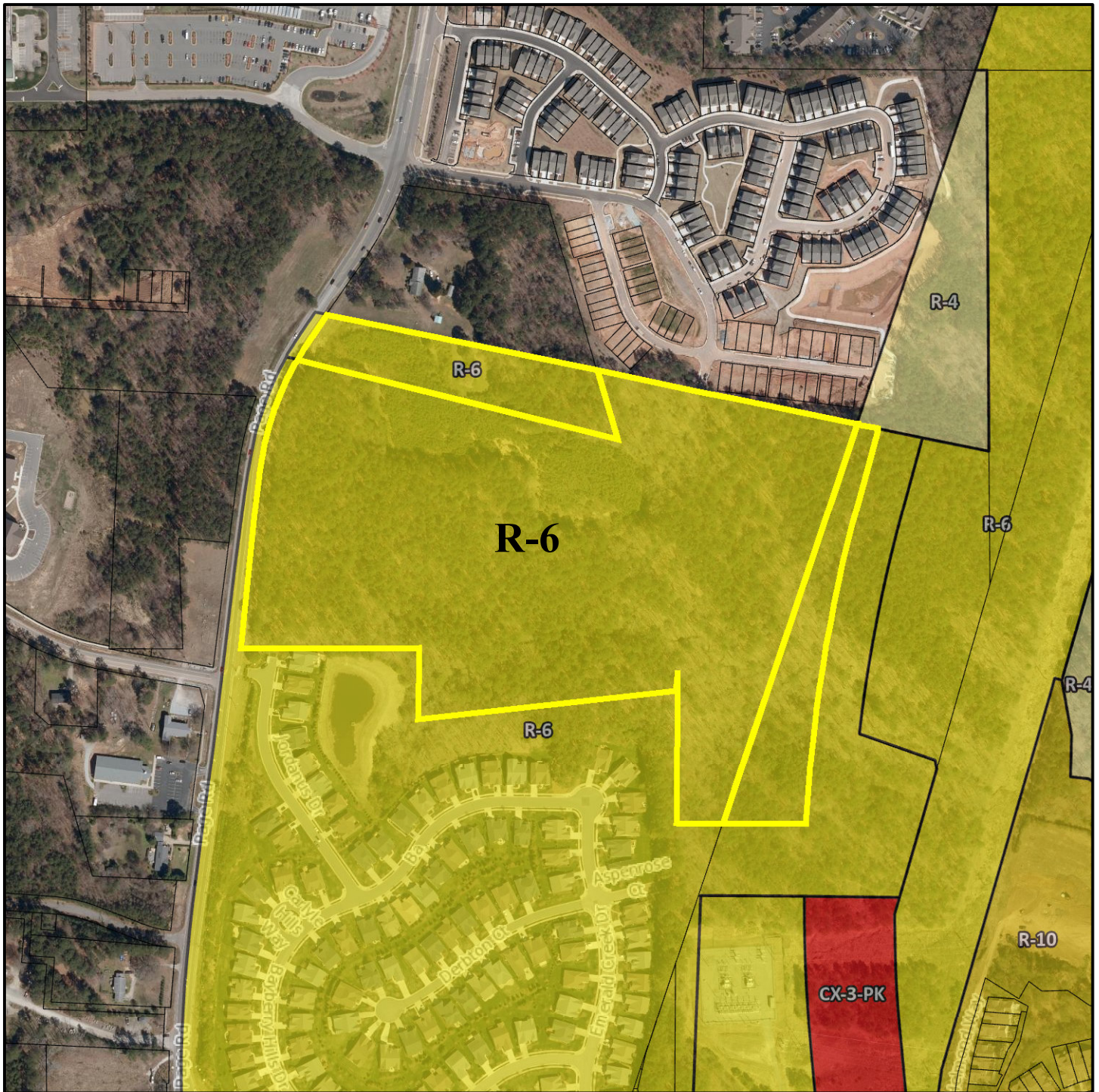
## Vicinity Map



### **Disclaimer**

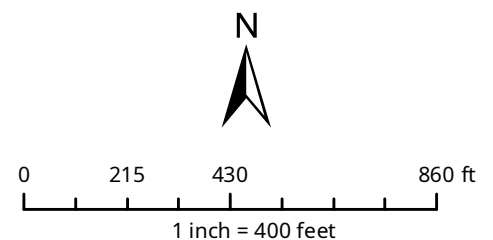
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**Rezoning of:**  
**2751 Page Road; and**  
**0 T W Alexander Drive**

**Zoning Map**  
**Current Zoning: R-6**



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# Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



Please complete all sections of the form and upload via the Permit and Development Portal ([permitportal.raleighnc.gov](http://permitportal.raleighnc.gov)). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov).

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: R-10		Height: N/A	Frontage: N/A
Proposed zoning base district: R-10		Height: N/A	Frontage: N/A
Overlay(s): N/A		Overlay(s): N/A	
<b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number: Z-37-2019			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 2751 Page Road; 0 T W Alexander Drive		
Property PIN: 0758228236; 0758569838		
Deed reference (book/page): 2579/394; 8500/1176		
Nearest intersection: Page Rd and Smallwood Drive		Property size (acres): 35.82
For planned development applications only:	Total units: N/A	Total square footage: N/A
	Total parcels: N/A	Total buildings: N/A
Property owner name and address: PulteGroup, Inc. on behalf of E.S.P. Properties, LLC		
Property owner email: bob.anderson@pultegroup.com		
Property owner phone: 919-427-9360		
Applicant name and address: Laura Goode		
Applicant email: lauragoode@parkerpoe.com		
Applicant phone: 919-835-4648		
Applicant signature(s):		
Additional email(s): purdy@mcadamsco.com		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	<b>OFFICE USE ONLY</b> Rezoning case # _____
Existing zoning: R-6	Proposed zoning: R-10-CU	

Narrative of Zoning Conditions Offered
<p>1. Residential density shall not exceed 6 units per acre.</p> <p>2. Principle Uses shall be limited to Single-Unit Living, Two-Unit Living and Multi-Unit Living. All other uses shall be prohibited.</p> <p>3. Apartment building types shall be prohibited.</p> <p>4. A minimum of twenty-five percent (25%) of the net site area shall be designated as Open Area. "Open Area" as used in this condition shall mean land area (i) located outside of public right-of-way; (ii) located outside of a lot developed with a residential dwelling unit; (iii) located outside a parking area; and (iv) owned in accordance with UDO Section 2.5.7.A. Land area associated with any private community amenity area provided in accordance with this condition may count toward this Open Area requirement so long as it complies with the definition of Open Area in this condition.</p>

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

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REVISION 10.27.20

raleighnc.gov

## ATTESTATION TEMPLATE

### Attestation Statement

I, the undersigned, do hereby attest that the electronic verification document submitted herewith accurately reflects notification letters, enclosures, envelopes and mailing list for mailing the neighborhood meeting notification letters as required by Chapter 10 of the City of Raleigh UDO, and I do hereby further attest that that I did in fact deposit all of the required neighborhood meeting notification letters with the US. Postal Service on the 29th, day of January, 2021. I do hereby attest that this information is true, accurate and complete to the best of my knowledge and I understand that any falsification, omission, or concealment of material fact may be a violation of the UDO subjecting me to administrative, civil, and/or, criminal liability, including, but not limited to, invalidation of the application to which such required neighborhood meeting relates.

W. Gardner Culpeper

Signature of Applicant/Applicant Representative

1/29/21

Date

## SUMMARY OF ISSUES

A neighborhood meeting was held on February 8, 2021 (date) to discuss a potential rezoning located at 2571 Page Road and 0 T W Alexander Road (property address). The neighborhood meeting was held at virtual meeting via Zoom (location). There were approximately 111 (number) neighbors in attendance. The general issues discussed were:

### Summary of Issues:

Traffic impacts, specifically related to Jordanus Drive and Trilogy Boulevard connections and existing Page Road traffic; why the City requires street connections
What number and type of homes will be constructed, including price point, construction timing and concern about impact to property values
Whether and what amount of trees/buffer will be retained adjacent to existing homes; whether there are protected tree buffers per representations of prior developers
Impacts to environmental features and wildlife on the site
Location of open area designation, whether this includes buildings or the stream on the site
When traffic will be evaluated for the site, including whether a traffic light will be allowed at the Page Road entrance to the site
Residents of the Regency neighborhood voiced interest in becoming a gated community to restrict access to their neighborhood from the development
Whether the rezoning will restrict rental properties on the site

## SUMMARY OF ISSUES

A neighborhood meeting was held on February 8, 2021 (date) to discuss a potential rezoning located at 2571 Page Road and 0 T W Alexander Road (property address). The neighborhood meeting was held at virtual meeting via Zoom (location). There were approximately 111 (number) neighbors in attendance. The general issues discussed were:

### Summary of Issues:

Residents of the Regency neighborhood expressed concerns about residents of the new development using their streets and facilities at Brier Creek Country Club
How to add traffic calming measures such as speed bumps in the adjacent neighborhoods
How does the density for the proposed rezoning compare to the density of the existing adjacent neighborhoods
Concerns regarding construction impacts and location of parking of construction vehicles
What City has jurisdiction over the rezoning and decisions regarding street connectivity
How will grading be handled with the connection to the Jordanus stub street, and whether a bridge will be required
What is the definition of "multi-unit" and how does it relate to a townhouse
Location of the future Aviation Parkway corridor and relation to the site

## SUMMARY OF ISSUES

A neighborhood meeting was held on February 8, 2021 (date) to discuss a potential rezoning located at 2751 Page Road and 0 T W Alexander Road (property address). The neighborhood meeting was held at virtual meeting via Zoom (location). There were approximately 111 (number) neighbors in attendance. The general issues discussed were:

### Summary of Issues:

Who is the owner of the site subject to the rezoning; can neighbors enter the property to tour it

How can residents in the Regency neighborhood get sound barriers from traffic on Page Road

Whether the development will include walking trails

How can neighbors contact the City of Raleigh with questions and comments on the rezoning application

How stormwater will be evaluated and managed to ensure no problems created for existing stormwater facilities on adjacent properties

ATTENDANCE ROSTER	
NAME	ADDRESS
Abel Diaz	9709 Dayton Court
Alicia Friedman	1004 Brightskies Street
Amit Aggarwal	2 Sunset Road Bedford, MA 01730
Angelita Corvetto	Not Provided
Annette Langefeld	Not Provided
Austin & Nona Fine	9809 Carlyle Hills Way
Barbara Wilhelm	1128 Brightskies Street
Billy & Judy Armbruster	11229 Bayberry Hills Drive
Bob Hinton	120 Smallwood Drive
Bob Phelan	11200 Bayberry Hills Drive
Brianna Kunitz	1015 Excite Avenue
Carolyn Graven	11324 Emerald Creek Drive
Cathy Baker	11209 Emerald Creek Drive
Cherie Ezuka	1043 Brightskies Street
Chris E.	Not Provided
Chuck Thompson	11204 Bayberry Hills Drive
Christi Merrigan	9421 Collindale Way
D D	Not Provided
David Lemler	1045 Brightskies Street
David Blackman	Not Provided
David	Not Provided
David Kinnamon	1124 Brightskies Street
Dawn Seabolt	11405 Emerald Creek Drive
Delores Fogg	9841 Derbton Court

ATTENDANCE ROSTER	
NAME	ADDRESS
Dhani Ramadhani	1036 Brightskies Street
Edwina Keene	11400 Emerald Creek Drive
Emily Milliot	Not Provided
Eric Wilson	11205 Emerald Creek Drive
Erik Amundson	9805 Crooked Tree Lane
Fred Baritell	Not Provided
Fritz Kindsvatter	11401 Emerald Creek Drive
Galaxy S10+	Not Provided
Gary & Carolyn Morehead	Not Provided
Gary Blum	Not Provided
Gino & Debbie Pazzaglini	11218 Bayberry Hills Drive
Girish Hosalli	11416 Emerald Creek Drive
HollyAnne Kuba	1122 Brightskies Street
hsiung5	Not Provided
Jairo Pacheco	Not Provided
James Magee	11116 Bayberry Hills Drive
Jan Atkinson	11540 Jordanus Drive
Jeff & Janet McCauslin	11241 Bayberry Hills Drive
Jen Doherty	9433 Collingdale Way
Jennifer Scocca	11209 Bayberry Hills Drive
Jess Siegfried	Not Provided
Jim Dunphy	11519 Audbury Way
Jan Marlow	11320 Emerald Creek Drive
John Little	9813 Carlyle Hills Way



ATTENDANCE ROSTER	
NAME	ADDRESS
John Marlow	11320 Emerald Creek Drive
John Ripper	1026 Brighskies Street
Joseph Marengi	Not Provided
Joy Merrow	9805 Crooked Tree Lane
Kellye Davis	1034 Brightskies Street
Kim Slaughter	11169 Bayberry Hills Drive
Larry Peterson	11128 Bayberry Hills Drive
Leketa Keel	1025 Brightskies Street
Les Franklin	Not Provided
Linwood Cash	9813 Derbton Court
Elizabeth Floyd	1015 Brightskies Street
Luz Lobel	11161 Bayberry Hills Drive
Lynette Love	11212 Bayberry Hills Drive
Manjula Raja	11512 Jordanus Drive
Marilyn Sandorf	Not Provided
Mark Alsip	9817 Crooked Tree Lane
Marlene Lynch	11316 Emerald Creek Drive
Matthew Ruehlen	9829 Derbton Court
Renee McDougal	9833 Derbton Court
Jeyn Meena	1204 Jordanus Drive
Meghan Towler	1114 Brightskies Street
Michael Kelly	11524 Jordanus Drive
Michael Mercado	1123 Brightskies Street
Michael Zimmerman	11408 Emerald Creek Drive

<b>ATTENDANCE ROSTER</b>	
<b>NAME</b>	<b>ADDRESS</b>
Mike and Jackie Flanagan	11177 Bayberry Hills Drive
Mike Mann	11208 Bayberry Hills Drive
Miss Anderson	Not Provided
Missy Overby	11012 Emerald Creek Drive
Muneeb Abbasi	1013 Brightskies Street
Erica Lemler	1045 Brightskies Street
Nisren Toma	Not Provided
Paulette Gopen	11319 Emerald Creek Drive
Rob Morris	11532 Jordanus Drive
Robert Gianforcaro	Not Provided
Robert Bauernfeind	11420 Emerald Creek Drive
Rosemary Dahlberg	Not Provided
SAMSUNG-SM-G920V	Not Provided
Sanjay Rao	Not Provided
Santo Caivano	11015 Emerald Creek Drive
Eman & Jeffrey Schaffer	11224 Bayberry Hills Drive
Scott Schrantz	Not Provided
Scott Burroughs	11237 Bayberry Hills Drive
Steven Farrior	9445 Collingdale Way
shelleythom	1164 Bayberry Hills Drive
Suping Liu	Not Provided
Susan Seidman	1017 Brightskies Street
Sydnee Williamson	1102 Brightskies Street
Thomas Hoppe	1041 Brightskies Street

[illegible]

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18:01:24 From Erik Amundson to Help Desk(Direct Message) : Erik Amundson 9805 Crooked Tree Lane  
18:01:27 From GINO & DEBBIE PAZZAGLINI to Help Desk(Direct Message) : GINO & DEBBIE PAZZAGLINI  
18:01:33 From Kim Slaughter to Help Desk(Direct Message) : Kim Slaughter 11169 Bayberry Hills Dr.  
18:01:37 From Cathy Baker to Help Desk(Direct Message) : Cathy Baker 11209 Emerald Creek Drive Raleigh NC 27617  
18:01:43 From Michael Mercado to Help Desk(Direct Message) : Michael and Elena Mercado  
18:01:44 From Michael Kelly to Help Desk(Direct Message) : Michael Kelly, 11524 Jordanus Dr., Raleigh NC 27617  
18:01:44 From Luz to Help Desk(Direct Message) : Luz Lobel  
18:01:45 From GINO & DEBBIE PAZZAGLINI to Help Desk(Direct Message) : 11218 BAYBERRY HILLS DR, RALEIGH  
18:01:54 From Bob Phelan to Help Desk(Direct Message) : Bob and Rosalie Phelan, 11200 Bayberry Hills Dr  
18:01:56 From MikeMann to Help Desk(Direct Message) : Callin Bell & Mike Mann, 11208 Bayberry Hills Drive  
18:02:00 From Muneeb Abbasi to Help Desk(Direct Message) : Muhammad Muneeb Abbasi - 1013 Brightskies Street, Morrisville, NC 27560  
18:02:03 From McDougals to Help Desk(Direct Message) : McDougal - 9833 Derbton Ct  
18:02:06 From Luz to Help Desk(Direct Message) : 11161 Bayberry Hills Drive  
18:02:14 From Michael Mercado to Help Desk(Direct Message) : 1123 Brightskies St. Morrisville, NC 27560  
18:02:18 From vince Papi to Help Desk(Direct Message) : Vincent Papi, President of Regency @ Brier Creek HOA  
18:02:27 From Fritz Kindsvatter to Help Desk(Direct Message) : Fritz and Lucy KIndsvatter  
18:02:28 From Laura Goode to Help Desk(Direct Message) : can you mute the participant video?  
18:02:35 From Bob Hinton to Help Desk(Direct Message) : Bob Hinton, Trustee Chair for All Saints UMC  
18:03:05 From Bob Hinton to Help Desk(Direct Message) : 120 Smallwood Dr. Morrisville, NC 27560  
18:03:05 From Fritz Kindsvatter to Help Desk(Direct Message) : Fritz and Lucy Kindsvatter, 11401 Emerald Creek Dr, Raleigh, NC 27617  
18:03:05 From Neighbor to Help Desk(Direct Message) : ericaperonto@gmail.com  
18:03:08 From Vanessa Weaver to Help Desk(Direct Message) : Vanessa Weaver 1108 Brightskies St  
18:03:10 From Rob Morris to Help Desk(Direct Message) : Rob and Lauren Morris 11532 Jordanus Dr, Raleigh, NC 27617  
  
18:03:14 From Cristi Merrigan to Help Desk(Direct Message) : Cristi Merrigan, 9421 Collingdale Way, Raleigh, NC 27617  
18:03:19 From Jim Dunphy to Help Desk(Direct Message) : Jim Dunphy - 11519 Auldbury Way (27617)

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18:03:20 From Delores Fogg to Help Desk(Direct Message) : Delores Fogg  
18:03:21 From Scott Burroughs to Help Desk(Direct Message) : Scott & Mary Lou Burroughs  
18:03:24 From Santo C to Help Desk(Direct Message) : Santo Caivano 11015 Emerald Creek Drive Raleigh, NC 27617  
18:03:25 From Jeff & Janet McCauslin to Help Desk(Direct Message) : McCauslin 11241 Bayberry Hills  
18:03:25 From john to Help Desk(Direct Message) : John and Jan Marlow. jwm.bccc@gmail.com  
18:03:27 From Matthew Ruehlen to Help Desk(Direct Message) : Matt Ruehlen - 9829 Derbton CT, Raleigh, 27617  
18:03:33 From James Magee to Help Desk(Direct Message) : Katherine and James Magee  
18:03:34 From Scott Burroughs to Help Desk(Direct Message) : 11237 Bayberry Hills Dr  
18:03:41 From John Little to Help Desk(Direct Message) : John & Marlene Little  
18:03:42 From vince Papi to Help Desk(Direct Message) : Mary Papi, Homeowner Regency @ Brier Creek  
18:03:50 From Abel Diaz to Help Desk(Direct Message) : Abel Diaz 9709 Dayton Ct. Raleigh, NC 27617  
18:04:00 From Austin/Nona Fine to Help Desk(Direct Message) : Austin and Nona Fine 9809 Carlyle Hills Way Regency  
18:04:00 From Mike & Jackie Flanagan to Help Desk(Direct Message) : Mike and Jackie Flanagan 11177 Bayberry Hills Drive  
18:04:01 From SF to Help Desk(Direct Message) : Steven Farrior - 9445 Collingdale Way, Raleigh , NC 27617  
18:04:03 From Sydnee Williamson to Help Desk(Direct Message) : Sydnee and Avery Williamson, 1102 Brightskies Street, Morrisville, NC 27560  
18:04:09 From John Little to Help Desk(Direct Message) : 9813 Carlyle Hills Way, Raleigh, NC 27617  
18:04:22 From Help Desk to Laura Goode(Direct Message) : yes, muting their cameras now  
18:04:23 From Manjula Raja to Help Desk(Direct Message) : Manjula Raja,11512 JORDANUS DRIVE,RALEIGH 27617  
18:04:43 From James Magee to Help Desk(Direct Message) : 11116 Bayberry Hills Drive Raleigh, NC 27617  
18:04:46 From Joy Merrow to Help Desk(Direct Message) : Joy Merrow  
18:04:57 From Dawn Seabolt to Help Desk(Direct Message) : Dawn Seabolt  
18:05:02 From Waqaar Khawar to Help Desk(Direct Message) : Waqaar Khawar  
18:05:05 From Jennifer Scocca to Help Desk(Direct Message) : Jennifer Scocca, 11209 Bayberry Hills Dr., Raleigh, 27617  
18:05:05 From Dawn Seabolt to Help Desk(Direct Message) : 11405 Emerald Cr. Dr.  
18:05:09 From Waqaar Khawar to Help Desk(Direct Message) : 11105 Emerald Creek Dr.  
18:05:16 From John Little to Help Desk(Direct Message) : Danielle Peloquin, 9805 Carlyle Hills Way, Raleigh, NC 27617  
18:05:33 From Eric Wilson to Help Desk(Direct Message) : Eric & Christine Wilson. 11205

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18:05:36 From Susan Seidman to Help Desk(Direct Message) : Susan Seidman, Trivium at Brier Creek, 1017 Brightskies Street, Morrisville  
18:05:58 From Eric Wilson to Help Desk(Direct Message) : Eric & Christine Wilson 11205 Emerald Creek Dr 27617  
18:06:22 From Joy Merrow to Help Desk(Direct Message) : 9805 Crooked Tree Lane  
18:06:31 From Delores Fogg to Help Desk(Direct Message) : Delores Fogg, 9841 Derbton Ct, Raleigh 27617  
18:06:34 From Jan Atkinson to Help Desk(Direct Message) : Jan Atkinson  
18:06:42 From Jan Atkinson to Help Desk(Direct Message) : 11540 Jordanus Dr  
18:06:48 From Jan Atkinson to Help Desk(Direct Message) : RAleigh NC 27617  
18:06:48 From MEGHAN TOWLER to Help Desk(Direct Message) : Meghan Towler 1114 Brightskies St. Morrisville  
18:07:02 From Carolyn Graven to Help Desk(Direct Message) : Andrew Graven 11324 emerald creek dr, Raleigh, nc 27617  
18:07:05 From Jan Atkinson to Help Desk(Direct Message) : jan.atkinson.law@gmail.com  
18:07:18 From Missy Overby to Help Desk(Direct Message) : Missy Overby 11012 Emerald Creek Drive  
18:07:39 From shelleythom to Help Desk(Direct Message) : Shelley Thom 11164 Bayberr  
18:07:50 From Larry Peterson to Help Desk(Direct Message) : I don't see where to put name and address.  
18:08:16 From Brianna Kunitz to Help Desk(Direct Message) : Brianna Kunitz 1015 Excite  
18:08:23 From Win Farin to Help Desk(Direct Message) : Win Farin  
18:08:29 From shelleythom to Help Desk(Direct Message) : Shelley Thom 11164 Bayberry Hills Dr. Raleigh, NC 27617  
18:08:34 From Mark Alsip to Help Desk(Direct Message) : Mark Alsip, 9817 Crooked Tree Lane in Raleigh  
18:08:38 From Marilyn Sandorf to Help Desk(Direct Message) : Marilyn Sandorf  
18:09:11 From Larry Peterson to Help Desk(Direct Message) : Larry Peterson  
18:09:19 From Jen Doherty to Help Desk(Direct Message) : jen doherty. 9433 Collingdale Way  
18:09:35 From Lynette Love to Help Desk(Direct Message) : Lynette Love, 11212 Bayberry Hill Rd, Regency  
18:10:25 From Larry Peterson to Help Desk(Direct Message) : Larry Peterson, 11128 Bayberry Hills Dr.  
18:11:26 From Vince and Mary Papi to Help Desk(Direct Message) : We cannot see what you are talking about  
18:12:02 From Vince and Mary Papi to Help Desk(Direct Message) : What is the screen  
18:12:34 From Vince and Mary Papi to Help Desk(Direct Message) : Can't see anything about orientation  
18:13:06 From Help Desk to Brian Purdy(Direct Message) : Are you able to see Laura's presentation on your screen?  
18:13:28 From Brian Purdy to Help Desk(Direct Message) : yes  
18:13:42 From Help Desk to Brian Purdy(Direct Message) : ok, thank you.  
18:14:36 From Vince and Mary Papi to Help Desk(Direct Message) : Cannot see your

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screen!

18:16:56 From Help Desk to Vince and Mary Papi(Direct Message) : How are you joining the meeting tablet, computer, etc?

18:19:20 From Erik Amundson to Help Desk(Direct Message) : He man

18:19:27 From Erik Amundson to Help Desk(Direct Message) : \*Hey

18:21:07 From Erik Amundson to Help Desk(Direct Message) : You getting this message? This is bullshit?

18:22:11 From Erik Amundson to Help Desk(Direct Message) : Sorry I don't know what's wrong with my fingers today. This is BULLSHIT. No question mark.

Exclamation point.

18:22:55 From Waqaar Khawar to Help Desk(Direct Message) : Are you able to show on this map where the extension of jordanus dr would be expected to go?

18:25:14 From Help Desk to Laura Goode(Direct Message) : Waqaar Khawar-question Are you able to show on this map where the extension of jordanus dr would be expected to go?

18:26:51 From Rob Morris to Help Desk(Direct Message) : That's not true. I can guarantee you'd see more traffic.

18:26:56 From Rob Morris to Help Desk(Direct Message) : because of the traffic on page road.

18:27:56 From Girish to Everyone : What is the total number of planned units/household?

18:28:12 From Scott Burroughs to Help Desk(Direct Message) : What is the expected timing for the construction to begin?

18:28:25 From Rob Morris to Help Desk(Direct Message) : How can you realistically say there won't be any additional traffic when the area of page road is constantly fully due to the fedex warehouse down the street?

18:28:32 From GINO & DEBBIE PAZZAGLINI to Help Desk(Direct Message) : with 25% green space, is 156 units the maximum?

18:28:41 From Rob Morris to Help Desk(Direct Message) : Page road backs up vastly in this area because of the traffic light there.

18:28:43 From Brianna Kunitz to Help Desk(Direct Message) : If I understand correctly, the houses directly to the south of the land in question, have a density capacity of 6 houses per acre. Is that correct?

18:28:48 From Marilyn Sandorf to Help Desk(Direct Message) : How important is access to Jordanus Drive to your development plan?

18:28:49 From Abel Diaz to Help Desk(Direct Message) : is the meeting recording accessible for us?

18:28:56 From Amit Aggarwal to Everyone : how many feet of tree line will be maintained on the north between Trivium community and this new site ? it looks like that entire tree line is going to be removed.

18:28:57 From Fritz and Lucy Kindsvatter to Help Desk(Direct Message) : How many vehicles will be in added neighborhood? Approximately

18:28:58 From Matthew Ruehlen to Everyone : The assurance that traffic will not increase seems to assume that the only people traversing the south portion into/through Regency are tenants of the new development. Has it been contemplated that there will be lots of through traffic from others commuting that don't live in this neighborhood?

18:29:05 From Jen Doherty to Help Desk(Direct Message) : for Carmen: what is

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the likelihood we could add speed humps to our neighborhoods roads to protect our children

18:29:20 From Rob Morris to Everyone : I live right at the end of Jordanus, and unless you can show me data that proves that people won't use this path way to avoid traffic, I don't believe you.

18:29:28 From Vince and Mary Papi to Help Desk(Direct Message) : Our understanding is there there is a wetland area at the end of Jordanus. How will you approach that?

18:29:28 From GINO & DEBBIE PAZZAGLINI to Everyone : is 156 units the maximum?

18:29:30 From Michael Kelly to Help Desk(Direct Message) : As a resident of Regency, we are required to be part of the country club. Why should we allow people access to the country club when they don't have to be members or pay for the country club services?

18:29:32 From Abel Diaz to Help Desk(Direct Message) : what is the target timeline to start building if approved?

18:29:33 From Rob Morris to Everyone : How can you realistically say there won't be any additional traffic when the area of page road is constantly fully due to the fedex warehouse down the street?

Page road backs up vastly in this area because of the traffic light there.

18:29:38 From Jess Siegfried to Everyone : What is the anticipated timeline for completion of this development?

18:29:45 From Susan Seidman to Help Desk(Direct Message) : Can you please define multi-unit vs townhome

18:29:52 From Vanessa Weaver to Help Desk(Direct Message) : My big concern is providing enough buffer with the tree line on Brightskies. Is the standard about 100 feet? I can't imagine we would clear that many trees. I don't know any legalities but Lennar led us to believe this would not happen

18:30:09 From Eric Wilson to Help Desk(Direct Message) : What makes you think that people not living in the new development would not try to cut through our country club community?

18:30:09 From Rob Morris to Everyone : Right, and people will bypass the page road and use jordanus

18:30:11 From Waqaar Khawar to Help Desk(Direct Message) : Will there be any restrictions related to renting properties?

18:30:19 From Waqaar Khawar to Everyone : Will there be any restrictions related to renting properties?

18:30:26 From Rob Morris to Everyone : I already have cars flying down jordanus thinking there's an exit onto page. this happens a LOT.

18:30:40 From Lynette Love to Help Desk(Direct Message) : what is size of buffer between regency and proposed development, particularly at Jordanus. will people in regency be able to see units behind them

18:30:52 From GINO & DEBBIE PAZZAGLINI to Everyone : what is your estimates for parking needs? how might parking be addressed?

18:30:55 From Erik Amundson to Everyone : Laura, Re: 25% open space: How much of this "open Space" will be IN ADDITION to the required 50 foot buffer on either side of the Creek?



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18:30:57 From john to Help Desk(Direct Message) : there has been no assurance that there won't be more traffic. she agrees that there will be. the argument is no more traffic than would have occurred 7 deer already approved zoning rules. so the issue is not about rezoning, it's about minimizing street traffic vs county road traffic

18:31:10 From Rob Morris to Everyone : How can you realistically say there won't be any additional traffic when the area of page road is constantly fully due to the fedex warehouse down the street?

Page road backs up vastly in this area because of the traffic light there.

18:31:22 From Win Farin to Help Desk(Direct Message) : why would the city of raleigh "require" that Jordanus Dr.be extended into this new community, automatically impacting and exposing to traffic all the homes in BCCC???

18:31:39 From Jen Doherty to Everyone : for Carmen: what is the likelihood we could add speed humps to our neighborhoods roads to protect our children?

18:31:47 From Vanessa Weaver to Everyone : My big concern is providing enough buffer with the tree line on Brightskies. Is the standard about 100 feet? I cant imagine we would clear that many trees. I dont know any legalities but Lennar led us to beleive this would not happen

18:31:59 From Brianna Kunitz to Everyone : If I understand correctly, the houses directly to the south of the land in question, have a density capacity of 6 houses per acre. Is that correct?

18:32:18 From Erik Amundson to Everyone : What is the estimated traffic increase through Bayberry Hills Road IN ADDITION TO CURRENT LEVELS?

18:32:31 From Carolyn Graven to Everyone : The owner has the right to develop the land per the R6 zoning. Given that, outside of building condos what else is different?

18:32:33 From Help Desk to Laura Goode(Direct Message) : What is the expected timing for the construction to begin?

18:32:45 From Rob Morris to Everyone : Have you ever been on page road?

18:32:53 From Michael Kelly to Everyone : I want to know what the compensation would be for the nuisance of the construction for residents of Jordanus?

18:32:59 From Help Desk to Laura Goode(Direct Message) : How can you realistically say there won't be any additional traffic when the area of page road is constantly fully due to the fedex warehouse down the street?

18:32:59 From Rob Morris to Everyone : I can speak on it, it'll be a ton of traffic.

18:33:07 From MikeMann to Everyone : You mention these connections are required per city of Raleigh - what is this requirement? Does Durham county have any influence?

18:33:21 From john to Everyone : Laura. you acknowledged my email yesterday. when will there be a traffic engineer on this project?

18:33:37 From Sydnee Williamson to Help Desk(Direct Message) : Yes Vanessa we were told that wooded area was supposed to be protected so I would also be curious to know how much is actually supposed to be protected

18:33:43 From john to Everyone : the issue, obviously is no traffic light on page road

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18:33:52 From Fritz and Lucy Kindsvatter to Help Desk(Direct Message) : They will cut through Jordaanus and neighborhood if traffic is bad on Page.

18:33:54 From GINO & DEBBIE PAZZAGLINI to Everyone : rush hour page road traffic makes exiting left from this parcel very problematic without traffic light

18:34:09 From Rob Morris to Everyone : I'm talking about reality.

18:34:11 From Jan Atkinson to Everyone : How much space will be allocated between the end of the street and 11540 Jordanus? This residence was not planned at the time the stub road was created. The driveway of this residence is at the end the existing road. How can construction of the extension be completed without impacting the enjoyment of the property. Where will construction equipment be parked? Will the construction require a bridge as there is a 20 foot drop at the end of the road. To fill the gap will severely impact the property at 11540 Jordanus Drive.

18:34:21 From Brianna Kunitz to Everyone : By rezoning to R10 that will allow the possibility of townhomes. So therefore that could possibly be townhomes to the north in Durham County and Townhomes in the new area but would be in Raleigh, so that would make townhomes potentially more desirable since they would be in a lower tax area (Raleigh). So therefore this rezoning is concerning from R6 to R10 to allow townhomes (possibly). That is concerning due to property value of townhomes located to the Trivium community to the north in Durham.

18:34:25 From Erik Amundson to Everyone : Stop dodging the question: What is the estimated traffic increase through Bayberry Hills Road IN ADDITION TO CURRENT LEVELS?

18:34:28 From Rob Morris to Everyone : that development will vastly not exit right onto page road. it's normally too backed up.

18:34:36 From Rob Morris to Everyone : they'll definitely come down jordanus.

18:34:44 From Erik Amundson to Everyone : Definitely. This is BS

18:34:50 From Help Desk to Laura Goode(Direct Message) : Page road backs up vastly in this area because of the traffic light there.

18:34:57 From Vanessa Weaver to Everyone : Are the TREES "not" protected? as we were told by Lennar?

18:35:28 From Help Desk to Laura Goode(Direct Message) : They will cut through Jordaanus and neighborhood if traffic is bad on Page.

18:35:48 From Matthew Ruehlen to Everyone : Since this development will ostensibly be connected to Briar Creek Country Club (as Regency is a member), will the tenants have to join and pay dues?

18:35:48 From Sydnee Williamson to Everyone : Yes Vanessa we were told that wooded area was supposed to be protected so I would also be curious to know how much is actually supposed to be protected

18:35:51 From Erik Amundson to Everyone : Laura, Could we make Regency a gated community?

18:35:51 From Eric Wilson to Everyone : I second Robs comment. Why doesn't Trivium have 3 exits/ entrances?

18:35:56 From Brianna Kunitz to Everyone : Who is Brian Purdy and what company does he work with?

18:35:59 From Help Desk to Laura Goode(Direct Message) : If I understand correctly, the houses directly to the south of the land in question, have a density capacity of 6 houses per acre. Is that correct?

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18:36:29 From Help Desk to Laura Goode(Direct Message) : How can you realistically say there won't be any additional traffic when the area of page road is constantly fully due to the fedex warehouse down the street?  
Page road backs up vastly in this area because of the traffic light there.

18:36:33 From Dawn Seabolt to Help Desk(Direct Message) : May have been asked already. What is the price point of these new townhomes?

18:36:33 From Eric Wilson to Everyone : Page Road 1 & Into Trivum - 2

18:36:37 From Erik Amundson to Everyone : She's not answering the HARD questions. This is just a PR move in order to get us on board.

18:36:38 From Eric Wilson to Everyone : Why a 3rd?

18:36:46 From Rob Morris to Everyone : The traffic issue is huge here. Just address it.

18:37:03 From Help Desk to Laura Goode(Direct Message) : If I understand correctly, the houses directly to the south of the land in question, have a density capacity of 6 houses per acre. Is that correct?

18:37:16 From Michael Kelly to Everyone : How are you going to put in the road with the ditch on Jordanus?

18:37:26 From Help Desk to Laura Goode(Direct Message) : Can you please define multi-unit vs townhome

18:37:29 From Fritz and Lucy Kindsvatter to Help Desk(Direct Message) : Page road can't handle the traffic now.

18:37:40 From Erik Amundson to Everyone : "A part of that". They are MAXING OUT the development of the property

18:37:51 From Help Desk to Laura Goode(Direct Message) : My big concern is providing enough buffer with the tree line on Brightskies. Is the standard about 100 feet? I cant imagine we would clear that many trees. I dont know any legalities but Lennar led us to beleive this would not happen

18:38:04 From Jan Atkinson to Everyone : Now that this is public it will substantially reduce the value of all homes in Regency for resale. The homes on Jordanus will be rendered unlivable during construction of the road. I feel homeowners on the north end of the street should be financially compensated for the impact.

18:38:13 From MikeMann to Everyone : can some of the 25% open space be considered between Jordanus and this project?

18:38:20 From Erik Amundson to Everyone : Would it be legal to make Regency a GATED COMMUNITY?

18:38:41 From Rob Morris to Everyone : This is ridiculous. You're not addressing the majority of comments here.

18:39:00 From GINO & DEBBIE PAZZAGLINI to Everyone : will there be a bridge or fill planned to link Jordan's stub? significant gully there.

18:39:18 From D D to Everyone : I can appreciate what you're trying to do, but I do think you're way to close to the homes on Trivum.

18:39:35 From Tony Yao to Help Desk(Direct Message) : To Carmen: The future aviation parkway location seems to be incorrect. Where it's marked is really a power line. Please confirm.

18:39:57 From Girish to Everyone : Are you planning to request a new traffic light be installed at the entrance to the new development?

18:40:00 From Fritz and Lucy Kindsvatter to Everyone : Traffic going to I40



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18:42:22 From Rob Morris to Everyone : Has the developer already bought the land?

18:42:40 From Eric Wilson to Everyone : Can the new property be a gated community, so people don't use it as a a passthrough between Page & Globe?

18:42:50 From Jan Atkinson to Everyone : the current traffic on Page Road makes living outdoors intolerable. What can be done to add sound barriers if the City is so willing to continue to add houses without consideration to noise.

18:42:52 From Vanessa Weaver to Everyone : ok Brian so you are going to look into Lennar and the protected trees, is that what you last said? and when would be find out the buffer, as in 100 feet?

18:43:25 From Joy Merrow to Help Desk(Direct Message) : Yes, a gated community. I'd gladly pay more for that.

18:43:27 From Rob Morris to Everyone : yeah noted & ignored.

18:44:48 From Fritz and Lucy Kindsvatter to Everyone : It's amazing that developers work on plans and don't consider traffic impact.

18:44:55 From Erik Amundson to Everyone : What are you going to do about the CEMETARY (yes there is one) between Jordanus and Page?

18:44:57 From Rob Morris to Everyone : the development will INCREASE congestion, not reduce it.

18:45:15 From Jan Atkinson to Everyone : Jordanus was a stub road because Toll had an option to develop the property and did not exercise the option. This road should remain a dead end.

18:45:16 From Eric Wilson to Everyone : Can a stub road be redefined to another type, where it is a dead end only and not a future pass through?

18:45:23 From Erik Amundson to Everyone : Yes, of course it will increase congestion.

18:45:28 From MikeMann to Everyone : Are there options outside of this 'requirement' that the developer will consider from this feedback?

18:45:48 From Erik Amundson to Everyone : We need to fight them in court.

18:46:30 From Fritz and Lucy Kindsvatter to Everyone : Traffic congestion in Regency is a major concern and should have been examined and defined before now.

18:46:31 From Tj Hosalli to Everyone : will the new Dev with walking trails etc.? wondering even the foot traffic will increase

18:46:49 From Rob Morris to Everyone : all traffic will increase. that's a guarantee.

18:46:57 From Eric Wilson to Everyone : If it's not an extension of Brier Creek Country Club, it should be a dead end.

18:47:11 From Sydnee Williamson to Everyone : So will this chat with all of these questions be going to the city of Raleigh so they see all of the concerns?

18:47:12 From Vanessa Weaver to Everyone : I dont know land "laws" but this is "submission" time, its not approved, to whoever mentioned wetlands and protection, this could change... and yes, maybe we can do something during this process

18:47:18 From Jan Atkinson to Everyone : How can we make our concerns know to the City Transportation staff or is this a DONE DEAL.

18:47:37 From Carolyn Graven to Everyone : I think at the end of the day someone will build there. I think our target is the City of Raleigh that is requiring the pass through between Jordanus and the proposed development and see how this can be changed.

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18:47:53 From Rob Morris to Everyone : translation, they're gonna park construction on jordanus.

18:48:25 From Neighbor to Help Desk(Direct Message) : traffic circles at the connections might help slow through traffic

18:48:34 From Erik Amundson to Everyone : Yes, we need to block the connection of Jordanus. THERE IS NO REAL REASON this "Must" be connected.

18:48:46 From Neighbor to Everyone : traffic circles at the connections might help slow through traffic

18:49:01 From Rob Morris to Everyone : that's not gonna help.

18:49:10 From Michael Kelly to Everyone : iz

18:49:16 From Erik Amundson to Everyone : Spike strips might

18:49:21 From Rob Morris to Everyone : some drunk idiot will just get launched from the traffic circle into someone's house.

18:49:25 From john to Everyone : Carolyn...right you are. Laura has told us everything she knows at this point. the largest open issue I think, is whether or not Raleigh will fight with DOT to put in a light so both, subdivisions don't cut Regency through to Globe Road

18:49:26 From Brianna Kunitz to Everyone : As neighbor within 500 feet of this possible development if we do not agree with the rezoning of the R6 to an R10 what steps do we have available to us to let Wake County we don't necessarily agree?

18:49:27 From Michael Kelly to Everyone : I'm concerned about difference in quality of homes.

18:49:37 From Michael Kelly to Everyone : Pulte is not a quality builder in the same was as Toll

18:49:42 From Erik Amundson to Everyone : This is just a PR move.

18:49:43 From Vince and Mary Papi to Everyone : Our understanding is that there is a wetland and at the end of Jordanus

18:50:04 From Michael Kelly to Everyone : What are the price points for the homes that will be built?

18:50:10 From Rob Morris to Everyone : Toll said there were.

18:50:27 From SF to Everyone : (35 acres x .75) x 6 per acre is ~160 townhomes which could equate 1 car per couple roughly over 300 additional cars. unless I'm off on my figure assumptions

18:50:27 From Michael Kelly to Everyone : We need to turn Regency into a gated community and stop the extension of Jordanus

18:50:42 From Erik Amundson to Everyone : What will be the price range of the homes in this neighborhood?

18:50:54 From SF to Everyone : 2 cars per couple sorry, 300+ cars

18:50:54 From Jan Atkinson to Everyone : Engineering studies need to be done to make sure that there is no impact on the drainage into the storm run-off pond behind Jordanus. When there is heavy rain the pond reaches the height of the 20 foot retaining wall behind Jordanus. Any addition run-off could impact the stability of the wall.

18:51:00 From Erik Amundson to Everyone : Agreed @michael

18:51:13 From Rob Morris to Everyone : Engineering studies need to be done to make sure that there is no impact on the drainage into the storm run-off pond behind Jordanus. When there is heavy rain the pond reaches the height of the 20 foot retaining wall behind Jordanus. Any addition run-off could impact the

stability of the wall.

18:51:14 From Rob Morris to Everyone : Engineering studies need to be done to make sure that there is no impact on the drainage into the storm run-off pond behind Jordanus. When there is heavy rain the pond reaches the height of the 20 foot retaining wall behind Jordanus. Any addition run-off could impact the stability of the wall.

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18:51:21 From Austin/Nona Fine to Help Desk(Direct Message) : If zoning request is denied, what type of housing would be allowed on this property?

18:51:35 From Help Desk to Laura Goode(Direct Message) : If zoning request is denied, what type of housing would be allowed on this property?

18:51:35 From Rob Morris to Everyone : Just straight up ignoring.

18:51:39 From Michael Kelly to Everyone : If there is a different HOA, then how are we to be compensated for the wear and tear

18:51:57 From Erik Amundson to Everyone : We need to talk to the city of Raleigh then.

18:52:01 From GINO & DEBBIE PAZZAGLINI to Everyone : Brian, have you personally seen the grading at Jordanus?

18:52:10 From Michael Kelly to Everyone : There is a process to change the designation. It can be done. Right of ways can change. We will consult other attorneys

18:52:12 From Michael Kelly to Everyone : attorneys

18:52:15 From GINO & DEBBIE PAZZAGLINI to Everyone : Huge amount of fill needed.

18:52:18 From Larry Peterson to Everyone : Since we are part of the BCCC, is the Country Club involved in these decisions?

18:52:45 From Michael Kelly to Everyone : Environmental study is needed. There are endangered frogs living in the water near Jordanus

18:52:47 From Jen Doherty to Everyone : aviation parkway coordidor: will this be connected to that? and could that bypass need to connect Jordanus per code?

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18:52:49 From Emily Milliot to Everyone : Several of us have the same comment as Michael Kelly - the houses will not be the same level as Brier Creek and will reduce value of our homes, give the R6 proposed building. More construction traffic will damage our roads and create noise for those who live near it.

18:53:24 From Jim Dunphy to Help Desk(Direct Message) : Based on the size, it seems like there should be 2 entry/exits to Page road - to facilitate new homes to use Pafge vs other side developments. Can that be mandated that TWO exits to Page from this community?

18:53:37 From Help Desk to Laura Goode(Direct Message) : Based on the size, it seems like there should be 2 entry/exits to Page road - to facilitate new homes to use Pafge vs other side developments. Can that be mandated that TWO exits to Page from this community?

18:53:42 From Fritz and Lucy Kindsvatter to Everyone : If a third access road is required out of the new development, add a new one onto the plan and keep Jordanus as present.

18:53:45 From Michael Kelly to Everyone : I think we'll need to seek compensation of the devaluing of our homes. Class action lawsuit.

18:53:51 From shelleythom to Everyone : @ Emily agree

18:53:52 From Erik Amundson to Everyone : Yes Emily

18:54:03 From Michael Kelly to Everyone : for the devaluing

18:54:10 From Gary & Carolyn Moorehead to Everyone : Toll had an option on this property at one time but decided a bridge would be necessary to connect the "Page" property to Regency and felt the cost of the bridge ran the costs above what could be recaptured in the new units they could build.

18:54:15 From Jan Atkinson to Everyone : Agree Mike!

18:54:31 From Erik Amundson to Everyone : We need to keep the riff raff out@ lol

18:54:36 From Larry Peterson to Everyone : When traffic is backed up during rush hours on Page Road, drivers will be looking for alternatives, like Jordanus.

18:54:49 From Vince and Mary Papi to Everyone : My understanding is that the end of Jordanus is a wet land. How can you fill that in?

18:55:03 From Emily Milliot to Everyone : can you provide the contact of who we can contact at the city of Raleigh and Durham to voice our concern?

18:55:06 From Michael Kelly to Everyone : If this occurs, we need to seek the install of a number of speed humps

18:55:08 From Michael Kelly to Everyone : humps

18:55:17 From Michael Kelly to Everyone : What will the price point of these homes be?

18:55:38 From Erik Amundson to Everyone : @Vince and Mary they are getting it REZONED.

18:55:47 From D D to Everyone : Can you please address my question regarding buffering....Historically how much buffer is given between communities? I am sure Pulte has some standard.

18:55:58 From Waqaar Khawar to Everyone : If this zone change goes through and the current land owner decides to sell, would the added limitations persist?

18:56:29 From SF to Everyone : since it's technically Durham would they be assigned to brier creek elementary (Wake county). they're really over occupied now but that's a general issue with any new development in the area

18:56:32 From Vanessa Weaver to Everyone : just to "guess" with the dotted line



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behind Brightskies, is that 100 feet of trees? or 200? approx guess?

18:56:45 From Lynette Love to Everyone : is it possible to develop a road behind the proposed development that goes to TW Alexander, that Trivium also has access to. There will make be 3 high density developments in a row on page road. much of the traffic emphasis is to dump traffic on an already congested page rd. Some of that needs to be directed to TW Alexander.

18:56:56 From Abel Diaz to Everyone : What will the price point of these homes be?

18:57:30 From Gary & Carolyn Moorehead to Everyone : Residents of this new development will likely use Jordanus as a way to get to Aviation Parkway and shopping in Brier Creek without having to go out onto Page Road.

18:58:04 From Vanessa Weaver to Everyone : DOT has had a meeting for the Trivium street light, that is hopeful in the works

18:58:19 From Erik Amundson to Everyone : Looking at other PULTE neighborhoods in the area. They are kind of junky.

[https://www.google.com/search?rlz=1C1NDCM\\_enUS810US810&tbs=lf:1,lf\\_ui:4&tbm=lcl&q=pulte+homes&rflfq=1&num=10&ved=2ahUKEwjsveHTvtvuAhXPUT8KHZ3aAwwQtgN6BAGKEAc#rflfi=hd:;si:13535374343161200083;mv:\[\[35.83463001431117,-78.85107681728279\],\[35.76334420885838,-79.01861832118904\],null,\[35.79899510710687,-78.93484756923591\],13\]](https://www.google.com/search?rlz=1C1NDCM_enUS810US810&tbs=lf:1,lf_ui:4&tbm=lcl&q=pulte+homes&rflfq=1&num=10&ved=2ahUKEwjsveHTvtvuAhXPUT8KHZ3aAwwQtgN6BAGKEAc#rflfi=hd:;si:13535374343161200083;mv:[[35.83463001431117,-78.85107681728279],[35.76334420885838,-79.01861832118904],null,[35.79899510710687,-78.93484756923591],13])

18:58:24 From Michael Kelly to Everyone : Can you do the fill on Jordanus without impacting the environment?

18:58:50 From Win Farin to Everyone : Please answer the question about the price of these hoes!

18:58:57 From Win Farin to Everyone : homes

18:59:19 From Michael Kelly to Everyone : What is the price point? Please answer!

18:59:41 From Jan Atkinson to Everyone : No Mike it is wetlands on the land to the left of my house. I think they need an environmental impact statement especially because of the run-off pond and retaining wall.

19:00:09 From Michael Kelly to Everyone : Jan, let's consult on how to get that environmental impact study.

19:00:21 From Joy Merrow to Help Desk(Direct Message) : This will definitely devalue our homes.

19:00:31 From john to Everyone : Brian, Laura...whom do we approach about this traffic light? Carmen?

19:00:48 From MikeMann to Everyone : Can you please talk about the quality of the homes and the price point?

19:00:59 From Abel Diaz to Everyone : what is the range of square footage of the new homes?

19:01:28 From D D to Everyone : Mr Purdy, please comment on the buffer between the proposed community and Trivium. How much, that's not even close to 100 ft.

19:02:48 From Jan Atkinson to Everyone : Please explain again why the exit has to go out to Jordanus instead of on Page Road. Trilogy has two exits on Page.

19:02:55 From GINO & DEBBIE PAZZAGLINI to Everyone : what is traffic estimate for 156 units?

19:03:01 From David blackman to Everyone : you aren't factoring in the trivium traffic also flowing through our area if you create the connection

19:03:29 From Sydnee Williamson to Everyone : Does Pulte actually own this land

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at this point in time?

19:04:10 From Rob Morris to Everyone : Yeah I'm sure they already bought it. Otherwise they wouldn't bother doing this.

19:04:22 From Erik Amundson to Everyone : @D. D. Watch Purdy's words. He will not make any specific promises. He couch his statement in terms of "I believe" "I think". You will get no honest answers here. Expect the pulte homes to butt right up against our Toll homes.

19:05:09 From Jan Atkinson to Everyone : The Page Square townhomes at low price

19:05:29 From Michael Kelly to Everyone : So houses that are not the quality of Regency!

19:05:49 From Neighbor to Everyone : is the 25% protected area within the builadable area, or within the entire property?

19:05:57 From Rob Morris to Everyone : @Erik, you're correct.

19:06:12 From Eric Wilson to Everyone : Density looked lower on that other neighborhood on the other side of Page Road. How could they be comparable price point?

19:06:42 From Erik Amundson to Everyone : What will become of the NATURE TRAIL that was original proposed to run right through what is now apparently the Pulte property?

19:07:36 From SF to Everyone : better start looking for signs of endangered wildlife in that plot: federal Critical Habitat under the Endangered Species Act.

19:07:42 From Michael Kelly to Everyone : We need to purchase the property from the owners!

19:07:46 From Erik Amundson to Everyone : Wetlands

19:08:04 From Vanessa Weaver to Everyone : we see deer very often...

19:08:19 From SF to Everyone : very far from endangered they're almost like pests

19:08:24 From Michael Kelly to Everyone : And there is a fox family that lives there

19:08:35 From SF to Everyone : depends on the kind of fox

19:08:53 From Rob Morris to Everyone : these developers don't care about the things that live in nature. it's all about them dollars.

19:08:58 From Erik Amundson to Everyone : It could definitely be considered wetlands. My back yard is practically ya swamp and this property (as I remember it) is 10-20 feet lower in elevation.

19:09:14 From Michael Kelly to Everyone : The tree green tree frogs are endangered actually

19:09:17 From SF to Everyone : all of brier creek is a swamp

19:09:44 From Gary & Carolyn Moorehead to Everyone : The property is owned by members of the Page family. They have been farming for generations and continue to farm in other areas in our vicinity

19:09:55 From Erik Amundson to Everyone : Unusual, but possible.

19:10:04 From SF to Everyone : just hope they wouldn't be assigned to brier creek elementary

19:10:09 From McDougals to Everyone : The road analysis needs to reflect pre-Covid

19:10:10 From GINO & DEBBIE PAZZAGLINI to Everyone : sounds like there's pending purchase agreement contingent upon rezoning approval, etc...

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19:11:48 From Erik Amundson to Everyone : What is preventing Pulte from making a connection onto page WITHOUT making a connection to Jordanus?

19:12:06 From Erik Amundson to Everyone : Yes @Gino

19:12:08 From Michael Kelly to Everyone : Great question Erik

19:12:16 From Vince and Mary Papi to Everyone : The bottom of Jordanus is wetlands. How do plan to cross the wetland from the proposed development to the Regency

19:12:16 From Erik Amundson to Everyone : Thx

19:12:24 From Michael Kelly to Everyone : It's cheaper to connect to Jordanus probably

19:13:07 From Erik Amundson to Everyone : Of course cheapler

19:13:21 From Michael Kelly to Everyone : This is a cheap builder, so they're going to cut corners and go with the cheapest and fastest route.

19:14:13 From Michael Kelly to Everyone : There is no reason they can't connect directly to page road other than cost

19:15:13 From Neighbor to Everyone : page road should be widened to accommodate all of us

19:16:29 From Jan Atkinson to Everyone : The previous Development was going to be a Toll development as Regency which would have been single family patio homes in the range of \$400,000 to \$650,000 (an more at this point in time) as Regency. This is not what is being proposed here.

19:16:40 From SF to Everyone : again, that's ~160 homes ~300+ add. cars

19:16:56 From David blackman to Everyone : 160 homes plus trivium

19:17:07 From David blackman to Everyone : they will route through regency too

19:17:25 From Michael Kelly to Everyone : Exactly. Trivium people will now use Jordanus too!

19:17:45 From Erik Amundson to Everyone : This site may also be protected by as a historically significant one for Native American heritage. They are many in this area.

19:18:39 From Erik Amundson to Everyone : This site may also be potentially protected as a historically significant for Native American heritage. They are many ancient burial grounds in this area, believe it or not.

19:21:15 From SF to Everyone : the speed the city of Raleigh is handling permits lately this might be 2054

19:21:35 From Erik Amundson to Everyone : Pulte will submit a "summary" of this convo to the City of Raleigh. You can be sure that our objections will not be mentioned. We need to bring this up to them ourselves. Please Laura repost this information.

19:22:31 From Vince and Mary Papi to Everyone : Have you seen the end of Jordanus? Its nothing but a wetland

19:23:18 From Michael Kelly to Everyone : We need to demand an environmental study @Vince

19:23:40 From Michael Kelly to Everyone : You are right. It is all wetland over at the end of Jordanus

19:23:54 From Jan Atkinson to Everyone : Page Square TH are \$278,900 to \$311,900

19:24:40 From Jan Atkinson to Everyone : My son has a friend who lives there and the are poor quality.

19:24:51 From Bill and Judy Armbruster to Everyone : Are there any plans for the

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extreme southeast corner you are showing as open space?

19:25:41 From Neighbor to Everyone : what is the yellow outline on bottom right?

19:25:51 From Michael Kelly to Everyone : Can get a full copy of the chat.

19:26:23 From les to Everyone : can we get a transcript of this chat

19:26:32 From SF to Everyone : buy it up expand our golf course 9 more holes or at least another driving range or a few par 3s. but, then again it's a swamp

19:27:00 From Michael Kelly to Everyone : Yes, SF!!!

19:27:11 From Eric Wilson to Everyone : Michael, click the elipse (...) next to the file icon, and you can copy the chat.

19:27:22 From Erik Amundson to Everyone : Right-click, select all and paste it into google docs.

19:27:31 From Jennifer Scocca to Help Desk(Direct Message) : You can't get the response, but they are recording the meeting. You can copy paste the entire chat in a word doc.

19:27:37 From Michael Kelly to Everyone : Thank you

19:27:44 From Jennifer Scocca to Help Desk(Direct Message) : We should request a copy of the recording

19:27:54 From Eric Wilson to Everyone : 🍌

19:28:00 From Jennifer Scocca to Everyone : You can't get the response, but they are recording the meeting. You can copy paste the entire chat in a word doc.

19:28:22 From GINO & DEBBIE PAZZAGLINI to Everyone : environmental impact analysis, particularly at Jordanus stub, is critically important, given re-grading issues.

19:28:33 From Tony Yao to Help Desk(Direct Message) : What's Brian Purdy's contact info?

19:29:16 From Erik Amundson to Everyone : Native American heritage analysis too.

19:30:01 From Help Desk to Brian Purdy(Direct Message) : What's Brian Purdy's contact info?

19:31:51 From Erik Amundson to Everyone : "We are not aware"... lol

19:32:06 From Michael Kelly to Everyone : We will be more than happy to provide real estate experts who will confirm that this will in fact impact our values.

19:32:28 From Michael Kelly to Everyone : With a connection directly to Jordanus, it WILL impact value and the ability to sell.

19:32:30 From Santo C to Everyone : Anyone interesting is staying in communications about this topic, please visit [groups.google.com](https://groups.google.com) and search for "pageroadrezoning" and select "request to join"

19:32:50 From SAMSUNG-SM-G920V to Everyone : if they have two exits to Page Rd, they don't need to connect to us!

19:33:33 From Michael Kelly to Everyone : We need to know if a bridge is required!

19:33:50 From Erik Amundson to Everyone : Toll decided not to develop this property for a reason. Why did it go to a lesser builder???

19:33:55 From Michael Kelly to Everyone : That feels like it should have been known before this meeting

19:34:33 From Win Farin to Everyone : I believe Toll gave up its option on this property at the time property values tanked around 2008/09

19:35:01 From Jan Atkinson to Everyone : correct Win

19:35:20 From Erik Amundson to Everyone : ok

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19:36:10 From Vanessa Weaver to Everyone : Do you all think that Trivium Durham county, with a Morrisville address, could ever become Wake? would they reconsider our entire area once its all joined?

19:37:12 From Michael Kelly to Everyone : @Vanessa doubt it. Regency has houses in Wake and Durham County

19:37:13 From Erik Amundson to Everyone : Laura, Why couldn't the Pulte neighborhood connect directly to Page without joining the Brier Creek community?

19:37:41 From Erik Amundson to Everyone : In other words, DON'T extend Jordanus...

19:37:42 From Michael Kelly to Everyone : @Erik Agreed.

19:37:42 From Vanessa Weaver to Everyone : @Michael K, ok....

19:39:55 From Vanessa Weaver to Everyone : wait- did Brian just say 20 feet for Brightskies?

19:40:23 From Vanessa Weaver to Everyone : as in the tree line is 20 feet ? to the black dotted line

19:41:51 From Erik Amundson to Everyone : I can just see Realtors trying to sell the Park Point townhomes and bringing clients through Emerald Creek, through Bayberry just to make it seem like a swankier neighborhood.

19:42:08 From SAMSUNG-SM-G920V to Everyone : So our argument regarding the connection to Regency is with the city of Raleigh?

19:43:34 From Erik Amundson to Everyone : It is a PROPOSED trail. There is a sign up at the doggy station.

19:43:46 From Michael Kelly to Everyone : why dont we make the public roads in Regency, private

19:44:08 From Jess Siegfried to Everyone : There is a sign for proposed Raleigh Greenway Trail in the cul de sac off Emerald Creek

19:44:18 From Michael Kelly to Everyone : Raleigh does not maintain the roads much anyway

19:44:46 From Erik Amundson to Everyone : Contact Carmen Kuan:  
Carmen.Kuan@raleighnc.gov 919-996-2235

19:45:02 From Erik Amundson to Everyone : "City of Raleigh" Carmen Kuan

19:45:15 From SF to Everyone : private roads get very expensive with added his dues

19:45:47 From Erik Amundson to Everyone : Something to be looked at though. I'd pay more for a gated community.

19:49:08 From Neighbor to Everyone : on the other map

19:49:21 From Joy Merrow to Help Desk(Direct Message) : I think they meant the other map

19:49:24 From Santo C to Everyone : also, email info@pageroadnc.com with your contact information if you would like to stay in communications on this topic.

19:50:03 From Michael Kelly to Everyone : Litigation Prep!!!

19:50:41 From Brian Purdy to Help Desk(Direct Message) : Any direct comments for me can go through Laura.

19:51:59 From Joy Merrow to Help Desk(Direct Message) : You just showed the screen with the yellow lines

19:53:07 From Help Desk to Laura Goode(Direct Message) : What's Brian Purdy's contact info?

19:53:07 From Joy Merrow to Everyone : You just showed the screen with the

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yellow lines

19:54:09 From SF to Everyone : private roads are ~\$175k/mile so if we turned to a gated community we would have to turn the roads private too, it would be an astronomical price to do so unfortunately

19:54:55 From Erik Amundson to Everyone : But how much would this increase property values?

19:55:22 From SF to Everyone : no answer to that

19:56:06 From SF to Everyone : per google aprox \$30k

19:56:12 From Carolyn Graven to Everyone : Out of curiosity...does anyone know how many miles of road does Regency have?

19:56:33 From SF to Everyone : Added HOA assessment would be well over that in 10 years or so to repave

19:56:59 From SF to Everyone : it would have to be all of BCcC and not just regency

19:57:26 From Erik Amundson to Everyone : We're probably talking about 4 miles. \$875K divided by 120 homes is about \$5K per home. Less if there are more homes. 120 homes is just a guess.

19:57:47 From Carolyn Graven to Everyone : Sf...Do we know that as a fact?

19:57:50 From les to Everyone : Laura. can you provide a complete transcript of this chat

19:57:54 From Erik Amundson to Everyone : Why would it have to be all of Brier Creek Country club?

19:58:33 From SF to Everyone : I don't see them splitting regency out as it's a part of bccc even though hoa rules are slightly different

19:59:00 From SF to Everyone : I could be wrong

19:59:01 From Erik Amundson to Everyone : Who is this "Them" of whom you speak?

19:59:29 From SF to Everyone : Brier creek hoa (Chris)

19:59:40 From Help Desk to Laura Goode(Direct Message) : Don't hang up I'll walk you through saving your personal chat

19:59:43 From Michael and Elena Mercado to Everyone : thank you

19:59:48 From Erik Amundson to Everyone : Regency has their own HOA, as far as I understand it???

19:59:59 From SF to Everyone : it's separate but the same

20:00:23 From SF to Everyone : different rules but same entity

20:00:29 From Erik Amundson to Everyone : goodnight!

## **STATEMENT OF CONSISTENCY**

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

This request will make productive use of a large undeveloped property while adding to the housing supply to meet Raleigh's increasing housing demand. The subject property is 35.82 acres, comprised of PINs # 0758228236 and 0758569838 (the "Site"). The portion of the site fronting Page Road is in Durham County, while the eastern portion of the Site is in Wake County. However, the entirety of the site is within the City of Raleigh's corporate limits and planning jurisdiction.

The Site is currently zoned R-6, a residential district with a maximum density of 6 dwelling units/acre. The Site is designated as Low Density Residential ("LDR") in the Future Land Use Map ("FLUM") of the 2030 Comprehensive Plan ("Comp Plan"). The adjacent parcels to the south and east are designated LDR. Parcels to the north and west, located in Durham's planning jurisdiction, are designated Medium Density Residential (permitting 6 to 12 units/acre) and Low-Medium Density Residential (permitting 4 to 8 units/acre), respectively. The LDR FLUM recommends a density of one to 6 units per acre for this designation. (Comp Plan p. 36) Townhomes are appropriate in this designation with significant open space set aside. (Comp Plan p. 36) The proposed rezoning to R-10-CU is consistent with the LDR FLUM designation through zoning conditions that limit the maximum density to 6 units per acre, prohibit apartment building types, and designate significant open area in associated with the permitted townhouse building type.

The proposed rezoning is also consistent with the following policies of the Comp Plan:

**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 requested rezoning from R-6 to R-10 is consistent with the LDR FLUM designation. The request includes a condition limiting the density to 6 units per acre, which is within the recommended range for this designation. In addition, a condition designating a minimum of 25% of open area makes the proposed townhouse building type consistent with the FLUM designation.

**Policy LU 1.3 - Conditional Use District Consistency.** *All conditions proposed as part of a conditional use district (CUD) should be consistent with the Comprehensive Plan.* The proposed conditions ensure consistency with the property's LDR FLUM designation. The condition limiting density to 6 units per acre ensures the Site's residential density aligns with the FLUM designation. The Comp Plan states that townhouses are appropriate as part of a conservation subdivision resulting in significant open space set-aside. The proposed conditions prohibiting apartment buildings and setting aside a minimum of 25% of the net site area as open area align this conditional district with the intent of this policy.

**Policy LU 2.2 - Compact Development.** *New development and redevelopment should use a more compact land use pattern to support the efficient provision of public services, improve the performance of transportation networks, preserve open space, and reduce the negative impacts of*

*low intensity and non-contiguous development.* The applicant's proposal will result in infill development in a contiguous pattern to the residentially developed properties to the north and south, which generally contain single family residential or townhouse development with densities comparable to the proposed district.

**Policy LU 2.3 – Open Space Preservation.** *Development plans that use only a portion of the overall site should be used to achieve open space preservation in those areas of the city planned for rural residential land uses on the Future Land Use Map.* The proposed rezoning of the site, includes a condition designating a minimum of 25% of the site as open area. This takes into account the natural features of the site but also recognizes the importance of providing open area that will not be developed.

**Policy LU 3.2 – Location of Growth.** *The development of vacant properties should occur first within the city's limits, then within the city's planning jurisdiction, and lastly within the city's USAs to provide for more compact and orderly growth, including provision of conservation areas.* The proposed rezoning will allow for development of vacant property within the City's corporate limits to provide for more compact and orderly growth.

**Policy LU 4.5 – Connectivity.** *New development and redevelopment should provide pedestrian, bicycle, and vehicular connectivity between individual development sites to provide alternative means of access along corridors.* The proposed rezoning will provide connectivity between existing neighborhoods by connecting to the existing stub streets in the neighborhoods to the north and south of the site. This will increase vehicular connectivity for this site, as well as the surrounding neighborhoods by decreasing the block perimeter size, and provide an alternative means of access to the main corridor, Page Road. The connection to the surrounding stub streets will also increase pedestrian and bicycle connectivity between the neighborhoods, and create a safer environment by allowing pedestrians and cyclists to avoid the main thoroughfares.

**Policy LU 5.1 – Reinforcing the Urban Pattern.** *New development should acknowledge existing buildings, and, more generally, the surrounding area. Quality design and site planning is required so that new development opportunities within the existing urban fabric of Raleigh are implemented without adverse impacts on local character and appearance.* The proposed rezoning would allow residential development that is congruent with the surrounding area. The type of product and density acknowledges the existing neighborhoods in the area, and reinforces this pattern.

**Policy LU 8.1 – Housing Variety.** *Accommodate growth in newly developing or redeveloping areas of the city through mixed-use neighborhoods with a variety of housing types.* The proposed rezoning will allow for the townhouse building type at the same density as the R-6 zoned properties to the south and east to provide additional housing types in this developing area of the city.

**Policy LU 8.3 – Conserving, Enhancing, and Revitalizing Neighborhoods.** *Recognize the importance of balancing the need to increase the housing supply and expand neighborhood commerce with the parallel need to protect neighborhood character, preserve historic resources, and restore the environment.* The proposed rezoning would allow for an increase in the housing supply with densities and housing types that are consistent with the existing neighborhoods in the surrounding area.



**Policy LU 8.5 – Conservation of Single-Family Neighborhoods.** *Protect and conserve the city's single-family neighborhoods and ensure that their zoning reflects their established low-density character. Carefully manage the development of vacant land and the alteration of existing structures in and adjacent to single-family neighborhoods to protect low-density character, preserve open space, and maintain neighborhood scale.* The proposed rezoning will include several conditions that will protect the nature of the single-family neighborhood to the south. First, the R-10-CU district will have a condition that limits density to 6 units per acre, which maintains no greater density than the single-family neighborhood to the south. Second, the R-10-CU district will have a condition prohibiting apartment building types. Third, the R-10-CU district will retain a minimum of 25% open area, including around a stream that runs east to west near the southern boundary line to provide a natural buffer between the Site and the existing single-family neighborhood to the south.

**Policy LU 8.8 Finer-grained Development.** *Large oversized blocks in new neighborhoods and subdivisions should be avoided in favor of smaller blocks and enhanced pedestrian networks that create better connections and help facilitate walking and reduce driving.* The proposed rezoning will reduce the oversized blocks along Page Road between TW Alexander Drive and Globe Road by connecting to stub roads in the adjacent residential neighborhoods to the north and south, and providing an additional point of access to Page Road. This connectivity will also enhance pedestrian networks with additional sidewalks that will connect these residential neighborhoods.

**Policy LU 8.9 – Open Space in New Development.** *New residential development should be developed with common and usable open space that preserves the natural landscape and the highest quality ecological resources on the site.* The proposed rezoning includes a condition that would enable the preservation of the natural landscape, including a stream on the site. The condition also provides additional open space to the new residential development.

**Policy LU 8.10 – Infill Development.** *Encourage infill development on vacant land within the city, particularly in areas where there are vacant lots that create “gaps” in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern.* The proposed rezoning will allow for infill development of a vacant property between the existing residential neighborhoods to the north and south. The proposed conditions limiting density to 6 units per acre and prohibiting apartment building types will ensure that the development of the Site will complement the adjacent neighborhoods in both density and building type such that there will not be a sharp change in physical development pattern.

**Policy T 2.3 – Eliminating Gaps.** *Eliminate “gaps” in the transportation system and provide a higher grid density that will increase mobility options and promote the accessibility of nearby land uses.* The proposed rezoning will enable a new residential development on a site that is currently a “gap” between surrounding residential developments to the north and south. The request will enable this new development to connect to the stub streets intentionally designed and built for a future residential development on this site. This will increase mobility options and promote safer accessibility between this residential development and the surrounding residential developments.

**Policy T 2.4 – Road Connectivity.** *The use of cul-de-sacs and dead-end streets should be minimized.* The requested rezoning will eliminate two stub streets in the neighborhoods to the

north and south, which were originally built for the purpose of connecting to the development that this rezoning will facilitate.

**Policy T 5.4 – Pedestrian and Bicycle Network Connectivity.** *Continuous pedestrian and bicycle networks should be provided within and between existing and new developments to facilitate safe and convenient pedestrian and bicycle travel free of major barriers and impediments such as cul-de-sacs and large parking lots.* The proposed rezoning will facilitate a continuous pedestrian and bicycle network between the existing and new residential developments, which will create a safe and convenient pedestrian and bicycle network free of cul-de-sacs and stub streets.

**Policy EP 2.3 – Open Space Preservation.** *Identify opportunities to conserve open space networks, mature existing tree stands, steep slopes, floodplains, wetlands, and other sensitive riparian areas, priority aquatic and wildlife habitats, and significant natural features as part of public and private development plans and targeted acquisition.* The proposed rezoning provides a condition to include a minimum of 25% open area, which will include preservation of a stream and required buffers on the Site.

**Policy H 1.8 – Zoning for Housing.** *Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types ranging from single-family to dense multi-family. Keeping the market well supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing. In areas characterized by detached houses, accommodations should be made for additional housing types while maintaining a form and scale similar to existing housing.* The proposed rezoning will allow for the development of a townhouse community and provide a variety of housing options to the area, but is balanced through conditions limiting density to a scale similar to existing neighborhoods in the surrounding area.

## **PUBLIC BENEFITS**

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

The requested rezoning will benefit the public by creating more housing choices and meet the needed housing supply in close proximity to the Research Triangle Park. The added housing supply will help to improve housing affordability. The request will also allow for development that is consistent with the surrounding residential neighborhoods, reinforcing and complementing the established character of the surrounding area. This request will facilitate the development of a site originally envisioned to be developed into a residential community connected to the residential neighborhoods to the north and south, providing pedestrian, bicycle, and vehicular connectivity to the area. The street connectivity allowed with the proposed rezoning will reduce the oversized blocks along Page Road between TW Alexander Drive and Globe Road, providing an additional point of access to Page Road, which will reduce congestion and support improve emergency access to the adjacent neighborhoods.

## SUMMARY OF ISSUES

A neighborhood meeting was held on April 7, 2021 (date) to discuss a potential rezoning located at 2571 Page Road and 0 T W Alexander Road (property address). The neighborhood meeting was held at virtual meeting via Zoom (location). There were approximately 28 (number) neighbors in attendance. The general issues discussed were:

### Summary of Issues:

Discussed traffic and number of residents for townhouse development versus single family
Discussed traffic cutting through existing neighborhoods
Price points for new residential units
Comments regarding whether residential units would be rental properties
Questions about additional buffers
Questions about impact to surrounding property values
Questions regarding construction vehicles traveling through existing neighborhoods
What would be the anticipated start date for construction

## SUMMARY OF ISSUES

A neighborhood meeting was held on \_\_\_\_\_(date) to discuss a potential rezoning located at \_\_\_\_\_(property address).  
The neighborhood meeting was held at \_\_\_\_\_(location).  
There were approximately \_\_\_\_\_(number) neighbors in attendance. The general issues discussed were:

### Summary of Issues:

Discussed when this case go before the Planning Commission and City Council
Discussed the developer and ownership of the property
Discussed how maintenance of new residences would be governed
Discussed process to request speed bump installation in existing neighborhoods
Discussed whether a dog park is planned
Discussed whether trails connecting the surrounding neighborhoods are in the plans
Discussed lighting requirements between the surrounding neighborhoods

<b>ATTENDANCE ROSTER</b>	
<b>NAME</b>	<b>ADDRESS</b>
Larry Peterson	11128 Bayberry Hills Dr.
David Kinnamon	1124 Brightskies St.
Amberlea Cogan	1124 Brightskies St.
Jennifer Scocca	11209 Bayberry Hills Dr.
Jeff and Janet McCauslin	11241 Bayberry Hills Dr.
Fletcher Bishop	11196 Bayberry Hills Dr.
Matt Ruehlen	9829 Derbton CT
Christine Wilson	11205 Emerald Creek Drive
Steven and Beverly Benfield	11181 Bayberry Hills Dr.
Vincent Papi	11409 Emerald Creek Drive
Bob and Rosalie Phelan	11200 Bayberry Hills Dr.
Carolyn and Andy Graven	11324 Emerald Creek Dr
Michael and Anja Zimmerman	11408 Emerald Creek Dr
Barbara Simko and Bill Simko	2621 Page Road
Les Franklin	Not provided
Marylin Sandorf	9848 Derbton Court
Meena and Jey	11508 Jordanus Dr
Kayla Seibel	1121 Epiphany Rd
Jan Atkinson	11540 Jordanus Dr
James Magee	11116 Bayberry Hills Dr
Elizabeth Floyd	1015 Brightskies St
DD	Not provided